

I. PETITION DESCRIPTION

Petition No.: 17 – 09 (2017 – 05 MPA 6)

Project Name: Wellington Green Master Plan Amendment (MUPD B – Hotel)

Owner/Petitioner/
Applicant: Birch Development LTD

Agent: Wantman Group, Inc.

Project Manager: Damian Newell

Request: Master Plan Amendment to allow a Conditional Use for an additional 125-room hotel and to amend certain conditions of approval.

II. SITE DATA

Existing Use: Multiple Use (Commercial and Residential)

Parcel Size: Overall 466.3 acres

Land Use: Regional Commercial/Large Scale Multiple Use

Zoning District: Multiple Use Planned Development (MUPD) / Planned Unit Development (PUD)

Location: The Wellington Green project is located at the southwest corner of Forest Hill Boulevard and State Road 7/U.S. 441. Exhibit “A” is a location map of the overall Wellington Green project with the proposed hotel indicated in MUPD “B.” Exhibit “B” is the Wellington Green project legal description.

III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE & ZONING

Dir.	Existing Use	Future Land Use	Zoning District
North	Wellington Regional Medical Center (WRMC)	Medical Commercial	Medical Commercial Planned Development (MCPD)
South	Castellina PUD / Village Green Center	Residential “C” / Community Commercial	Planned Unit Development (PUD) / Community Commercial
East	Olympia PUD	Residential “C”	PUD
West	FPL Transmission Lines / Palm Beach Polo and Country Club	Residential / Commercial Recreation	PUD

IV. SITE HISTORY

On August 26, 1996, the Wellington Green Development of Regional Impact (DRI) was approved by Palm Beach County Board of County Commissioners (BCC). This approval involved three separate resolutions: (1) Resolution Number R96-1193 to approve a Future Land Use Map designation of Large Scale Multiple Use (LSMU); (2) Resolution Number R96-1194 to approve seven (7) Multiple Use Planned Developments (MUPD) and one Planned Unit Development (PUD) Zoning designation for the internal portions of DRI property; and (3) Resolution Number R96-1195 to approve the overall DRI with conditions. Since 1996, various portions of these resolutions have been amended.

A Public Facilities Agreement (PFA) for the construction of the mall was adopted by Palm Beach County on August 26, 1996 and amended on April 15, 1997. The PFA provided for construction of certain roadway links, intersection improvements and outlined construction phasing based upon traffic performance standards. On September 24, 1997, the County's Development Review Committee (DRC) certified the Wellington Green Preliminary Development Plan and on May 27, 1998 and the same body certified the final site plan for the entire 466.3 acre parcel. On December 2, 1999, the last Development Order Amendment adopted by the County contained conditions of approval for development on the subject property and divided the previous DRI conditions into Regional Conditions (RC) and Local Conditions (LC) of approval as adopted by PBC Resolution Number R99-2268. Wellington became the local government with jurisdiction over the Wellington Green DRI on January 1, 2000.

The approved Wellington Green project consists of seven (7) MUPD's and one (1) PUD. The six (6) perimeter MUPD's (A-F) and the central mall (G) were approved for a variety of commercial, retail, hotel, office and personal service uses. The PUD portion consists of 224.85 acres, with three residential pods (A, B & C) and a variety of features including water management areas, wetland preserves and a small endangered fern preserve. Pod "A" consists of approximately 46.1 acres and is approved for the 630 unit NuVista/Devonshire Congregate Living Facilities. Pod "B" consists of 26.0 acres and is the existing 400 unit Bainbridge at Wellington Green apartment complex. Pod "C" consists of 17.6 acres with the 273 unit Axis (F.K.A. Camden Court) apartment complex (Resolution No. R2011-41).

Since the initial approval of the DRI, a number of changes to the overall master plan and to specific conditions of approval have been approved by both Palm Beach County and Wellington. In September 2005, Wellington Council approved Resolution No. R2005-125 to modify and delete conditions for Pod "A" and Resolution No. R2005-126 to consolidate all conditions of approval for the DRI into a single document. In January 2008, Council approved Resolution No. R2008-03 to add a new point of ingress/egress for MUPD "D" to Forest Hill Boulevard. On August 12, 2008 Council approved Resolution No. R2008-70 to remove a small wetland preserve and provide additional access points for MUPD "F," amend the location of the lake on POD "A" (NuVista/Devonshire CLF) and modify the Local Conditions of the DRI related to the Wellington Green Master Sign Plan.

