

Equestrian Village Seasonal Permit

STAFF REPORT

Petition Number/Type:

2021-0022 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): Equestrian
 Commercial Recreation

Zoning Designation: Planned Unit Development/
 Equestrian Overlay Zoning District
 (PUD/EOZD) – Subarea D

Acreage:

59.37 Acres

Request: Approval of Resolution No. R2021-66 for a
 Seasonal Permit for Global Dressage Complex,
 AKA Equestrian Village, located at 13466
 South Shore Boulevard from December 6,
 2021 to May 6, 2022

Project Manager:

Kelly Ferraiolo, Senior Planner
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 (561) 753-5268



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

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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.

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. All improvements must be completed to have full beneficial use of the CEA. To date, required road improvements have not been completed. The applicant has exercised their rights, under Section 252.363, Florida Statutes, for 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 tolls the expiration of permits/conditions during the order in addition to six (6) months. The applicant received extensions for Hurricane Irma, the Opioid epidemic, Hurricane Dorian, and the Covid-19 pandemic. The current expiration date for the CEA conditions is February 22, 2022.

Until all conditions of the CEA are satisfied, the applicant is required to obtain a Seasonal Permit to hold events at this location. Council has approved seasonal permits for the events since the 2013 season. The applicant's request for the 2021/2022 season has an increase of four (4) event days from the previous 2020/2021 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
2020/2021	71	November 9, 2021 – April 30, 2021

In addition to the increase in dates, the applicant is requesting an additional tent (4,521 SF) to be used for the Rolex event. The tent will be used one (1) day only on April 2, 2022. An administrative Special Use Permit was issued in 2021 for this event tent. The applicant also requested a total of 174 temporary stalls which is a decrease of 12 temporary stalls from all other seasons. The smaller 36 stall tent is converting to a 24 stall quarantine tent. Condition 2 of the Seasonal Permit has been modified to allow the use of the quarantine tent for the entire length of the permit, and to limit 74 stalls of the main stabling tent to be utilized from January 1, 2022 to April 30, 2022. This condition does not cause an increase of usage of stalls at one time, it only changes which tents can be occupied and when.

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 Wellington. 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 2021/2022 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.
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 Wellington to develop a plan for the continued operation of the equestrian venues, including Equestrian Village (Global Dressage), in response to the Covid-19 pandemic. This plan entitled "Mandatory Requirements for Competition Organizers" (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 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 Wellington, Palm Beach County, all competitors, and the public as changes occur.

RECOMMENDATION

Approval of Resolution No. R2021-66 for a Seasonal Permit for Global Dressage Complex, AKA Equestrian Village, at 13466 South Shore Boulevard from December 6, 2021 to May 6, 2022 with the following conditions and temporary facilities:

1. Two (2) temporary stabling tents totaling 174 stalls - reduction of 12 stalls from previous approvals.
2. Paddocks, horse wash areas, manure bins.
3. Three (3) Event tents (totaling 20,861 SF) – an increase of 1 tent and 4,521 SF to be used on April 2, 2022 only (Rolex Event Tent which was issued an administrative SPU in 2021)
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. **74 stalls** located in the main tent shall be limited to use **only** between January 1, 2022 and April 30, 2022. The remaining 100 stalls (24 stalls in quarantine tent and 76 stalls in main tent) 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, 2022 and no later than May 16, 2022.
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, 2022 and no later than May 16, 2022.
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 75 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 Wellington'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 Wellington 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, 2022. No events are permitted prior to December 6, 2021 or after May 6, 2022. This condition is subject to any subsequent development orders.

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27. Applicant shall comply with the grass parking statement that was approved by the Wellington Engineer in accordance with the CEA and the Land Development Regulations.
28. The applicant shall follow the "Mandatory Requirements for Competition Organizers" as submitted with the application which is a guide provided by US Equestrian on how to operate in order to mitigate the risk of spreading Covid-10.
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 2022/2023 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 18, 2022. Staff will incorporate this report into a summary, including but not limited to, collected stall counts, spectator counts, complaints from the public, etc. and transmit to Council through and Administrative Transmittal.



