

Exhibit E - Plan of Operation

Plan of Operation:

Hours of Operation:

Commercial Equestrian Arena hours of operation including preparation and clean-up of all rings, arenas, vendor areas and seating areas, shall be limited from 7:00 a.m. to 10:00 p.m.

One (1) night time event per weekend (Friday, Saturday, or Sunday) may have extended operational hours to 11:00 p.m. preferably on Friday or Saturday.

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. during the one (1) night time event per weekend, limited to Friday, Saturday, or Sunday only).

Noise Standards:

All events shall comply with Wellington's code of Ordinances, Chapter 36-33 noise Standards. Loudspeakers shall not be used after 10:00 p.m. (11:00 p.m. during the one (1) night time event per weekend, limited to Friday, Saturday or Sunday night only) and sounds emanating from the subject property must comply with the provisions of the Code of Ordinances, Chapter 36, Article III.

Music associated with all events will start no earlier than 8:00 a.m. and entertainments related to the event will start no earlier than 9:00 a.m.

Entertainment is only permitted during equestrian events and shall conclude at the end of the event at 10:00 p.m. (11 p.m. during the one (1) night time event per weekend, limited to a Friday, Saturday, or Sunday night only).

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.

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.

Use of portable generators is prohibited unless "Quiet Pack" generators are utilized and all generators shall be located a minimum of 150 feet from adjacent residential property, measured from the property line.

Sound testing shall be conducted for the first event at the eastern and northern property lines and a report provided to the Village with the results. If the results of the testing exceed the Wellington noise limits, the owner shall modify the sound system and retest to ensure compliance.

For one (1) year from the approval date of this resolution, testing shall be reported on a monthly basis for all events. Should any of the testing results exceed the

Wellington noise limits, mitigation may be imposed by the Planning and Development Services Director and will be required to be completed within two (2) weeks of notification.

Lighting:

All lighting within the international arena and schooling area shall be limited to 90 feet in height.

All parking lot lighting shall be limited to a maximum of 25 feet in height.

All lighting within all non-vehicular pedestrian areas shall be limited to 15 feet in height.

Adequate lighting shall be provided on site and at the project access points.

A photometric plan will be submitted with Site Plan Application and approved by staff.

Refer to Section 7.6.1 of Wellington's LDR for Lighting Standards

Vendors:

All on-site storage trailers shall be screened from public rights-of-way and adjacent properties.

All vendors shall obtain a Business Tax Receipt if required by Wellington prior to selling or offering services.

Vendors selling food shall obtain a Palm Beach County Health Department inspection and approval prior to commencing sales.

For monitoring purposes, properly identified Wellington staff including, but not limited to, Building Inspectors, Code Compliance Officers and Planning and Zoning staff shall be allowed unrestricted access to the site.

Manure:

Manure shall be removed from the premises on a daily basis during all horseshow events and disposed in a manner approved by the Palm Beach County Health Department. Manure shall be collected and transported by a registered livestock waste hauler in accordance with the BMPs.

All manure bins will meet be all applicable codes including the Best Management Practices within the Village of Wellington (Ch. 9 Environmental Sec. 9-41)

Maximum number of Attendees:

6,000

The operator of the facility will continue to monitor traffic and will make adjustments as necessary and based on anticipated demand for a given event.

Stabling:

The stabling is organized along the North-South axis of Gene Mische Way for ease of access and will feature effective loading/unloading zones separate from parking areas. The covered stall lots will feature permanent toilet and covered wash area pods, shade, and provide equine/pedestrian only circulation paths and golf cart/bicycle paths to promote safety and efficiency throughout the complex. Stabling will be a mix of permanent stalls and temporary seasonal stalls.

OFFSITE TRAFFIC IMPACT

A comprehensive Traffic Impact Statement for the proposed overall Wellington South project dated May 8, 2023 has been prepared and details the offsite impacts of the proposed development. Note a Traffic Equivalency Statement dated December 7, 2023 has also been prepared which documents the reduction in traffic from the original 197 single family homes and 15,000 attendee peak equestrian event to the currently proposed 107 single family homes

and 11,000 attendee peak equestrian event associated with the Wellington South Master Plan. Note as part of the proposed Compatibility Determination application, the peak equestrian event has been further reduced to 6,000 total attendees.

