



I. PETITION DESCRIPTION

Project Name: Equestrian Village

Petition No: 2019-0009 SPU
2019/2020 Seasonal 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 R2019-69 for a Seasonal Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from December 11, 2019 to April 30, 2020.

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

	Existing Uses	Future Land Use	Zoning
Subject Site	Commercial Equestrian Arena	Commercial Recreation	AR/PUD/EOZD (Wellington PUD)
North	Residential (MF)	Residential D (3-5 DU/AC) and Residential F (8-12 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) and 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 of Tract 30C-2 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 within the Equestrian Overlay Zoning District (EOZD), Subarea D.

On October 24, 2013, Council approved Resolution No. R2013-49 to designate 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 Permit 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 2019/2020 season is identical to the request approved by Council for the 2018/2019 season. There are no changes, reconfigurations, or increase in intensity or frequency from last season. The event days were reduced from 64 days to 62 days. Per Condition 29 of the 2018/2019 Seasonal Permit, if the required road improvements for the compatibility determination were not completed prior to the 2019/2020 season, the applicant is required to obtain a Seasonal Permit approved by Council in order to use the site for events. To date, required road improvements have not been completed.

At the November 13, 2018 Village Council Hearing when the 2018/2019 Seasonal Permit was approved, there was discussion regarding the required road improvements with the CEA approval. The applicant had exercised their right for an extension under Section 252.363, Florida Statutes. Property owners are eligible for extensions when the Governor declares a state of emergency which extends the expiration date until six (6) months after the emergency expires. The applicant has requested extensions for Hurricane Irma and the Opioid epidemic, which has expired, and Hurricane Dorian, which is currently in effect. The applicant made mention at last year's meeting that the

reasoning why they have not built the roadway improvements is because they were in litigation that could result in the requirement to demolish the covered arena and did not want to invest in road improvements that would not be warranted if the property was not going to be operated as approved under the CEA. The applicant wanted to resolve any outstanding legal issues prior to starting construction. It is important to note that if the Governor had not declared a several state of emergencies, the applicant would have been obligated to meet the conditions of approval within the original required timeframe regardless of the litigation. Per Condition 30 of the 2018/2019 Seasonal Permit, the applicant provided a status report to Council on April 9, 2019 that included all information regarding the pending litigation. Staff is recommending adding this condition again this year to the permit. The tentative date for the update is April 14, 2020.

V. STAFF ANALYSIS

Section 5.3.9 of the Land Development Regulations provides criteria for Seasonal Permits. Equestrian Permits that exceed 30 event days within a six (6) month period are considered Seasonal Permits and require Council approval. 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 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 2019/2020 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 and a 8' x 10' banner at the South Shore Boulevard entrance 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 Seasonal Permit 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 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. RECOMMENDED CONDITIONS OF APPROVAL

Approval of Resolution No. R2019-69 for a Seasonal Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from December 11, 2019 to April 30, 2020 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, 2020 and April 30, 2020. 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.
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 62 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, 2020. No events are permitted prior to December 11, 2019 or after April 30, 2020. 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.
28. Wellington staff shall have the right to inspect this property at any time as long as this permit is valid.
29. If the required road improvements for the compatibility determination are not completed prior to 2020/2021 season and the applicant is required to obtain a seasonal permit in order to use the subject site for events, Council approval shall be required.
30. The applicant shall provide a status report that includes all information regarding the pending litigation and/or appeals to the Planning and Zoning Department no later than March 22, 2020. Staff will incorporate this report into a summary, including but not limited to, collected stall counts, spectator counts, complaints from the public, etc. The applicant shall be present at the first Council meeting in April (tentatively April 14, 2020) to present the status report.

Exhibit A – Site Plan

SITE DATA

PETITION NUMBER	2019- SPR
NAME OF PROJECT	GLOBAL DRESSAGE COMPLEX AKA EQUESTRIAN VILLAGE
PROPOSED USE	
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

PERMANENT FACILITIES	ENCLOSED FLOOR AREA	BUILDING AREA
TRIKI 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
SUBTOTAL	26,914 SF	127,500 SF

TEMPORARY FACILITIES	ENCLOSED FLOOR AREA	BUILDING AREA
EVENT TENTS	0 SF	16,340 SF
TEMPORARY STABLES	0 SF	31,768 SF
SUBTOTAL	0 SF	48,108 SF

TOTAL	26,914 SF	175,608 SF
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FAR = ENCLOSED FLOOR AREA / (TOTAL SITE AREA x 43,560)

ENCLOSED FLOOR AREA 26,914 SF
FLOOR AREA RATIO (0.10 MAX.) 0.01

BUILDING COVERAGE = BUILDING AREA / (TOTAL SITE AREA x 43,560)

BUILDING AREA	175,608 SF
BUILDING COVERAGE (10% MAX.)	6.8%

TEMPORARY EVENT SEATING:

TEMPORARY SEATING (SPECIAL EVENTS)	1,065 SEATS MAX.
TEMPORARY EVENT TENT 1	235 SEATS MAX.

