



**I. PETITION DESCRIPTION**

**Project Name:** Equestrian Village

**Petition No:** 16-164 (2016-038 SPU)  
2016/2017 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 R2016-81 for a Seasonal Equestrian Use Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from December 14, 2016 to April 30, 2017.

## II. SITE DATA

Existing Use: Commercial Equestrian Arena  
Parcel Size: 59.37 acres  
Existing Land Use: Commercial Recreation  
Existing Zoning District: Agricultural Residential/Planned Unit Development/Equestrian Overlay Zoning District (AG/PUD/EOZD) – Subarea D  
Parcel Control No's.: 73-41-44-16-22-001-0010/0020/0030/0040  
Location: Northeast corner of South Shore Boulevard and Pierson Road.



### III. LAND USE AND ZONING

	<b>Existing Uses</b>	<b>Future Land Use</b>	<b>Zoning</b>
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)

### IV. BACKGROUND

Equestrian Village is the western 59.37 acre portion know as Tract 30C-2 of 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 within the Equestrian Overlay Zoning District (EOZD), Subarea D.

On October 24, 2013, Council approved Resolution No. R2013-49 designating Equestrian Village as a Commercial Equestrian Arena (CEA). As part of the approval, the applicant is required to construct numerous on-site and off-site improvements. Equestrian Village has exercised their right for legislative extensions to complete the on and off-site improvements that had date certain completion dates. 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 has been required to obtain a Seasonal Equestrian Use Permit (SEP) to hold events at this location until all improvements are constructed. Council has issued similar requests for the events since the 2013 season. The applicants request for the 2016/2017 season is the same configuration and circulation with 35 less dates then the previous season.

### V. 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 approved by 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.
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.
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 A – Site Plan) and Circulation Plan (Exhibit B – Circulation Plan) 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.
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 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 2016/2017 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 4' x 20' banner

on the corner of Pierson Road and South Shore Boulevard that has been allowed in previous years. 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 Hearings. The SEP will also 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. R2016-81 for a Seasonal Equestrian Use Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from December 14, 2016 to April 30, 2017 with the following conditions and temporary facilities:

1. Two (2) temporary stabling tents totaling 186 stalls.
2. Paddocks, horse wash areas, manure bins
3. Two (2) Event tents (totaling 16,340 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. **86 stalls** (50 stalls located in the main tent and 36 stalls in the secondary tent) shall be limited to use **only** between January 1, 2017 and April 30, 2017. The remaining 100 stalls shall be permitted for use while the seasonal permit is in effect.
3. All on-site stabling shall be used for events taking place at Equestrian Village. Stabling shall not be used as overflow stabling from other venues/events.

4. Applicant shall provide weekly attendance counts of all events to the Village of Wellington. This information should be submitted to the Planning and Zoning Department.
5. Applicant shall provide weekly stall counts to the Village of Wellington. This information should be submitted to the Planning and Zoning Department.
6. 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.
7. 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 2, 2017 which is an event that will be permitted to run until 11:00 p.m.
8. 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.
9. 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]).
10. 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.
11. This Equestrian Special Permit shall be limited to no more than 70 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.

12. 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.
13. 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.