STAGGERED EVENT TIMES

As stated in the above referenced Traffic Impact Statement dated May 8, 2023, the new showgrounds and existing showground will not have peak events at the same time.

DELIVERIES

Food and other deliveries will occur in advance of events to minimize peak traffic volumes. Deliveries will generally utilize the entrance on Gene Mische Way at Gracida Street to access the facility.

PEDESTRIANS, GOLF CARTS & BRIDLE TRAILS

An extensive internal network is proposed in addition to the roadway network that includes sidewalks, golf carts, and bridle trails. The internal transportation network has been designed to minimize conflicts and provide for convenience for each type of user. During events and where trails, paths, or roadways intersect, staff members will be present to assist with traffic control. Please refer to the Traffic Circulation Plan prepared by Cotleur & Hearing for full details on the locations of each of these facilities.

ONSITE TRAFFIC OPERATIONS

Exhibitors, Vendors, and Staff

Exhibitors, vendors, and staff will arrive via Gene Mische Way from either Pierson Road or Gracida Street. Parking for these attendees will be located just east of Gene Mische Way at the new showgrounds area as shown in the Traffic Operational Management Plan Exhibit attached in Appendix A. Approximately 434 parking spaces are available for staff, vendors, production, and exhibitors. These attendees will generally arrive to the facility well in advance of major events to minimize traffic impacts. If additional parking is needed, general spectator spaces can be utilized or the overflow parking lot north of the VIP parking area.

General Admission Parking

General admission spectators will arrive via Gene Mische Way from either Pierson Road or Gracida Street. Note the existing gatehouse off Gracida Street has been moved from approximately 250 feet north of Gracida Street to approximately 750 feet north of Gracida Street to increase the internal stacking capacity. The 750 feet gatehouse setback from Gracida Street will allow for stacking of approximately 34 vehicles internal to the site. Note cones will be placed during events to block driveway access prior to the gate and maximize vehicular stacking capacity. The existing gatehouse on Pierson Road is located approximately 490 feet south of Pierson Road which allows for stacking of approximately 22 vehicles. Approximately 414 parking spaces are available at the new showgrounds facility just east of Gene Mische Way. However, additional non-paved rings and outdoor arenas will be used for general admission event parking as needed. An additional 1,563 spaces are available for event overflow parking for a total of 1,977 parking spaces for general admission as identified in the Traffic Operational Management Plan Exhibit in Appendix A. Parking Attendants will be located throughout the parking area and on the internal roadway network to assist and direct motorists. Wayfinding signage will also be used as needed.

VIP Parking

The VIP spectator parking will be located off Gracida Street utilizing the eastern two driveways. VIP parking will be purchased prior to the event and motorists arriving at the site will be required to show credentials to the VIP attendants. Once onsite and VIP parking credentials have been verified, they will be directed to park in the parking area to the east or south of the new stadium. The parking attendant will be located approximately 435 feet from Gracida Street to allow for vehicle stacking of 19 vehicles. A total of approximately 513 parking spaces is available

for VIP parking. However, valet may utilize some of these spaces pending demand. The overflow lots will be available for VIP parking as well.

Valet Parking

Valet parking will be accessed off the middle entrance on Gracida Street and be located directly to the south of the International Arena. Staff members and wayfinding signage will be provided onsite to direct motorists to the correct location. The valet parking attendants will then park the vehicles in the adjacent designated parking area as shown in the Traffic Operational Management Exhibit. 108 parking spaces are designated for valet parking but the valet attendants may utilize the VIP parking if additional spaces are needed. The valet area is located approximately 290 feet from Gracida Street which will allow for 13 vehicles of stacking plus the amount being serviced in the valet drop off area.