Most recently, Council approved (Resolution No. R2015-31) a Master Plan Amendment to allow an additional Conditional Use for the indoor movie theater in MUPD "G" (Mall at Wellington Green). The Wellington Green DRI sunset on December 31, 2016. As a result, Wellington is now able to review and approve all amendments without the requirement for review by the Treasure Coast Regional Planning Council (TCRPC) or the Florida Department of Economic Opportunity (DEO).

V. STAFF ANALYSIS

The petitioner is requesting an amendment to allow a hotel and to amend certain conditions of approval for Wellington Green project. Specifically, the request is for an additional Conditional Use approval to allow a 125-room, 5-story, hotel in MUPD "B." This request was reviewed for consistency with Wellington's Comprehensive Plan, Land Development Regulations (LDRs) and the current approved Wellington Green Development Order.

The 125-room, 5-story, hotel is proposed on the vacant 1.78 acre parcel located in the southeast section of MUPD "B" as indicated on the conceptual site plan (Exhibit C). Currently, the MUPD "B" project is developed with 94,361 square feet of retail, restaurant and bank uses, which is substantially less than the 163,000 square feet allowed by the approved development order. The constructed 94,361 square feet and proposed 63,326 square feet hotel (approx.) will total 157,687 square feet (approx.). The proposed hotel building setbacks, height and on/off-site parking complies with the LDRs and the existing development order. The hotel shall be compatible with the architectural character and scale of the existing 4-story multi-family buildings, 122-room 4-story hotel and the in-line retail buildings in the surrounding area. The 5-story hotel shall be required to provide increased minimum height standards for the landscape material to compliment the proposed building height. The existing on-site water and sewer systems are adequate to serve the proposed hotel per Wellington's Utilities Department.

The proposed 125-room hotel requires a minimum of 164 parking spaces (1.25 spaces per room plus 1 space for each of the proposed eight employees). The hotel is proposed with 54 parking spaces on-site and 110 parking spaces off-site at the adjacent Wellington/Palm Beach County (PBC) Park-n-Ride facility located to the west. The Park-n-Ride facility is currently owned by Wellington and was constructed with grant money from the Florida Department of Transportation (FDOT). The facility is currently functioning as a Palm Tran Park-n-Ride lot. FDOT has indicated this Park-n-Ride facility utilization rate is currently 1% of its capacity. The Village of Wellington is currently in discussions with the petitioner, PBC/Palm Tran and FDOT to release parking spaces not being utilized by Palm Tran. The parking spaces not being utilized will be used to calculate the required parking for the proposed hotel. The applicant has indicated in recent discussions that they will likely purchase the Park-n-Ride facility from Wellington or amend the existing use agreement to adjust the number of parking spaces available for use by Palm Tran and hotel. The applicant will be required to proportionally reimburse the construction grant money provided by FDOT with execution of the sale or amended use agreement for the Park-n-Ride facility. An off-site parking agreement and cross access agreement is required prior to submittal of permits for the hotel.

The Wellington Green Development Order Local Condition (LC) V.1 contains a list of uses that are considered approved Conditional Uses for the overall project, provides the maximum number of each use type and indicates which of the MUPD's are allowed those Conditional Uses and their respective maximum square footage/limitations. The original development order approved a Conditional Use to allow only one (1) hotel in MUPD "A," "B," "C" or "F" with a maximum of 125 rooms. The one (1) approved hotel was constructed in MUPD "A" with a total of 122 rooms. This request will amend the approved Conditional Use to allow an additional 125-room hotel in MUPD "B." This will result in a total of 250 approved rooms for the overall project.

The Wellington Green Master Plan (Exhibit D) and the Local Conditions (LC) are being amended to allow an additional hotel. Below are the proposed amendments to the Local Conditions (LC);

(LC) A.13.

Buildings in MUPDs A-F shall not exceed 35 feet in height, including mechanical equipment, measured from finished grade to the highest point, excluding unoccupied architectural features. The petitioner may seek relief from this height requirement to exclude air conditioning and mechanical equipment from this height requirement. ~~The one~~ two (2) permitted hotels, and the buildings in the PUD and MUPD G, shall not exceed 72 feet in height.