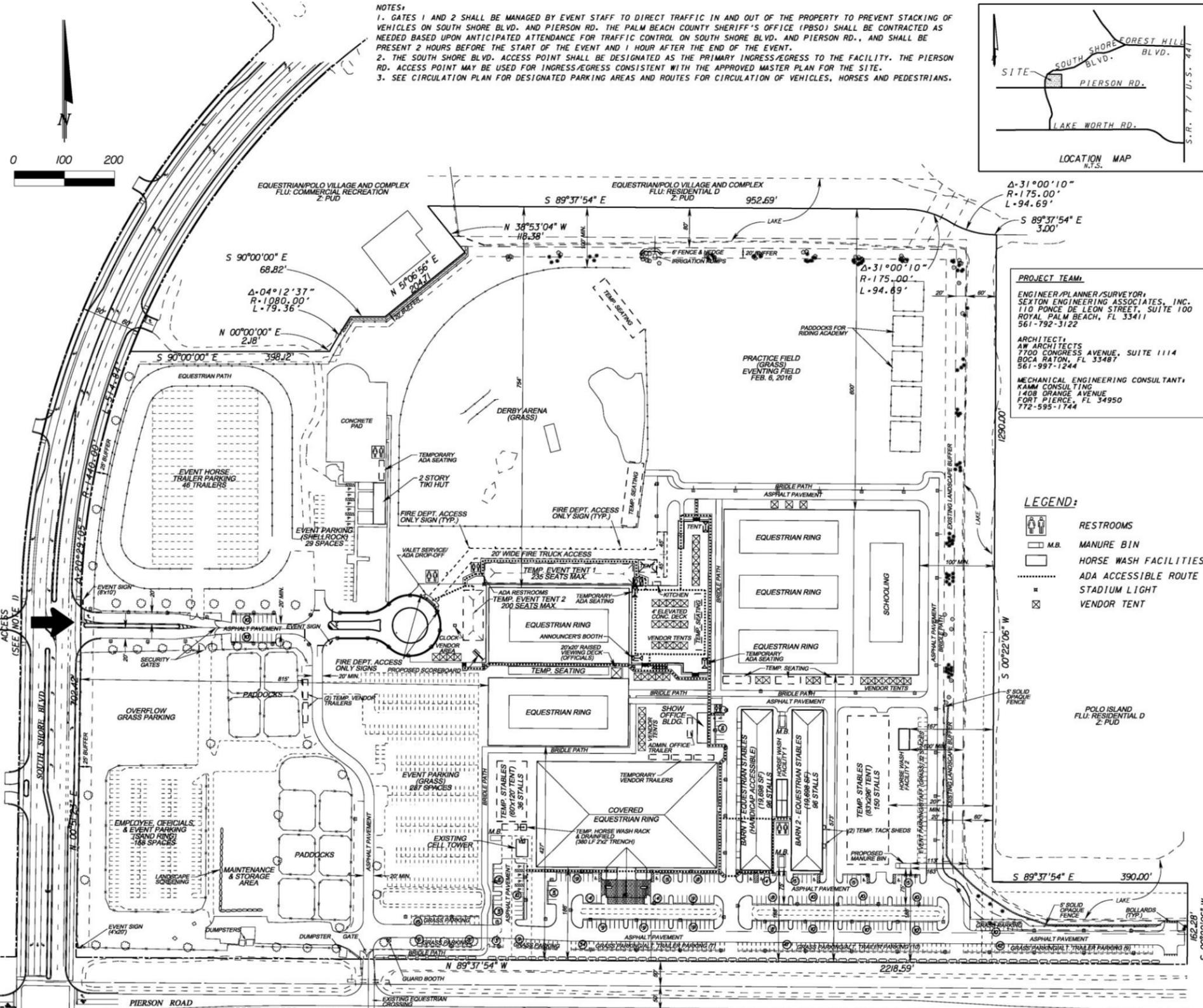
14. Owner/Operator shall abide by the Circulation Plan approved as part of this Equestrian Special Permit.
15. Owner/Operator shall be required to provide as many Palm Beach County Sheriff's (PBSO) Deputies as needed based upon anticipated attendance for traffic control on the Village's rights-of-way 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.
16. 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.
17. 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.
18. 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.
19. Food and alcohol may be served on the site provided all necessary permits and inspections are obtained.
20. 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.
21. 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.
22. 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.
23. 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).
24. 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.

