

## Equestrian Village Seasonal Permit

## STAFF REPORT

**Petition Number/Type:**

2020-0006 SPU

**Applicant/Agent:**

Michael Sexton  
Sexton Engineering Associates, Inc  
110 Ponce de Leon Street  
Suite 100  
Royal Palm Beach, FL 33411

**Property Owners:**

Far Niente Stables II, LLC  
Polo Field One, LLC  
Stadium North, LLC  
Stadium South, LLC  
14440 Pierson Road  
Wellington, FL 33414

**PCN(s):**

73-41-44-16-22-001-0010/0020/  
0030/0040

**Future Land Use Designation (FLUM):** Commercial Recreation

**Zoning Designation:**

Agricultural Residential/Special Exception/Planned Unit Development/Equestrian Overlay Zoning District (AR/SE/PUD/EOZD) – Subarea D

**Acreage:**

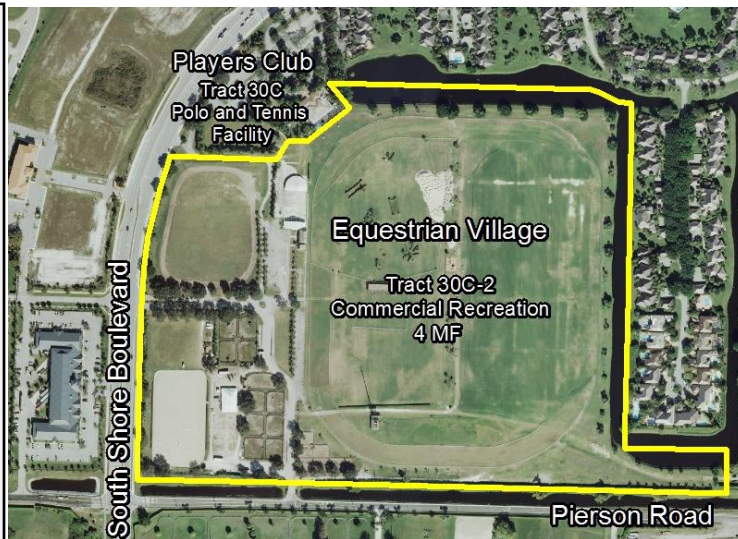
59.37 Acres

**Request:**

Approval of Resolution No. R2020-51 for a Seasonal Permit for Global Dressage Complex, AKA Equestrian Village, located at 13466 South Shore Boulevard from November 9, 2020 to April 30, 2021.

**Project Manager:**

Kelly Ferraiolo, Senior Planner  
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(561) 753-5268



Adjacent Property	FLUM	Zoning
North	Residential D and F	AR/SE/PUD
South	Commercial Recreation	AR/PUD/EOZD
East	Residential D	AR/SE/PUD
West	Community Commercial	AR/SE/PUD

### **Site History and Current Request:**

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.

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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. 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. To date, required road improvements have not been completed. The applicant has exercised their right, under Section 252.363, Florida Statutes, for legislative extensions to complete all on and off-site improvements that had date certain completion dates. 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, the Opioid epidemic, and Hurricane Dorian which all have expired, and was included in Emergency Order No. 2 issued by the Village of Wellington which automatically extended 16 different pending development orders, which included Equestrian Village, for the duration of the Covid-19 state of emergency.

As a result of the extension and Condition 29 of the 2019/2020 Seasonal Permit, the applicant is 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 2020/2021 season has an increase of nine (9) event days from the previous 2019/2020 season approval, but is comparable to other seasons which ranged from 62-105 event days as shown in the table below:

Equestrian Season	Number of Events	Event Dates
2013/2014	100	November 1, 2013 – April 30, 2014
2014/2015	100	December 10, 2014 – April 30, 2015
2015/2016	105	November 1, 2015 – April 30, 2016
2016/2017	70	December 14, 2016 – April 30, 2017
2017/2018	71	December 1, 2017 – April 30, 2018
2018/2019	64	December 1, 2018 – April 30, 2019
2019/2020	62	December 11, 2019 – April 30, 2020

At previous council meetings, the applicant stated that the roadway improvements have not been completed due to ongoing litigation that may result in the requirement to demolish the covered arena negating the road improvements requirement.

Per Condition 30 of the 2019/2020 Seasonal Permit, the applicant was to provide a status report to Council at the April 14, 2020 Council Meeting that included all information regarding the pending litigation, however, due to Covid-19, the status report was not scheduled and the season ended early. The same condition is recommended again this year. The tentative date for the status report is April 13, 2021.

### **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 2020/2021 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 an 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 6.8.9.M) for a Major Equestrian Venue (previously known as a Commercial Equestrian Arena), 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.

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11. **CDC Guidelines for Social Distancing:** The applicant has worked closely with the United States Equestrian Federation (USEF), The Federation Equestre Internationale (FEI), Palm Beach County and the Village of Wellington to develop a plan for the reopening of the equestrian venues, including Equestrian Village (Global Dressage), in response to the Covid-19 pandemic. This plan entitled "The Palm Beach International Equestrian Center Reopening Guide" (Exhibit D) has been prepared based on federal, state and local regulations, World Health Organization recommendations, CDC Guidelines, and FEI and USEF regulations. The plan has been adopted to minimize risk to all exhibitors, spectators, officials and staff and assist in the safe reopening and operations of the equestrian venues.

