



February 20, 2024

Wellington Lifestyle Partners
13421 South Shore Boulevard
Wellington, Florida 33414

Attention: Ms. Paige Bellissimo Nunez

Reference: Wellington International New Facility – Grass Parking Letter
Wellington, Florida

Dear Ms. Nunez:

Pursuant to Village Code Section 7.5.4K, a written statement outlining the details of the use of grass parking is required for any application using grass parking. As shown in the Traffic Operational Management Plan Exhibit included in Appendix A, the showground is proposing to utilize several overflow parking areas located in either an open grass lawn or equestrian rings which will consist of all weather footing which utilizes a mixture of different materials. The overflow parking spaces allow for an additional 1,563 parking spaces in addition to the standard paved vehicle and golf cart parking provided onsite. The non-paved overflow parking spaces will only be used for large events and will not occur frequently. It is anticipated the overflow parking spaces will be used at maximum once a week during season and likely less often. The Village code requires that grass parking be used for no more than three (3) days/nights a week and no more than 45 days/nights within four consecutive months. The proposed non-paved parking as part of the new showgrounds application as stated above will be used much less frequently than allowed by Village code.

Each of the overflow parking areas will be adjacent to paved drive aisles. Stabilized subgrade will be used between the paved drive aisles and the equestrian rings (and grass lawn) at certain locations to provide access to the overflow parking areas. During these large events, staff will be located at the entrances and throughout the site along with wayfinding signage to direct motorists to the intended parking locations. The staff members will also be trained in the most efficient parking layout to maximize the number of parking spaces.

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The projected traffic impact is documented in both the Wellington North Traffic Impact Statement and the Pod F New Showgrounds Traffic Operational Management Plan. The new showgrounds is anticipated to generate 5,635 average daily trips and 449 P.M. peak hour trips during an average weekday during the season. For a peak Saturday night event, the new showgrounds is projected to generate 1,380 peak hour trips based on a total of 6,000 attendees as part of the Compatibility Determination. Note the new showgrounds and existing showgrounds will not have simultaneous peak events which will help reduce impact to the surrounding roadway network.

In summary, the proposed non-paved overflow parking areas proposed as part of the new showgrounds meets the requirements of Village Code Section 7.5.4K. Additional traffic and parking details are outlined in the Traffic Operational Management Plan. Please let me know if you have any questions or need any additional information.

Sincerely,

SIMMONS & WHITE, INC.



Bryan Kelley, P.E.