TEMPORARY EVENT TENT 2	200 SEATS MAX.
TOTAL	1,500 SEATS MAX.

IMPERVIOUS AREA	9.94 AC
BUILDINGS (PERMANENT)	2.21 AC

BUILDINGS (PERMANENT)	2.94 AC
PAVEMENT/CONCRETE	7.00 AC

PERVIOUS AREA

OPEN SPACE 49.43 AC

BUILDING HEIGHT	35' MAX
EQUESTRIAN STABLES	

COVERED-EQUESTRIAN RING 35' MAX

FINISHED FLOOR ELEVATION 17.50 FT NGVD MIN

PARKING CALCULATIONS:

PARKING REQUIRED:			
	MIN. STANDARD	QUANTITY	REQUIRED
SHOW OFFICE/RESTROOMS	1 SP/300 SF	2,602 SF	9
PERMANENT STALLS	1 SP/3 STALLS	192 STALLS	64
	1 SP/300 SF	24,390 SF	82
TEMPORARY STALLS	1 SP/3 STALLS	107 STALLS	36
TEMPORARY EVENT TENTS	1 SP/3 SEATS	435 SEATS	145
	1 SP/EMP.	25 EMP.	25
<u>TEMPORARY EVENT SEATING</u>	1 SP/3 SEATS	1,065 SEATS	<u>355</u>
<u>TOTAL REQUIRED</u>			<u>742</u>
HANDICAP REQUIRED			15

PARKING PROVIDED:

PERMANENT:	
PAVED PARKING	213
GRASS PARKING (BARNS)	170
SUBTOTAL	383
TEMPORARY:	
SHELL ROCK	29
SAND RING	158
GRASS	319
SUBTOTAL	506