(LC) I.1.

A maximum of ~~one 125-room hotel~~ two (2) hotels, not exceeding a total of 250 rooms, shall be permitted. The two (2) hotels may be permitted in MUPD A, B, C, or F only. Ancillary uses may include, but not be limited to, a restaurant, cocktail lounge, meeting rooms, or conference center open to the public. Total floor area of the ancillary uses shall not exceed 15% of the gross floor area of the hotel.

(LC) I.2.

~~The hotel and ancillary uses shall be constructed in one MUPD only~~ Each hotel and its ancillary uses shall be within the same MUPD.

(LC) I.3.

The hotel permitted in MUPD B shall provide an off-site parking agreement and cross access agreement with the adjacent Park-n-Ride parking facility prior to submittal of a land development permit or building permit for the hotel. The agreements shall be executed and recorded in the public record as required per LDR Sec. 7.2.3.1.4. "Agreement for off-site parking" prior to issuance of any building permit for the hotel.

(LC) V.1.

The maximum number, location, and maximum gross square feet of floor area or rooms for each approved conditional use shall be limited as follows:

<i>APPROVED CONDITIONAL USE</i>	<i>MAX NO.</i>	<i>MUPD LOCATION</i>	<i>MAX SF / ROOMS BY MUPD*</i>	<i>MAX COMBINED SF / ROOMS **</i>
<i>Hotel</i>	<i>4 <u>2</u></i>	<i>A,B,C,F</i>	<i>125 rooms in A,B,C,F</i>	<i>125 <u>250</u> rooms</i>

Wellington’s LDRs Section 5.4.1. defines Conditional Use as those uses that are generally compatible with the other uses permitted in a district but require individual review of their location, design, configuration and intensity and density of use, structures and may require the imposition of conditions to ensure the appropriateness and compatibility of the use at a particular location. LDRs Section 5.4.4.E. provides standards that are applicable to all Conditional Uses to be approved by the Village Council. These Conditional Use standards were utilized for review of the proposed hotel in MUPD “B” as follows:

Consistent with Comprehensive Plan. This request is consistent with the Village’s Comprehensive Plan since the request does not propose to change the Future Land Use Map designation of the project. The proposed additional hotel intensity will not exceed the allowed 0.40 FAR or 30% Building Coverage. The proposed hotel is consistent with Wellington’s Comprehensive Plan including, but not limited to;

Objective 1.2 of the Land Use Element requires Wellington to direct future growth into areas

served by urban services that have adequate capacity. The hotel is proposed within the urban service area on the 1.78 acre parcel located in the southeast section of MUPD “B” which has been vacant for over 10 years.

Policy 1.7.1 of the Infrastructure Element requires Wellington to direct growth to areas within established Urban Service Area to maximize the use of existing and future infrastructure. MUPD “B” is an existing commercial project that has adequate water and sewer systems for the proposed hotel use.

Complies with supplementary use standards. The hotel site plan was reviewed by DRC for compliance with all relevant and appropriate portions of the LDRs and certification is pending Council approval of this request. An off-site parking agreement and cross access agreement are required for the proposed hotel to utilize the existing Park-n-Ride facility to meet the minimum parking standards.

Compatibility. The proposed hotel use is compatible and generally consistent with the uses and character of the surrounding existing development. The Wellington Green Development Order was approved for this site (MUPD “B”) along with MUPD’s “A,” “C” and “F” to potential have a hotel use. The approval did indicate that only one (1) hotel with a maximum of a 125-rooms would be allowed. A hotel was constructed in MUPD “A” with a total of 122-rooms. This request is to amend the Wellington Green Development Order Conditional Use approval to allow an additional 125-room hotel in MUPD “B.” The proposed 5-story hotel will be compatible with the existing 4-story multi-family buildings, 122-room 4-story hotel and the in-line retail buildings in the surrounding area.

Design minimizes adverse impact. The proposed hotel and site design will minimize adverse effects, including visual impact and intensity on adjacent lands. The proposed site within MUPD “B” is located at the rear of the in-line retail buildings. The site is located over 1,500 feet from the nearest single-family residence and 300 feet from the adjacent 4-story multi-family project. The 5-story hotel shall be required to provide increased minimum height standards for the landscape material to minimize adverse effects of the building mass.