The applicant in conjunction with the FEI, USEF, and Palm Beach County will monitor COVID-19 protocols to determine the eligibility of both competitors and spectators for permitted access to the equestrian facilities. This will be an ongoing review based on local COVID-19 risks and will be communicated to the Village of Wellington, Palm Beach County, all competitors, and the public as changes occur.

### **RECOMMENDATION**

Approval of Resolution No. R2020-51 for a Seasonal Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from November 9, 2020 to April 30, 2021 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, 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.

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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.



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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.

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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.



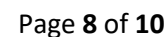
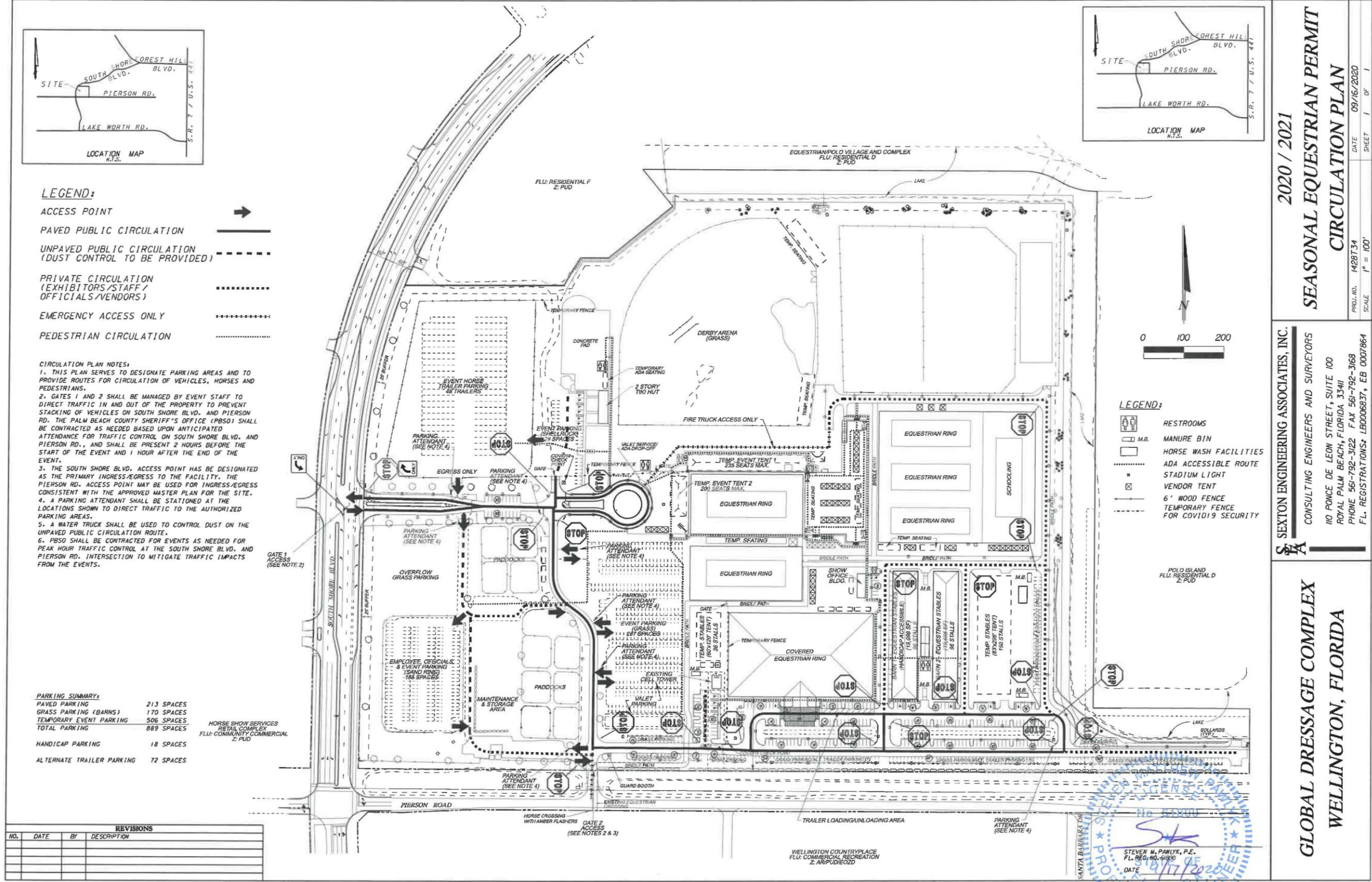






Exhibit B – Circulation Plan



## Exhibit C – Event Days

### 2021 Draft Global Show Schedule

AGDF Fall I    CDI3\* November 12-15  
WCD/Global Holiday Challenge Dressage National December 5-6  
ADGF Fall II CDI W December 10-13  
AGDF 1 CDIW/CPEDI3\*/ National – January 13-17,  
Gold Coast Dressage - January 20-24,  
AGDF 3 CDIW/CPEDI3\*/ National – January 27-31  
WEF 4 CSI 4\* - February 3-7  
AGDF 5 CDIW / National Dressage/Eventing Showcase – February 10-14  
AGDF 6 National Dressage/ CSI 3\*– February 17-21  
AGDF 7 CDI5\* / National Dressage – February 24 -28  
Palm Beach Dressage Derby CDI4\* / National –March 3-7  
AGDF 9 National Dressage/Hunters (grass)– March 10-14  
AGDF10 CDIO3\* / National Dressage – March 17-21  
AGDF11 National Dressage/CSI 4\* – March 24-28  
AGDF12 CDIW / National Dressage/Hunters – March 30-April 4

CDI=Dressage

CSI=Jumpers

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