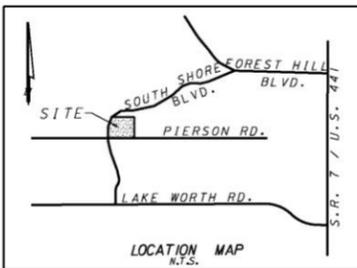
25. Use of existing structures shall be regulated by the applicable provisions of the Wellington Land Development Regulations and the Florida Building Code.
26. Site restoration and clean-up must be completed by May 15, 2017. No events are permitted prior to December 14, 2016 or after April 30, 2017. This condition is subject to any subsequent development orders.
27. 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 – Site Plan

SITE DATA	
PETITION NUMBER	2015-015 SRP
NAME OF PROJECT	GLOBAL DRESSAGE COMPLEX AKA EQUESTRIAN VILLAGE
PROPOSED USE	COMMERCIAL RECREATION
EXISTING FUTURE LAND USE DESIGNATION	COMMERCIAL RECREATION
PROPOSED FUTURE LAND USE DESIGNATION	COMMERCIAL RECREATION
EXISTING ZONING DISTRICT	PUD/EOZD
PROPOSED ZONING DISTRICT	PUD/EOZD
SECTION 16, TOWNSHIP 44, RANGE 41 EAST	
TOTAL SITE AREA	59.37 AC
PROPERTY CONTROL NUMBERS	73414416000005040 73414416000005030 73414416000005050 73414416000005060 73414416000005070
<b>PERMANENT FACILITIES</b>	<b>ENCLOSED FLOOR AREA      BUILDING AREA</b>
TIKI HUT	0 SF      1,450 SF
BARN 1 (96 STALLS)	12,295 SF      19,698 SF
BARN 2 (96 STALLS)	12,295 SF      19,698 SF
SHOW OFFICE	927 SF      1,242 SF
HORSE WASH FACILITY/RESTROOM 1	680 SF      1,715 SF
HORSE WASH FACILITY 2	0 SF      980 SF
MANURE BINS	0 SF      1,600 SF
COVERED EQUESTRIAN RING (210'X360')	0 SF      80,400 SF
CELL TOWER	717 SF      717 SF
<b>SUBTOTAL</b>	<b>26,914 SF      127,500 SF</b>
<b>TEMPORARY FACILITIES</b>	<b>ENCLOSED FLOOR AREA      BUILDING AREA</b>
EVENT TENTS	0 SF      16,340 SF
TEMPORARY STABLES	0 SF      31,768 SF
<b>SUBTOTAL</b>	<b>0 SF      48,108 SF</b>
<b>TOTAL</b>	<b>26,914 SF      175,608 SF</b>
FAR - ENCLOSED FLOOR AREA / (TOTAL SITE AREA x 43,560)	26,914 SF
ENCLOSED FLOOR AREA	26,914 SF
FLOOR AREA RATIO (10.10 MAX.)	0.01
BUILDING COVERAGE - BUILDING AREA / (TOTAL SITE AREA x 43,560)	175,608 SF
BUILDING AREA	175,608 SF
BUILDING COVERAGE (110% MAX.)	6.8%
TEMPORARY EVENT SEATING:	
TEMPORARY SEATING (SPECIAL EVENTS)	1,500 SEATS MAX.
TEMPORARY EVENT TENT 1	235 SEATS MAX.
TEMPORARY EVENT TENT 2	200 SEATS MAX.
<b>TOTAL</b>	<b>1,935 SEATS MAX.</b>
IMPERVIOUS AREA	9.94 AC
BUILDINGS (PERMANENT)	2.94 AC
PAVEMENT/CONCRETE	7.00 AC
PERVIOUS AREA	49.43 AC
OPEN SPACE	
BUILDING HEIGHT	
EQUESTRIAN STABLES	35' MAX
COVERED-EQUESTRIAN RING	35' MAX
FINISHED FLOOR ELEVATION	17.50 FT NGVD MIN
<b>PARKING CALCULATIONS:</b>	
<b>PARKING REQUIRED:</b>	
SHOW OFFICE RESTROOMS	MIN. STANDARD QUANTITY REQUIRED
PERMANENT STALLS	1 SP/300 SF      2,602 SF      9
TEMPORARY STALLS	1 SP/300 SF      24,590 SF      82
TEMPORARY EVENT TENTS	1 SP/3 STALLS      186 STALLS      62
TEMPORARY EVENT SEATING	1 SP/3 SEATS      435 SEATS      145
TEMPORARY EVENT SEATING	1 SP/EMP.      25 EMP.      25
<b>TOTAL REQUIRED</b>	<b>150</b>
<b>HANDICAP REQUIRED</b>	<b>18</b>
<b>PARKING PROVIDED:</b>	
PERMANENT:	
PAVED PARKING	213
GRASS PARKING (BARN)	170
<b>SUBTOTAL</b>	<b>383</b>
TEMPORARY:	
SHELLROCK	29
SAND RING	158
GRASS	319
<b>SUBTOTAL</b>	<b>506</b>
<b>TOTAL SPACES PROVIDED</b>	<b>889</b>
<b>HANDICAP PROVIDED</b>	<b>18</b>
<b>ALTERNATE TRAILER PARKING PROVIDED</b>	<b>72</b>
<b>VENDOR TENTS</b>	<b>60</b>
<b>VENDOR TRAILERS</b>	<b>20</b>



