

WELLINGTON
STAFF REPORT
PLANNING & ZONING DIVISION

I. PETITION DESCRIPTION

Project Name: Equestrian Village

Petition No: 15-064 (2015-015SRP)
Seasonal Equestrian Use Permit

Owner: Far Niente Stables II, LLC
14440 Pierson Road
Wellington, Florida 33414
Attn: Mark Bellissimo, Managing Member

Polo Field One, LLC
14440 Pierson Road
Wellington, Florida 33414
Attn: Mark Bellissimo, Managing Member

Stadium North, LLC
14440 Pierson Road
Wellington, Florida 33414
Attn: Mark Bellissimo, Managing Member

Stadium South, LLC
14440 Pierson Road
Wellington, Florida 33414
Attn: Mark Bellissimo, Managing Member

Agent: Michael Sexton
Sexton Engineering Associates, Inc.
110 Ponce de Leon Street, Suite 100
Royal Palm Beach, Florida 33411

Requests: Approval for Resolution R2015-61 for a Seasonal Equestrian Use Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from November 1, 2015 to April 30, 2016.

Location: Northeast corner of South Shore Boulevard and Pierson Road.

Land Area: 59.37 Acres (Legal Description Exhibit A)

Project Location:



II. LAND USE AND ZONING

	Existing Uses	Future Land Use	Zoning
Subject Site	Commercial Equestrian Arena	Commercial Recreation	AR/PUD/EOZD (Wellington PUD)
North	Restaurant and Residential (MF)	Com. Rec./ Residential D (3-5 DU/AC)	AR/SE/PUD (Wellington PUD)
South	Equestrian	Commercial Recreation	AR/PUD/EOZD (Countryplace PUD)
East	Residential/Private Residence with Facilities	Residential D (3-5 DU/AC)/ Commercial Recreation	AR/SE/PUD (Wellington PUD)
West	Commercial	Community Commercial	AR/SE/PUD (Wellington PUD)

III. BACKGROUND

Equestrian Village is the western 59.37 acre portion of Tract 30C in the Wellington Planned Unit Development (PUD). The site is located at the northeast corner of South Shore Boulevard and Pierson Road. Equestrian Village is also located at the perimeter of the Equestrian Overlay Zoning District (EOZD) and within Subarea D.

On October 24, 2013, Council approved Resolution No. R2013-49 (Exhibit B) to designate Equestrian Village as a Commercial Equestrian Arena (CEA). As part of the approval, the applicant was required to construct numerous on-site and off-site improvements. Many of these improvements have specific date certain deadlines. Under House Bill 7023, Equestrian Village exercised their right for an extension to complete the on and off-site improvements. In order for the site to have full beneficial use of the CEA, and meet the needs of 3,000 spectators, they must complete all improvements. As a result of the extension, the applicant must obtain a Seasonal Equestrian Use Permit (SEP) to hold events at this location for the 2015/2016 season. The applicant is requesting to increase the number of stalls by 86. They are all requesting to increase the number of seat by 200; however, the total number of spectators is the same as requested under the 2014/2015 SEP (Exhibit C). Staff has reviewed the application and does not support an increase in intensity. Additionally, based on traffic concerns from the 2014/2015 season staff is recommending a reduction in the intensity of the approval. The table below illustrates the differences between the 2014/2015 SEP, the CEA, the proposed 2015/2016 SEP and the recommended limitations of the proposed permit:

	Seasonal Equestrian Permit (R2014-75)	Commercial Equestrian Arena (R2013-49)	Proposed Seasonal Equestrian Permit (R2015-61)	Recommended Seasonal Equestrian Permit (R2015-61)
Maximum Spectators	2,000	3,000	2,000	1,500
Total # of Stalls	292	352	378	292
Total # of Parking Spaces	885	1,117	885	885
Total # of Seat	1,735	3,000	1,935	1,500

IV. STAFF ANALYSIS

Section 5.7 of the Land Development Regulations provides criteria for Seasonal Equestrian Uses. Equestrian Show Uses that are open to the public for more than four (4) days and/or more than two (2) events during the course of year shall be permitted upon the approval of the Wellington Council. The following general standards have been reviewed and meet the criteria to consider the applicants request:

1. **Construction:** No structure of permanent nature may be constructed, but the seasonal equestrian use may utilize all or a portion of the existing structure. No structure shall be located in a public right-of-way. *There are no permanent structures proposed as part of this application. There are several permanent structures on site that the application is permitted to use. Temporary tents for stabling, spectator seating and vendors will be erected and tie down permits will be required.*
2. **Removal:** Removal of all temporary structures shall be guaranteed in writing, and such structures shall be subsequently removed. *The temporary tents are permitted as part of the CEA approval and have specific dates as to when they can be erected and when they shall be removed. If the tents are not removed by the date specified in the CEA conditions, the issue will be turned over to the Code Compliance Division.*
3. **Owner's Approval:** Written approval of the owner of the site shall be obtained and provided to the Village. This approval shall identify the site address, owner's name, mailing address, telephone number, and owner's acknowledgement of proposed activity and dates activity is to operate. *The owners of the property are the applicants for this request. The owner has provided all required information as part of the application (Exhibit D). The 2014/2015 permit approved a maximum of 100 events. Staff is recommending the same number of events be approved this season.*
4. **Safe Ingress and Egress:** Adequate and safe ingress and egress directly to a collector or rural collector roadway, such that the normal traffic pattern shall not be disrupted, shall be provided. *The applicant has provided a Site Plan (Exhibit E) and Circulation Plan (Exhibit F) that illustrated the primary and secondary ingress and egress to the site. The gates will be manned by event staff to direct traffic internally and facilitate organized parking. Additionally, Palm Beach Sheriff's Office (PBSO) shall be contracted during peak events to control traffic on South Shore Boulevard and Pierson Road. The Village Engineer and Wellington's Traffic Consultant have reviewed data that was collected during the 2014/2015 season and have determined that the provided mitigation efforts were not enough to meet traffic standards for last season's events. The spectator attendance counts that were provided by the owner identified the highest attendance at 1,300 people. The 2014/2015 SEP limited the spectators/occupants/people on-site to 1,735 based on the total number of seats and did not permit 2,000 people as requested. It is recommended by Staff that the total number of spectators/occupants/people on-site be permitted at a maximum of 1,500 people. A revised Site Plan and Circulation Plan may be required should the reduced intensity be approved.*
5. **Trash or Debris:** Removal of all trash or debris from the site and immediate vicinity, upon termination of the activity, shall be guaranteed in writing and subsequently accomplished. *The applicant has staff members that will control all trash and debris removal for all*