Exhibit A – Site Plan

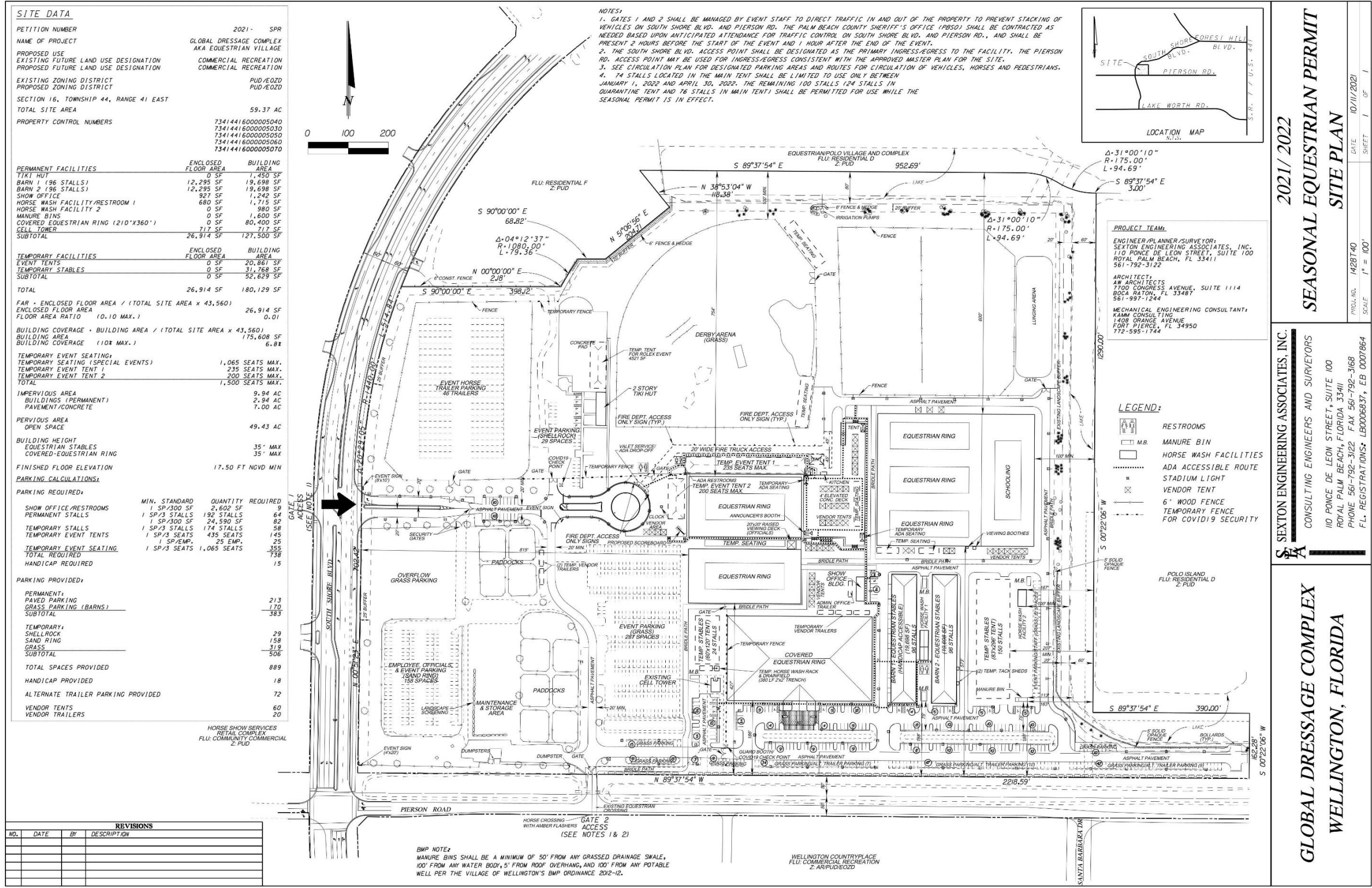




Exhibit B – Circulation Plan

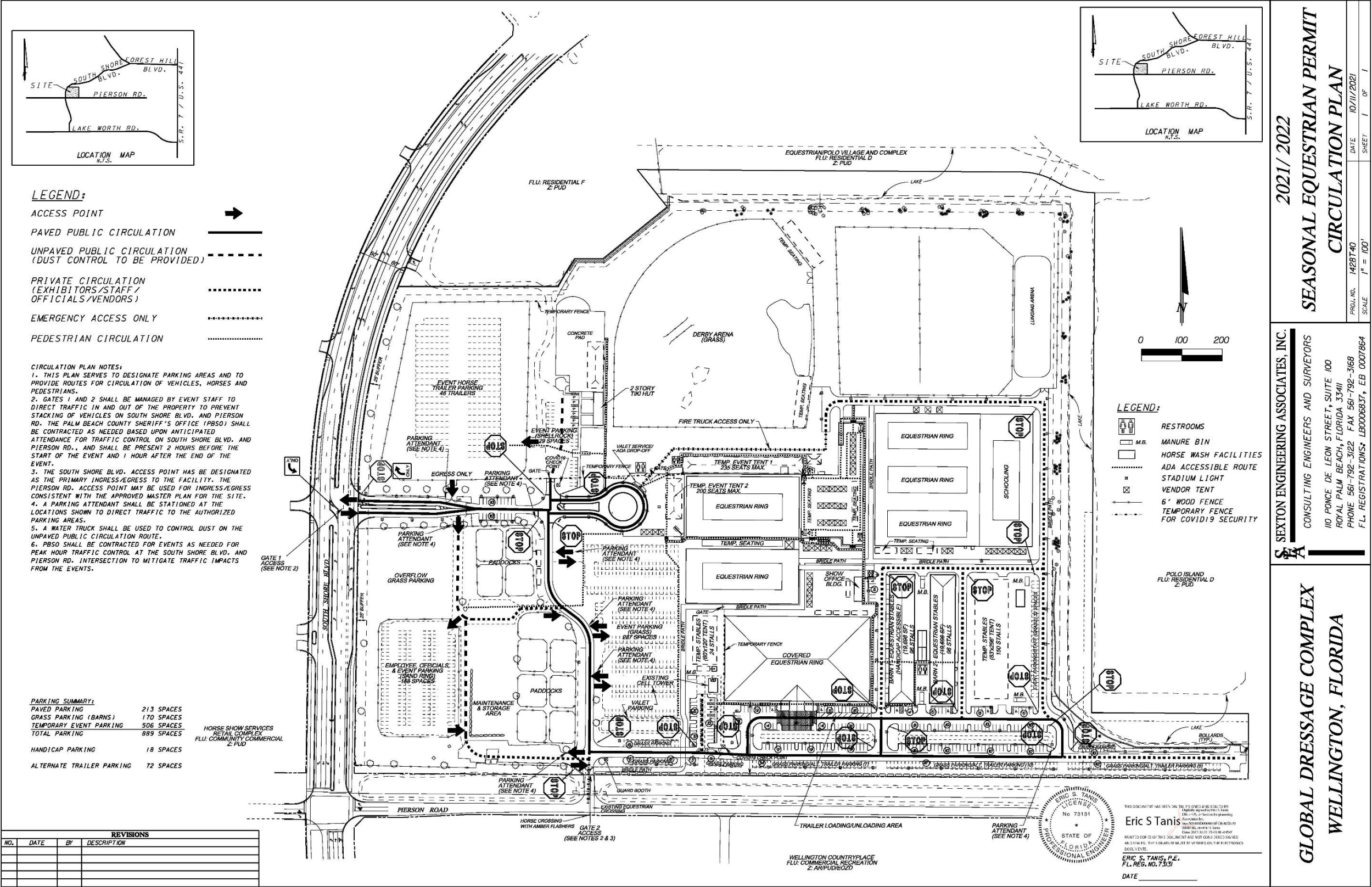


Exhibit C – Event Days

2021/2022 AGDF & WEF SCHEDULE

2021/2022 Equestrian Festival Schedule

December 11-12	Show
January 12-16: WEEK 1	CDI 4*/CDI-W/National
January 19-23: WEEK 2	Jumpers/National Dressage
January 26-30: WEEK 3	CDI4*/CDI-W/National
February 2-6: WEEK4	Jumpers/National Dressage
February 9-13: WEEK 5	CDI-4*/CDI-W/National
February 16-20: WEEK 6	National Dressage
February 23-27: WEEK 7	CDI5*/National
March 2-6: WEEK 8	CDI-W Palm Beach Derby/National
March 9-13: WEEK 9	C-PEDI 3* /National
March 16-20: WEEK 10	CDIO3*/National
March 23-27: WEEK 11	CDI4* / National
March 30-April 4: WEEK 12	Jumpers/National Dressage
April 30-May 1: WEEK 13	National Show

NIGHT CLASSES/EVENTS

Friday January 14	DRESSAGE
Friday, January 21	NONE
Friday January 28	DRESSAGE
Friday, February 4	JUMPING
Friday February 11	CDI4*
Friday, February 18	NONE
Friday, February 25)	DRESSAGE
Thursday March 3 rd	AUCTION
Friday, March 4	PALM BEACH DERBY
Friday, March 11	DRESSAGE (<i>CHALLENGE OF THE AMERICAS</i>)
Friday, March 18	CDIO3*
Friday, March 25	CDI4*