

Exhibit A – Seasonal Permit



SEASONAL PERMIT

Permit #:	2020-0006 SPU	Permit Type:	2020/2021 Equestrian Shows
Applicant Name:	Equestrian 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
Agent Name:	Michael F. Sexton, P.E.		
Property Location:	Equestrian Village (Global Dressage) 13466 South Shore Boulevard	Acres:	59.37
PCN:	73-41-44-16-22-001-0010 73-41-44-16-22-001-0020 73-41-44-16-22-001-0030 73-41-44-16-22-001-0040	Zoning District:	AR/PUD/EOZD Subarea D
Effective Date(s):	November 9, 2020	Date Expiration:	April 30, 2021
Conditions of Approval (Y or N):	YES	Council Approval (Y or N):	YES

CONDITIONS OF APPROVAL:

This Seasonal Permit authorizes Equestrian Sport Production, LLC, to utilize the site for equestrian events and related activities from November 9, 2020 through April 30, 2021. This permit is approved based upon 2020/2021 Seasonal Permit Site Plan and Circulation Plan related to this approval. This approval does not authorize any proposed events or activities, except as provided in the Conditions of Approval.

The Global Dressage Complex Site Plan for this Seasonal Permit includes use of the permanent structures and following 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, 2021 and April 30, 2021. 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 no later than February 28, 2021 and no later than May 15, 2021.
5. Applicant shall provide weekly stall counts to the Village of Wellington. This information should be submitted to the Planning and Zoning Department no later than February 28, 2021 and no later than May 15, 2021.
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 (1) 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 71 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 Section 7.6.1 of Wellington's Land Development Regulations (LDR).
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 (1) 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, 2021. No events are permitted prior to November 9, 2020 or after April 30, 2021. 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. CDC Guidelines regarding social distancing shall be followed at all times to prevent the spread of Covid-19 as outlined in the Palm Beach International Equestrian Center Reopening Plan. The applicant shall ensure all county and state mandates are followed, such as limiting capacity and requiring masks for all patrons, which may be in effect during the duration of this permit.
29. Wellington staff shall have the right to inspect this property at any time as long as this permit is valid.
30. If the required road improvements for the compatibility determination are not completed prior to 2021/2022 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.
31. The applicant shall provide a status report to the Planning and Zoning Department no later than March 22, 2021. 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 13, 2021) to present the status report.

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.

Kelly Ferraiolo
Senior Planner

Date

Cory Lyn Cramer, AICP
Development Review Coordinator

Date

Note: This Special Permit must be signed and dated by Wellington's Development Review Coordinator 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 ACKNOWLEDGED 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