Trained Staff Members

The new showgrounds will utilize off-duty police officer and numerous staff members during peak events to assist with traffic operations, circulation, and parking. Please refer to the Traffic Operational Management Plan Exhibit attached with this report for the staff locations and additional details. Note the number of staff members shown on the exhibits are not reflective of actual number of staff members assisting but shown to provide the general location of staffing.

VIP Parking Credentials Attendant

This staff member will be located at the eastern and central driveway connections to Gracida Street and will be responsible for verifying credentials of the VIP spectators. All VIP parking passes will be purchased ahead of the event which allow for a faster processing of vehicles. It is anticipated that multiple VIP credentials attendants will be utilized to assist with minimizing vehicle queuing.

General Admission Parking Attendant

The general admission parking attendants will be located on Gene Miche Way internal to the site. These staff members will collect parking fees (if used) for general admission parking. Several staff members will assist in the process to reduce vehicle queuing. Additionally, the facility is exploring other parking payment options such as prepayment or mobile parking plans to expedite the parking process. The operator may also not require parking fees for all events.

Parking Attendants

These staff members will be located throughout the showgrounds and parking areas to assist with parking and lot availability.

Valet Parking Attendants

The valet parking attendants will be located in the designated valet loading lane as shown in the Traffic Operational Management Plan Exhibit. These staff members will then valet the vehicles in the designated adjacent valet parking area. The number of valet staff members will vary pending anticipated event size and demand.

PBSO Traffic Control Personnel

Off-duty PBSO officers will be used to assist with traffic control on Pierson Road at Gene Miche Way and on Gracida Street at the eastern driveway connection. These off-duty officers will be present before and after events to ensure efficient and safe ingress and egress from the facility. The officers will stop through traffic as necessary on Pierson Road and Gracida Street to allow motorists in and out of the facility. For peak events and if necessary, off-duty officers may also be used at the signalized intersections of South Shore Boulevard at Pierson Road and Gracida Street after events. The officers would utilize a "traffic pickle" to control the traffic signal to give additional green time to Gracida Street and Pierson Road to efficiently handle the increase in traffic demand.

After Event Traffic

After an event, general admission will be able to exit the facility to Pierson Road or Gracida Street from both Gene Miche Way. VIP parking will exit the facility via both driveway connections to Gracida Street. Staff members will be

located throughout the facility to assist with wayfinding and traffic control. Additionally, off-duty police officers will be located at the same locations as shown on the Traffic Operational Management Plan Exhibit to assist with egress traffic.

QUEUING CALCULATIONS

The queuing calculations were prepared based on the methodology outlined within the ITE Transportation and Land Development, Application of Queueing Analysis. Separate queuing calculations were provided for each of the driveway connections. It was assumed that each location would have at least 2 attendants assisting with parking credentials. The new driveway volumes based on the 6,000 total attendee event has been calculated and is included in Appendix "B". For the purposes of the queuing calculations, the volume demand was multiplied by 1.5 to be conservative and to consider condensed time frames of arrival. The results of the queuing analysis are provided in Appendix "B" attached to this report and may be summarized as follows:

Queue Analysis Summary

Gene Miche Way driveway from Pierson Road

- Stacking Capacity = 22 vehicles
- Queue = 14 vehicles
- Minimum Parking Credential Attendants = 3

Gene Miche Way driveway from Gracida Street

- Stacking Capacity = 34 vehicles
- Queue = 10 vehicles
- Minimum Parking Credential Attendants = 2

VIP Eastern driveway on Gracida Street

- Stacking Capacity = 19 vehicles
- Queue = 7 vehicles
- Minimum Parking Credential Attendants = 2

Valet (central) driveway on Gracida Street

- Stacking Capacity = 13 vehicles
- Queue = 8 vehicles
- Minimum Valet Attendants = 4

These calculations are based on the assumptions documented including the processing time of vehicles and the number of staff members present to assist with traffic management operations. The showgrounds will continuously monitor operations and adjust staffing levels and points of contact if necessary to ensure a safe and efficient process that minimizes disruptions to Gracida Street and Pierson Road.

