

STAFF REPORT - EXHIBIT C
SEASONAL EQUESTRIAN PERMIT 2014/2015

RESOLUTION NO. R2014-75

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL
APPROVING A SEASONAL EQUESTRIAN USE PERMIT FOR
THE GLOBAL DRESSAGE COMPLEX, AKA EQUESTRIAN
VILLAGE, AT 13466 SOUTH SHORE BOULEVARD FOR AN
EQUESTRIAN SHOW USE FROM DECEMBER 10, 2014 TO
APRIL 30, 2015; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the owners of the Global Dressage Complex, aka Equestrian Village, is located at 13466 South Shore Boulevard, requested a seasonal equestrian use permit for December 10, 2014 to April 30, 2015; and

WHEREAS, the 59.37 acre property located at the northeast corner of South Shore Boulevard and Pierson Road is within Subarea D of the Equestrian Overlay Zoning District (EOZD) and within the Wellington Planned Unit Development (PUD); and

WHEREAS, the site has a Wellington Future Land Use Map designation of Commercial Recreation; and

WHEREAS, the site complies with the general standards in Sec 5.7.3 of the Land Development Regulations for the seasonal equestrian use permit; and

WHEREAS, the equestrian show uses and ancillary equestrian uses shall comply with the site plan date stamped November 19, 2014, approved as a part of the seasonal equestrian use permit and all conditions of approval; and

WHEREAS, Article 5, Chapter 7, Seasonal Equestrian Uses, Section 5.7.1 of the Wellington Land Development Regulations requires that equestrian show uses that will be open to the public for more than four (4) days and/or more than two (2) events per year shall only be permitted upon approval of Wellington's Council; and

WHEREAS, Wellington Council adopted Resolution No.R2013-49 designating Equestrian Village as a Commercial Equestrian Arena with conditions that required on-site and off-site improvements to be completed by December 2014; and

WHEREAS, under House Bill 7023, Equestrian Village exercised their right to a legislative extension of development order conditions; and

40 **WHEREAS**, in order to have beneficial use of the site for the 2014/2015
41 equestrian season is required by Wellington's Land Development regulations to obtain a
42 seasonal equestrian use permit in lieu of operating under the Commercial Equestrian
43 Arena; and
44

45 **WHEREAS**, the Wellington Council has considered the information presented by
46 the Petitioner and the recommendations of Wellington's Staff for the requested seasonal
47 equestrian special permit that is the subject of this resolution.
48

49 **NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S**
50 **COUNCIL THAT:**

51 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified.
52
53

54 **SECTION 2.** The Wellington Council hereby approves the seasonal equestrian
55 use permit for the period of December 10, 2014 to April 30, 2015, attached as Exhibit A,
56 for the Global Dressage Complex, aka Equestrian Village, subject to the conditions of
57 approval.
58

59 **SECTION 3.** This Resolution shall be effective immediately upon adoption.
60
61

62 **PASSED AND ADOPTED** this 9th day of December 2014.
63

64 **ATTEST:**

WELLINGTON

65
66
67 By: *Awilda Rodriguez*
68 Awilda Rodriguez, Wellington Clerk
69

By: *Bob Margolis*
Bob Margolis, Mayor

70 **APPROVED AS TO FORM**
71 **AND LEGAL SUFFICIENCY**

72
73
74 By: *Laurie Cohen*
75 Laurie Cohen, Wellington Attorney

EXHIBIT A - Resolution No. R2014-75



**12300 Forest Hill Blvd., Wellington, Florida 33414
(561) 753-2430**

SEASONAL EQUESTRIAN USE PERMIT

Permit #:	14-00000153	Permit Type:	Equestrian Shows
Applicant Name:	Equestrain Sport Production, LLC 14440 Pierson Road Wellington, Florida 33414	Phone:	(561) 793-5867
Owner Name:	Far Niente Stables II, LLC Polo Fields One, LLC Stadium North, LLC Stadium South, LLC	Subdivision	Tract 30C-2 of the Wellington PUD
Property Location:	Equestrian Village 13466 South Shore Boulevard	Acres:	59.37
PCN:	73-41-44-16-00-000-5010 73-41-44-16-00-000-5030 73-41-44-16-00-000-5040 73-41-44-16-00-000-5050 73-41-44-16-00-000-5060	Zoning District:	AR/PUD/EOZD Subarea D
Effective Date(s):	December 10, 2014	Date Expiration:	April 30, 2015
Conditions of Approval (Y or N):	YES	Council Approval (Y or N):	YES

