

# Exhibit H: Traffic Letters

June 8, 2021



Dr. Juan F. Ortega, PE  
JFO Group Inc.  
6671 W Indiantown Road, Suite 50-324  
Jupiter, FL 33458

**RE: Lotis II**  
**Project #: 210502**  
**Traffic Performance Standards Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Lotis II** Traffic Impact Statement, revised May 27, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Wellington
<b>Location:</b>	West side of SR-7, about 0.25 miles south of Old Hammock Way
<b>PCN:</b>	00-42-43-27-05-018-0040/-0071/-0072
<b>Access:</b>	One right-in/right-out access driveway connection onto SR-7 and cross connectivity with adjacent properties <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Vacant
<b>Proposed Uses:</b>	Single Family Detached = 112 DUs Mid-rise Multi-Family Residential = 44 DUs Low-rise Multi-Family Residential = 67 DUs Quality Restaurant = 10,650 SF Miniature Golf Course = 36 Holes
<b>New Daily Trips:</b>	2,398
<b>New Peak Hour Trips:</b>	134 (34/100) AM; 224 (140/84) PM
<b>Build-out:</b>	December 31, 2026

Based on the review, the Traffic Division has determined that the proposed development **meets** the Traffic Performance Standards of Palm Beach County.

Prior to the issuance of the first Certificate of Occupancy, the Property Owner/Developer shall construct the following site related improvements:

1. Construct right turn lane north approach on SR-7 at the proposed access to the County minimum standards, or as approved by the FDOT or County Engineer, as appropriate.
2. Extend the existing left/U-turn lane south approach storage length on SR-7 immediately north of the proposed access to the maximum extent, or as approved by the FDOT or County Engineer, as appropriate.

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
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Dr. Juan F. Ortega, PE  
June 8, 2021  
Page 2

3. Extend the existing left/U-turn lane north approach storage length on SR-7 immediately south of the proposed access to the maximum extent, or as approved by the FDOT or County Engineer, as appropriate.
4. Provide cross access with the properties to the north and south at appropriate locations on the site.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. Project Aggregation Rules have been applied to this project to meet TPS.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

Quazi Bari, P.E., PTOE  
Manager – Growth Management  
Traffic Division

QB:HA:rb

cc: Addressee

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington

Hanane Akif, E.I., Project Coordinator II, Traffic Division

Steve Bohovsky, Technical Assistant III, Traffic Division

July 22, 2022

Mr. Damian Newell  
 Wellington  
 Planning, Zoning & Building Department  
 12300 W. Forest Hill Boulevard  
 Wellington, FL 33414

**Re: Lotis Ph II Comprehensive Plan Amendment - #PTC21-001L.3  
 2021-0002-CPA**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted information for the Comprehensive Plan Amendment Application for the above referenced project. The Comprehensive Plan Amendment Traffic Analysis dated July 20, 2022 was reviewed.

Our previous comments have been resolved. The analysis has demonstrated compliance with the level of service standards of the Transportation Element of the Village’s Comprehensive Plan with development under the Mixed Use (MU) Future Land Designation to include the following uses and intensities:

<b>Land Use</b>	<b>Intensity</b>
Quality Restaurant	18,650 SF *
Miniature Golf Course	36 Holes
Single Family Residential	102 DUs
Apartments	80 DUs
Townhomes	56 DUs

\* 8,000 SF is associated with miniature golf course

Please contact me at [atroutman@pindertroutman.com](mailto:atroutman@pindertroutman.com) if you have any questions or need any additional information.

Sincerely,



Andrea M. Troutman, P.E.  
 President