

January 25, 2024

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Wellington South Compatibility Determination - #PTC22-001N.4
2023-0001-CD**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Compatibility Determination Application for the above referenced project. The Traffic Operational Management Plan completed by Simmons & White dated January 22, 2024, was reviewed as well as the Conceptual Site and Circulation Plans and Plan of Operation. The resubmittal addressed our comments. We recommend the following conditions of approval.

1. Parking of vehicles along any portion of adjacent road rights-of-way shall be prohibited. Event parking is limited to on-site designated parking areas and on-site trailer parking areas designated in accordance with the Traffic Operational Management Plan dated January 22, 2024.
2. Adequate ingress and egress directly to and from Gracida Street and Pierson Road shall be maintained at all times to minimize impacts to normal traffic flow. Palm Beach Sheriff's Office (PBSO) deputies and showgrounds staff shall be utilized for traffic control for larger events (typically greater than 500 attendees) in accordance with the Traffic Operational Management Plan dated January 22, 2024. The Village Engineer may require additional officers to mitigate traffic issues that arise due to equestrian shows/events. PBSO deputies shall be provided at least two hours prior to the show/event start time and at end time.
3. Access to the eastern driveway to Gracida Street and access to Gene Mische Way shall be limited with cone placement in accordance with the Traffic operational Management Plan dated January 22, 2024, for events greater than 500 attendees.
4. Access management spacing standards shall be met along Gracida Street and Gene Mische Way.
5. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the proposed 1,204 stalls shall be limited to on-site use by exhibitors and vendors only.
6. The maximum number of attendees at the Pod F commercial equestrian facilities shall not exceed 6,000 attendees including staff, exhibitors, vendors, and spectators.

7. Weekend peak events shall not occur simultaneously with the Wellington International and the Pod F commercial equestrian facilities.
8. The realignment of Gracida Street at South Shore Boulevard as approved by the Village Engineer shall be completed prior to the first event at the showgrounds.
9. The following additional studies shall be included in the annual monitoring study outlined in the Master Plan condition and shall be provided by July 1st of each year:
 - a. A queuing analysis of the eastbound approach of the Gracida Street and South Shore Boulevard intersection shall be submitted to the Village. The analysis shall be based on existing peak season counts and queuing data collected at the time of a peak event. If deficiencies are exposed by the queuing analysis, additional off-site improvements may be required. The improvements shall be required to begin construction within one year of the request by the Village Engineer.
 - b. Volumes and crash data on Gene Mische Way, Gracida Street and the intersection of Gracida Street and South Shore Boulevard shall be provided and reviewed to determine if improvements or operational changes are needed. Any improvements shall be required to begin construction within one year of the request by the Village Engineer.
10. The internal multi-modal pathway within the showgrounds and along Gene Mische Way shall be a minimum of 10 feet in width. The internal circulation system including the multi-modal pathway and bridle path along Gracida Street shall be constructed as shown on the Site Plan dated January 16, 2024.
11. Enhancement of all bridle path crossings along Gracida Street between Gene Mische South Shore Boulevard shall be completed per Village recommendations prior to the first event at the showgrounds.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.
President