



**Department of Engineering
and Public Works**

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PLANS OF WELLING
PLA CODE DEPARTMENT

September 17, 2013

Mr. Timothy Stillings
Director of Planning and Development
Village of Wellington
12300 Forrest Hill Boulevard
Wellington, FL 33414

RE: Equestrian Village – 2nd Plan Revision
PBC Project#: 130901
Traffic Performance Standards Review

Dear Tim:

The Palm Beach County Traffic Division has reviewed the traffic study for the second revision of a previously approved development plan for the project entitled; **Equestrian Village**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code. The project is summarized as follows:

| | |
|-------------------------|--|
| Location: | NE Corner of intersection of Pierson Road with South Shore Boulevard. |
| PCN: | 73-41-44-16-00-000-5030, 73-41-44-16-00-000-5040, 73-41-44-16-00-000-5050, 73-41-44-16-00-000-5060, 73-41-44-16-00-000-5070. |
| Existing Use: | Vacant |
| Prev. Approval: | Equestrian Facility W 300 Stable Stalls (PBC # 130609) |
| Proposed Uses: | Equestrian Facility W 352 Stable Stalls. |
| New Daily Trips: | 1,523 |
| New PH Trips: | 218 AM, 205 PM |
| Build-Out Date: | End of Year 2016 |

Based on our review, the Traffic Division has determined the second revision of the previously approved development plan meets the Traffic Performance Standards of Palm Beach County. It is however suggested to the Village to require the developer's consultant to provide a review of "traffic circulation and parking" conditions during special events only if the Village determines significant traffic may be generated during these events. No building permits are to be issued by the Village after the build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance. If you have any questions regarding this determination, please contact me at 684-4030 or e-mail me at matefi@pbcgov.org.

Sincerely,

Masoud Atefi, MSCE
TPS Administrator, Municipalities, Traffic Engineering Division

MA:sf

ec: MTP Group, Inc.
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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