events. Additionally, manure bins will be emptied as frequently as required to not allow for manure issues on-site.

6. **Sanitary Facilities:** Adequate sanitary facilities shall be provided for the intended activity and, when necessary, documentation shall be provided that the restrooms or other sanitary facilities are available during the duration of the activity. The site will consist of permanent and temporary bathrooms for all events. Under the CEA, additional bathrooms are required to be built by the expiration of the conditions of approval and prior to full beneficial use of the site. As part of this request, the applicant will be providing bathroom trailers for the season.
7. **Parking:** Adequate parking for the activity intended shall be provided on-site. Parking or stopping in a public right-of-way shall be prohibited. The applicant has provided adequate parking on-site, including both permanent and temporary parking, to accommodate the events for the 2015/2016 season.
8. **Signs:** No off premises signage is permitted. The applicant is not proposing any signage off site. The application is only permitted to have the signage that has been previously approved for the site. No new signage is being added.
9. **Use:** The proposed use must meet all the development criteria currently listed in the LDR (Section 6.4D.34) for Commercial Equestrian Arenas, related to buffering, noise and loudspeakers, lighting, and other potentially negative impacts such as dust and odors. The site is approved as a designated CEA. In order to obtain this designation, the site was required to be reviewed by the Development Review Committee and go through a series of Public Hearing. Exhibit B of this staff report will outline each of the development criteria and provide proof that the site meets the criteria. Additionally, the SEP will address the criteria by applying conditions to ensure mitigation of negative impacts.
10. **Approval:** Prior to commencement of the use pursuant to a seasonal equestrian use permit or temporary stabling permit, the property must receive approval for the use from the Palm Beach County Fire Department. The site shall meet this requirement through the tent permit process and the site has had previous inspections of the permanent facilities prior to receiving a certificate of occupancy/completion.

VI. STAFF RECOMMENDATION

Approval of Resolution No. R2015-61 for a Seasonal Equestrian Use Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from November 1, 2015 to April 30, 2016 with the following conditions and 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 tents (11,840 SF)
4. 60 Vendor tents
5. 1,500 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, March 3, 2016 which is an event that will be permitted to run until 11:00 p.m.
4. 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.
5. 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)].
6. 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.
7. This Equestrian Special Permit shall be limited to no more than 105 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.

8. 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.
9. 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 related Site Plan.
10. Owner/Operator shall abide by the Circulation Plan approved as part of this Equestrian Special Permit.
11. 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.
12. 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.
13. 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.
14. No temporary structures shall be located within public rights-of-way or public easements and shall be installed in compliance with the approved site plan related to this permit.
15. Food and alcohol may be served on the site provided all necessary permits and inspections are obtained.
16. 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.
17. 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 November 1, 2015.

18. 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.
19. 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).
20. 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.
21. Use of existing structures shall be regulated by the applicable provisions of the Wellington Land Development Regulations and the Florida Building Code.
22. Site restoration and clean-up must be completed by May 15, 2016. No events are permitted prior to November 1, 2015 or after April 30, 2016. This condition is subject to any subsequent development orders.
23. 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.

Exhibit A

Legal Description

A PARCEL OF LAND LYING IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37'54" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR SOUTH SHORE BLVD. AS SHOWN IN GREENVIEW SHORES NO. 2, RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23; THENCE NORTH 00°51'23" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 702.42 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'05", A DISTANCE OF 514.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A", EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID PARCEL "A", A DISTANCE OF 2.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'26" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'37"; A DISTANCE OF 79.36 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 68.82 FEET; THENCE NORTH 51°06'56" EAST, ALONG SAID PARCEL "A", A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL "A", A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL "B" OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF PARCEL "B" AND "C", OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 952.69 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 3.00 FEET TO A POINT AT THE NORTHWEST CORNER OF POLO ISLAND A CONDOMINIUM, AS RECORDED IN OFFICAL RECORD BOOK 3391, PAGE 606, PUBLIC RECORDS OF PALM BEACH, COUNTY; THENCE SOUTH 00°22'06" WEST ALONG SAID POLO ISLAND A CONDOMINIUM AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1290.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO

ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF SAID ACME IMPROVEMENT DISTRICT CANAL C-23, SAID POINT ALSO BEING 50.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 16, THENCE NORTH 89°37'54" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2218.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.37 ACRES MORE OR LESS