TOTAL SPACES PROVIDED 889

HANDICAP PROVIDED 18

ALTERNATE TRAILER PARKING PROVIDED 72

VENDOR TENTS 60

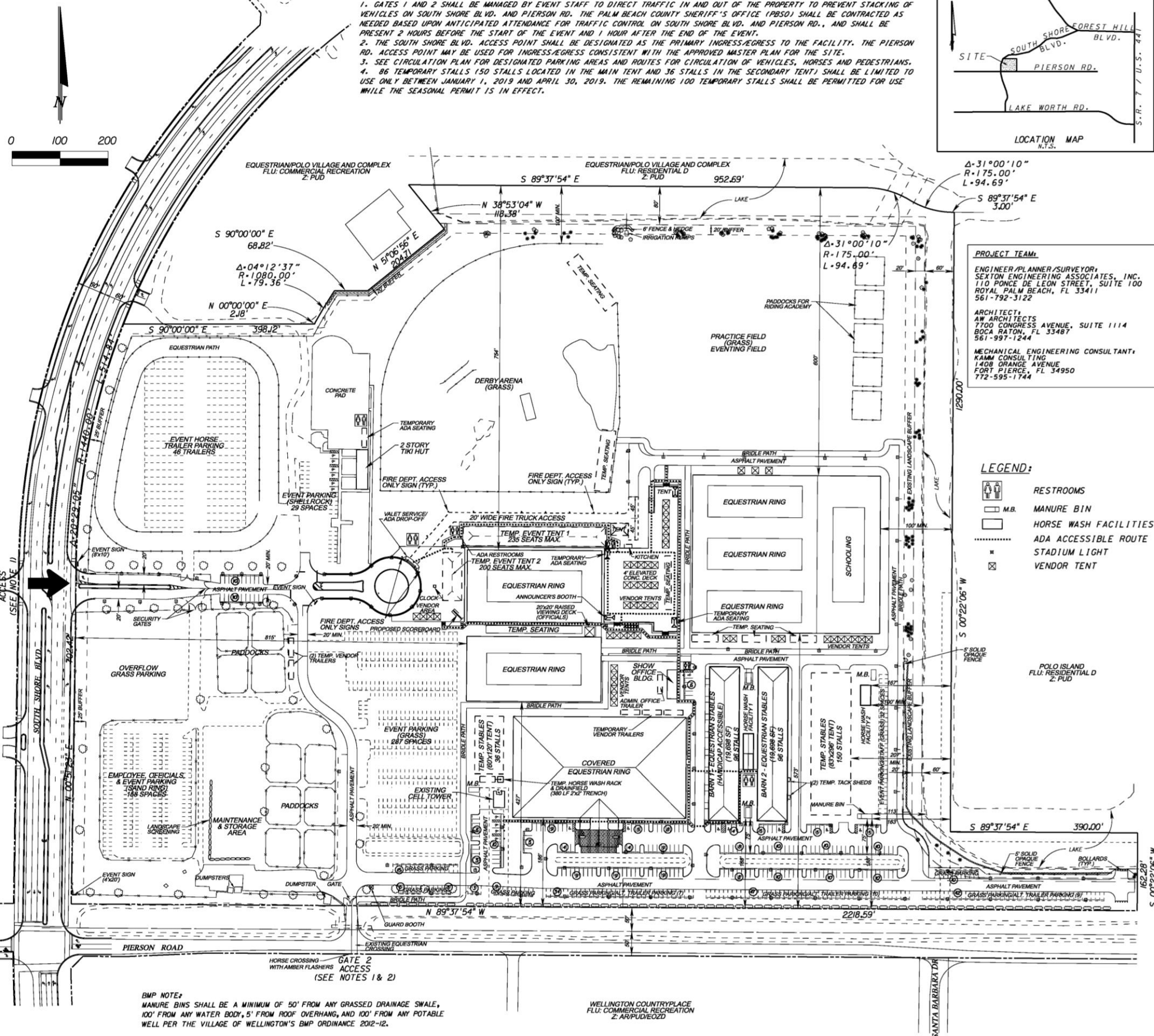
VENDOR TRAILERS 20

REVISIONS

[illegible]

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.
4. 86 TEMPORARY STALLS (50 STALLS LOCATED IN THE MAIN TENT AND 36 STALLS IN THE SECONDARY TENT) SHALL BE LIMITED TO USE ONLY BETWEEN JANUARY 1, 2019 AND APRIL 30, 2019. THE REMAINING 100 TEMPORARY STALLS SHALL BE PERMITTED FOR USE WHILE THE SEASONAL PERMIT IS IN EFFECT.



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:
KAMM CONSULTING
1408 ORANGE AVENUE
FORT PIERCE, FL 34950
772-595-1744

LEGEND:

	RESTROOMS
	MANURE BIN
	HORSE WASH FACILITIES
*****	ADA ACCESSIBLE ROUTE
	STADIUM LIGHT
	VENDOR TENT

2019 / 2020

SEASONAL EQUESTRIAN PERMIT

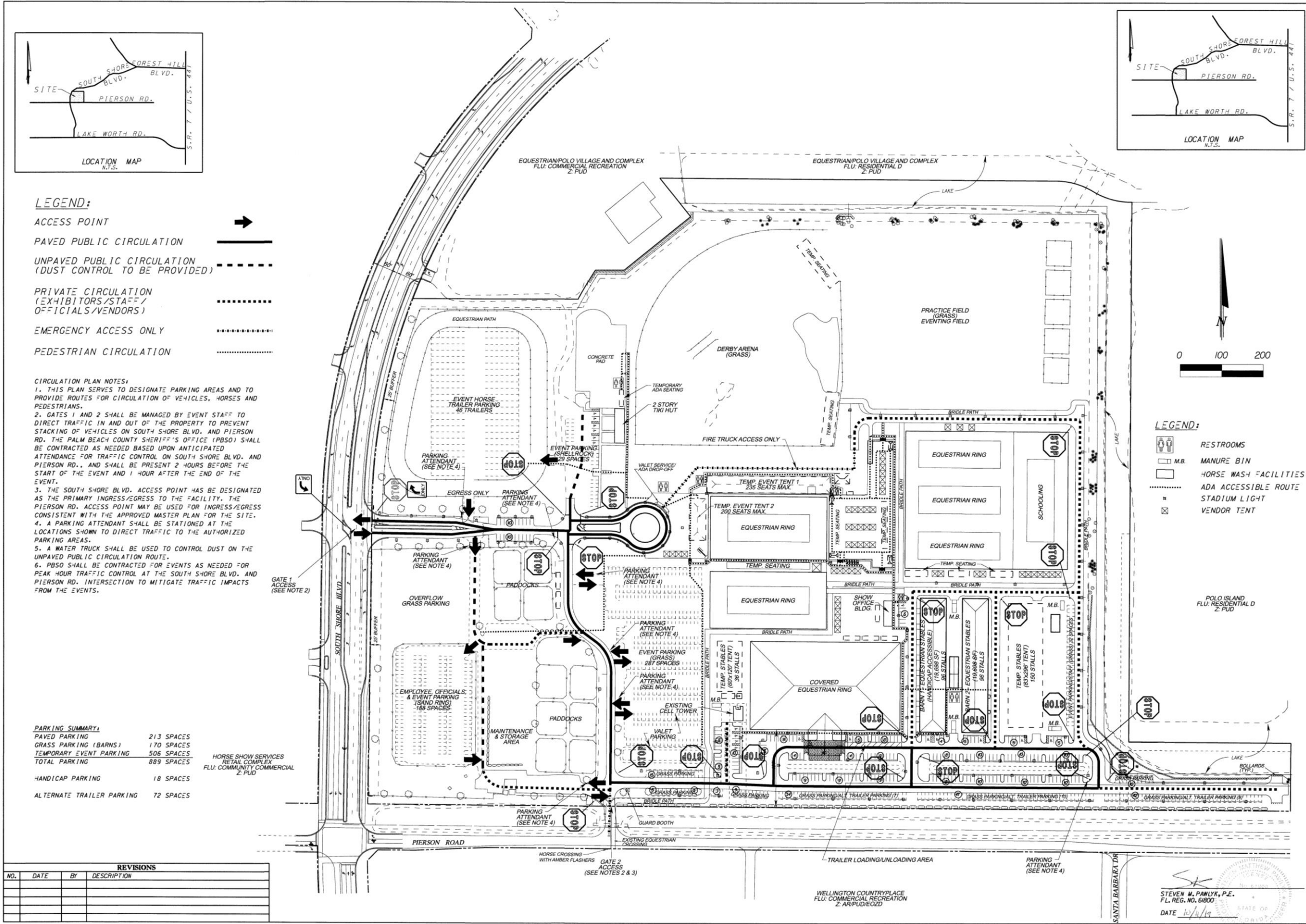
PROJ. NO.	1428T31	DATE	10/10/2019
SCALE	1" = 100'	SHEET	1 OF 1

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
F.L. REGISTRATIONS: LB0006837, EB 0007864

**GLOBAL DRESSAGE COMPLEX
WELLINGTON, FLORIDA**

Exhibit B – Circulation



Plan

2019 / 2020

SEASONAL EQUESTRIAN PERMIT

CIRCULATION PLAN

PROJ. NO. 1428731

DATE 10/10/2019

SHEET 1 OF 1

SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

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PHONE 561-792-3122 FAX 561-792-3168

FL. REGISTRATIONS: LB0006837, EB 0007864

GLOBAL DRESSAGE COMPLEX

WELLINGTON, FLORIDA

Exhibit C – Event Days

2020 Draft Global Show Schedule

AGDF 1 CDIW/CPEDI3*/ National – January 8-12, 2020

Gold Coast Dressage - January 15-19, 2020

AGDF 3 CDIW/CPEDI3*/ National – January 22-26, 2020

WEF 4 CSI 4* - January 28-February 2, 2020

AGDF 5 CDIW / National Dressage/Eventing Showcase – February 5-9, 2020

AGDF 6 National Dressage/ CSI 3*– February 11-16, 2020

AGDF 7 CDI5* / National Dressage – February 19-23, 2020

Palm Beach Dressage Derby CDI4* / National – February 26 – March 1,

2020 AGDF 9 National Dressage/Hunters (grass)– March 6-8, 2020

AGDF10 CDIO3* / National Dressage – March 10-15, 2020

AGDF11 National Dressage/CSI 4* – March 17-22, 2020

AGDF12 CDIW / National Dressage/Hunters – March 25-29, 2020

CDI=Dressage

CSI = Jumpers

Events every Friday evening except Jan 17th and March 26th