This Seasonal Equestrian Use Permit authorizes Equestrian Sport Production, LLC, to utilize the site for equestrian events and related activities from December 10, 2014 through April 30, 2015 as represented in the Wellington Seasonal Equestrian Use Permit Application. This permit is approved based upon 2014/2015 Special Use Permit Site Plan and Special Event Circulation Plan date stamped November 19, 2014. This approval does not authorize any proposed events or activities, except as provided in the Conditions of Approval.

CONDITIONS OF APPROVAL:

The Global Dressage Complex Site Plan for this Seasonal Equestrian Use Permit includes use of the permanent structures and following temporary facilities:

1. One (1) temporary stabling tent (total: 24,568 SF and 100 stalls)
2. Paddocks, horse wash areas, manure bins

3. One (1) Event tent (11,840 SF)
4. 60 Vendor tents
5. 1,735 maximum spectators/occupants/people on-site.
6. Temporary Restrooms

CONDITIONS:

1. No permanent structures shall be constructed pursuant to this approval, except structures required by BMP's (e.g. manure bin covers and wash pads). New construction will be regulated by the provisions of the Wellington Land Development Regulations and the Florida Building Code.
2. The normal hours of operation will be permitted from 7:00 a.m. to 10:00 p.m. Music associated with the dressage events will start no earlier than 8:00 a.m. and entertainment related to the event will start no earlier than 9:00 a.m.
3. The applicant may hold one (1) evening event on a Friday OR Saturday of each week until 11:00 p.m., with the exception of Thursday, February 26, 2015 which is an event that will be permitted to run until 11:00 p.m.
5. All events shall comply with Wellington's Code of Ordinance Chapter 36-33 Noise Standards. Loudspeakers shall not be used after 10:00 p.m. (11:00 p.m. when applicable) and sounds emanating from the subject property must comply with the provisions of the Code of Ordinance Chapter 36, Article III.
6. Entertainment is only permitted during events and shall conclude at the end of the event [10:00 p.m. (11:00 pm for one weekly event)].
7. All live entertainment must be incidental to the equestrian shows/events and shall be limited to the Event Tent and in the Main Arena. Any source of amplification shall be directed away from adjacent residential properties which are located on the north and east property lines. This restriction shall not apply to dressage dance music for practice.
8. This Equestrian Special Permit shall be limited to no more than 100 total dates for:
 - a. Dressage
 - b. Jumping
 - c. Eventing
 - d. Charity Events
 - e. Equestrian Trade Shows & Exhibitions
 - f. Auctions
 - g. Breeding and pony club shows and other equestrian sporting shows and sporting events

Training and practice sessions are not included so long as there are no vendors, no paid spectators and total participation is under 50 persons.

This permit does not allow for independent, non-equestrian events and limits entertainment to that provided as a part of an equestrian event. The total number of dates includes all uses by the permittee or by a separate party.

9. On-site lights, except safety lighting and additional lighting required for safety, shall comply with the lighting standards of Sec. 7.8.2 of the Land Development Regulations.