**NOTES:**  
 1. GATES 1 AND 2 SHALL BE MANAGED BY EVENT STAFF TO DIRECT TRAFFIC IN AND OUT OF THE PROPERTY TO PREVENT STACKING OF VEHICLES ON SOUTH SHORE BLVD. AND PIERSON RD. THE PALM BEACH COUNTY SHERIFF'S OFFICE (PBSO) SHALL BE CONTRACTED AS NEEDED BASED UPON ANTICIPATED ATTENDANCE FOR TRAFFIC CONTROL ON SOUTH SHORE BLVD. AND PIERSON RD., AND SHALL BE PRESENT 2 HOURS BEFORE THE START OF THE EVENT AND 1 HOUR AFTER THE END OF THE EVENT.  
 2. THE SOUTH SHORE BLVD. ACCESS POINT SHALL BE DESIGNATED AS THE PRIMARY INGRESS/EGRESS TO THE FACILITY. THE PIERSON RD. ACCESS POINT MAY BE USED FOR INGRESS/EGRESS CONSISTENT WITH THE APPROVED MASTER PLAN FOR THE SITE.  
 3. SEE CIRCULATION PLAN FOR DESIGNATED PARKING AREAS AND ROUTES FOR CIRCULATION OF VEHICLES, HORSES AND PEDESTRIANS.



**PROJECT TEAM:**  
**ENGINEER/PLANNER/SURVEYOR:**  
 SEXTON ENGINEERING ASSOCIATES, INC.  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FL 33411  
 561-792-3122  
**ARCHITECT:**  
 AW ARCHITECTS  
 7700 CONGRESS AVENUE, SUITE 1114  
 BOCA RATON, FL 33487  
 561-997-1244  
**MECHANICAL ENGINEERING CONSULTANT:**  
 KAMA CONSULTING  
 1408 ORANGE AVENUE  
 FORT PIERCE, FL 34950  
 772-595-1744

**LEGEND:**

- RESTROOMS
- M.B. MANURE BIN
- HORSE WASH FACILITIES
- ADA ACCESSIBLE ROUTE
- STADIUM LIGHT
- VENDOR TENT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

**BMP NOTE:**  
 MANURE BINS SHALL BE A MINIMUM OF 50' FROM ANY GRASSED DRAINAGE SWALE, 100' FROM ANY WATER BODY, 5' FROM ROOF OVERHANG, AND 100' FROM ANY POTABLE WELL PER THE VILLAGE OF WELLINGTON'S BMP ORDINANCE 2012-12.

**2016/2017 SPECIAL USE PERMIT**  
**SITE PLAN**  
**GLOBAL DRESSAGE COMPLEX**  
**WELLINGTON, FLORIDA**  
**SEXTON ENGINEERING ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 110 PONCE DE LEON STREET, SUITE 100  
 ROYAL PALM BEACH, FLORIDA 33411  
 PHONE 561-792-3122 FAX 561-792-3168  
 FL. REGISTRATIONS: LB0006837, EB 0007864  
 PROJECT NO. 1428T27  
 DATE 11/10/2016  
 SHEET 1 OF 1  
 SCALE 1" = 100'