PARKING CALCULATIONS

The parking calculations are provided on the Site Plan based on Village code requirements and may be summarized as follows:

Parking Code Requirements – Using Stadium Square Footage

International Arena (102,00 S.F.) – 1 space/200 SF	= 510 spaces
Covered Arena (84,000 S.F.) – 1 space/200 SF	= 420 spaces
Office/Admin (10,000 S.F.) – 1 space/250 SF	= 40 spaces
Stalls (1,108 stalls) – 1 space/ 2 stalls	= 554 spaces
(Includes barns, stables, and quarantine)	
Restaurant (210 seats) – 1 space/ 3 seats	= 70 spaces
Retail (5,100 S.F.) – 1 space/250 SF	= 20 spaces

VIP Hospitality (1,500 Seats)– 1 space/ 3 seats	= 500 spaces
Special Event Pavilion (1,000 Seats)– 1 space/ 3 seats	= 333 spaces
Employee Parking (150 employees) – 1 space / employee	= 150 spaces
Vendor and Production (100 people) – 1 space / person	= 100 spaces
Total	= 2,697 spaces

Parking Code Requirements – Using Stadium General Spectator Seats

International Arena (3,000 Seats) – 1 space/3 Seats	= 1,000 spaces
Covered Arena (200 Seats) – 1 space/3 Seats	= 67 spaces
Office/Admin (10,000 S.F.) – 1 space/250 SF	= 40 spaces
Stalls (1,108 stalls) – 1 space/ 2 stalls (Includes barns, stables, and quarantine)	= 554 spaces
Restaurant (210 seats) – 1 space/ 3 seats	= 70 spaces
Retail (5,100 S.F.) – 1 space/250 SF	= 20 spaces
VIP Hospitality (1,500 Seats) – 1 space/ 3 seats	= 500 spaces
Special Event Pavilion (1,000 Seats)– 1 space/ 3 seats	= 333 spaces
Employee Parking (150 employees) – 1 space / employee	= 150 spaces
Vendor and Production (100 people) – 1 space / person	= 100 spaces
Total	= 2,834 spaces

Standard Weekday, Non–Event Parking Calculation

Office/Admin (10,000 S.F.) – 1 space/250 SF	= 40 spaces
Stalls (1,108 stalls) – 1 space/ 2 stalls (Includes barns, stables, and quarantine)	= 554 spaces
Restaurant (210 seats) – 1 space/ 3 seats	= 70 spaces
Retail (5,100 S.F.) – 1 space/250 SF	= 20 spaces
Employee Parking (150 employees) – 1 space / employee	= 150 spaces
Total	= 834 spaces

As shown in the Site Plan, a total of 1,458 parking spaces including standard spaces, golf cart spaces, and trailer parking are provided. The proposed 1,458 parking spaces will be sufficient for normal weekday operations as documented above. During large events, the showgrounds will utilize the overflow (non-paved parking) which total an additional 1,563 parking spaces available. Therefore, a total of 3,021 parking spaces will be available for peak event traffic which is greater than the anticipated and required parking.

INTERSECTION OPERATIONS

A traffic operational analysis was prepared for the intersection of Gracida Street at South Shore Boulevard based on the 6,000 attendee Saturday peak event outlined in this application. The peak hour factor (PHF) was adjusted to 0.70 for traffic movements from and to Gracida Street. The average vehicular delay for the intersection was determined to be 38.1 seconds per vehicle which is Level of Service D. The Synchro printouts are included in Appendix C attached to this report and the 95th percentile queues are summarized below:

Gracida Street at South Shore Boulevard – 95th Percentile Queues

Turn Lane	95 th Percentile Queue (ft)	Existing Storage Bay (ft)	Proposed Turn Lane Length (ft)
Eastbound Left	134	135	175

Eastbound Through/Right	178	N/A	N/A
Northbound Left	125	180	N/A
Westbound Right	392	270	425