10. Parking of vehicles along any portion of adjacent road rights-of-way is PROHIBITED. Event parking is limited to on-site designated parking areas and on-site trailer parking areas designated on the Site Plan date stamped November 19, 2014.
11. Owner/Operator shall abide by the Circulation Plan approved as part of this Equestrian Special Permit and date stamped November 19, 2014.
12. Owner/Operator shall be required to provide as many Palm Beach County Sheriff's (PBSO) Deputies as needed based upon anticipated attendance for traffic control on the Village's rights-of-way for all events at least two (2) hours prior to the show/event start time. Additionally, mandatory PBSO shall be located at the South Shore Boulevard and Pierson Road intersection and at all property access points for all events over 500 people. The Village Engineer may require additional officers to mitigate any traffic issues that arise due to the equestrian shows/events.
13. The owner/operator shall coordinate show/event start and let out times with the Winter Equestrian Festival to ensure that show/event start and let out times are not concurrent. Show/event let out times shall be a minimum of one (1) hour apart.
14. Owner/Operator shall implement an entrance pass program (color coded passes and instruction sheet) that provides easy identification for parking purposes of competitors and vendors. Additionally, the instruction sheet shall be provided to the competitors and the vendors that clearly list the parking rules, regulations and internal circulation pattern.
15. No temporary structures shall be located within public rights-of-way or public easements and shall be installed in compliance with the site plan date stamped November 19, 2014, for this permit.
16. Food and alcohol may be served on the site provided all necessary permits and inspections are obtained.
17. One temporary on-site banner 4' x 20' located on the northeast corner of Pierson Road and South Shore Boulevard is permitted only for events/shows at this location. An event sign located at the South Shore Boulevard entrance no larger than 8' x 10' is also permitted only for events/shows at this location. Signs shall not obstruct intersection lines of sight as defined in Wellington Engineering Standards and the Florida Department of Transportation Manual of Uniform Minimum Standards for Design.
18. Owner/Operator shall obtain all necessary permits and inspections from the Wellington Building Division, Palm Beach County Fire Rescue Department and Wellington's BMP Officer and the SFWMD prior to installation and occupancy of any temporary tents on the property. All permits must be obtained prior to December 10, 2014.
19. Manure shall be disposed of in a manner approved by the Palm Beach County Health Department. Manure bins shall be properly permitted and comply with Wellington's Code of Ordinance Article V, Chapter 30-153. The designated waste hauler for this permit shall be registered and licensed with Wellington and provide the waste disposal site address. Manure to be removed at least daily.
20. Use of any mechanical equipment to prepare or clean up the site or equestrian rings shall be permitted from 7:00 a.m. to 10:00 p.m. (11:00 p.m. for one weekly event).
21. The use of amplified sound systems and equipment including (radio, iPod, or similar devices with auxiliary speakers, record players, similar music devices) or televisions are prohibited in permanent barns or temporary stabling tents except to advise riders

and exhibitors of upcoming competitive events. Electronic listening devices may be used with earphones.

22. Use of existing structures shall be regulated by the applicable provisions of the Wellington Land Development Regulations and the Florida Building Code.
23. Site restoration and clean-up must be completed by May 15, 2015. No events are permitted prior to December 10, 2014 or after April 30, 2015. This condition is subject to any subsequent development orders.
24. Applicant shall comply with the grass parking statement that was approved by the Village Engineer in accordance with the CEA and the Land Development Regulations.

This special permit is issued to the applicant for the above use to occur only at the location and for dates noted above. The applicant will abide by and comply with any use restrictions noted above and all conditions as set forth in the special permit application and in Wellington Land Development Regulations pertaining to the above named use.

Cory Lyn Cramer
Project Manager

Date

David Flinchum, ASLA, AICP
Planning & Zoning Manager

Date

Note: This Special Permit must be signed and dated by Wellington's Planning & Zoning Manager AND project manager prior to operating. Also, all required permits and inspections must be completed before the permit is effective.

BY MY SIGNATURE BELOW, I HEREBY ACKNOWLEDGE RECEIPT OF THE SPECIAL PERMIT USE, HAVE CAREFULLY READ THE FOREGOING AND KNOW AND UNDERSTAND ITS CONTENT. FURTHER I AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS AS CONTAINED IN THIS DOCUMENT. I UNDERSTAND FAILURE TO ABIDE BY THESE CONDITIONS AND SITE PLAN MAY RESULT IN CODE ENFORCEMENT ACTION WITH POSSIBLE FINES OR IMMEDIATE REVOCATION OF THIS SPECIAL USE PERMIT.

Applicant Signature

Date

ORIGINAL TO BE POSTED ON SITE

Cc: Code Enforcement Division
Public Works Division
PB County Fire Rescue and Sheriff's Departments
Wellington Building Division