Adequate public facilities. The traffic statement submitted for this request demonstrated the current vested 4,296 PM peak trips threshold will not be exceeded by this proposed amendment to allow an additional hotel for the Wellington Green project as indicated in Wellington’s Traffic Consultant letter attached as Exhibit “E.” The existing MUPD “B” on-site water and sewer systems are adequate to serve the proposed hotel per Wellington’s Utility Department. Palm Beach County Fire Department will be able to serve the site since a station is located less than a mile away on Stribling Way.

Design minimizes environmental impact. The proposed request will have no adverse impacts to the natural environment, including but not limited to water, air, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment. MUPD “B” has existing on-site utilities and stormwater management.

Development patterns. The Wellington Green project is essentially built-out with only the NuVista/Devonshire Congregate Living Facilities (POD A) site and the subject 1.78 acre parcel located in MUPD “B” still vacant and undeveloped from the original approvals. The subject site has been vacant for over 10 years and is a logical development pattern for this MUPD. Staff notes over the years it’s has been indicated that Wellington’s only hotel does not serve the current needs of the community and additional rooms are needed to support the seasonal equestrian and sporting uses in this area.

Other relevant standards of Code. The hotel will comply with all standards imposed on it by the Code and Wellington Green Development Order.

Consistency with neighborhood plans. This project is not within a neighborhood plan. The proposed hotel shall be developed consistent with the architectural and development standards of the approved Wellington Green Development Order and LDRs. The proposed hotel requires ARB approval of the building design, colors, materials and signage.

Staff has concluded this proposed amendment request is consistent with Wellington's Comprehensive Plan and Land Development Regulations. The complete Master Plan Amendment [Petition No. 17 – 09 (2017 – 05 MPA 6)] application is available for review at the Planning and Zoning Division office.

VI. PUBLIC NOTIFICATION / COMMENTS

As required by the Land Development Regulations and Florida Statutes, public notifications were placed in the Palm Beach Post, mailings were sent to surrounding property owners within 500 feet and the property was posted. All notices advised the public that a hearing on the proposed ordinance/resolution would take place on as noted below:

Planning, Zoning and Adjustment Board Meeting

Mailings/Newspaper/Posted Signs: February 21, 2017
Meeting Date: March 8, 2017

Council Meeting

Mailings/Newspaper: February 21, 2017
Posted Signs: March 21, 2017
Meeting Date: March 28, 2017

Staff has not receive any inquiries regarding the mailing, newspaper advertisement or posted signs for this petition as of February 24, 2017 when the staff report was published.

VII. DEVELOPMENT REVIEW COMMITTEE (DRC)

The proposed Wellington Green Master Plan Amendment (MPA) Petition No. 17–09 (2017–05 MPA6) was certified for the public hearing process at the January 25, 2017 DRC meeting.

VIII. PLANNING, ZONING AND ADJUSTMENT BOARD

The Planning, Zoning and Adjustment Board (PZAB) meeting is scheduled for 7:00 p.m. on March 8, 2017.

IX. COUNCIL

The Village Council meeting is scheduled for 7:00 p.m. on March 28, 2017.

X. STAFF RECOMMENDATION

Based on the findings contained within this staff report and consistency with both Wellington's Comprehensive Plan and Land Development Regulations, staff recommends approval of Resolution No. R2017–10, a Master Plan Amendment [Petition No. 17–09 (2017 – 05 MPA6)] to allow Conditional Use for a 125-room hotel in MUPD "B" and amend certain conditions of

approval for the 466.3 acre parcel known as Wellington Green, located at the southwest corner of Forest Hill Boulevard and State Road 7/U.S. 441, as legally described in Exhibit "B," subject to the amended and restated conditions of approval listed in Resolution No. R2017-10. *{Note regarding formatting: underline = added; strikethrough = deleted}*

List of Exhibits

Exhibit "A"	Location Map
Exhibit "B"	Legal Description of Overall Wellington Green Project
Exhibit "C"	MUPD "B" Hotel Conceptual Site Plan
Exhibit "D"	Wellington Green Master Plan
Exhibit "E"	Wellington Traffic Consultant's Letter (Dated January 25, 2017)

Exhibit "A"
Location Map

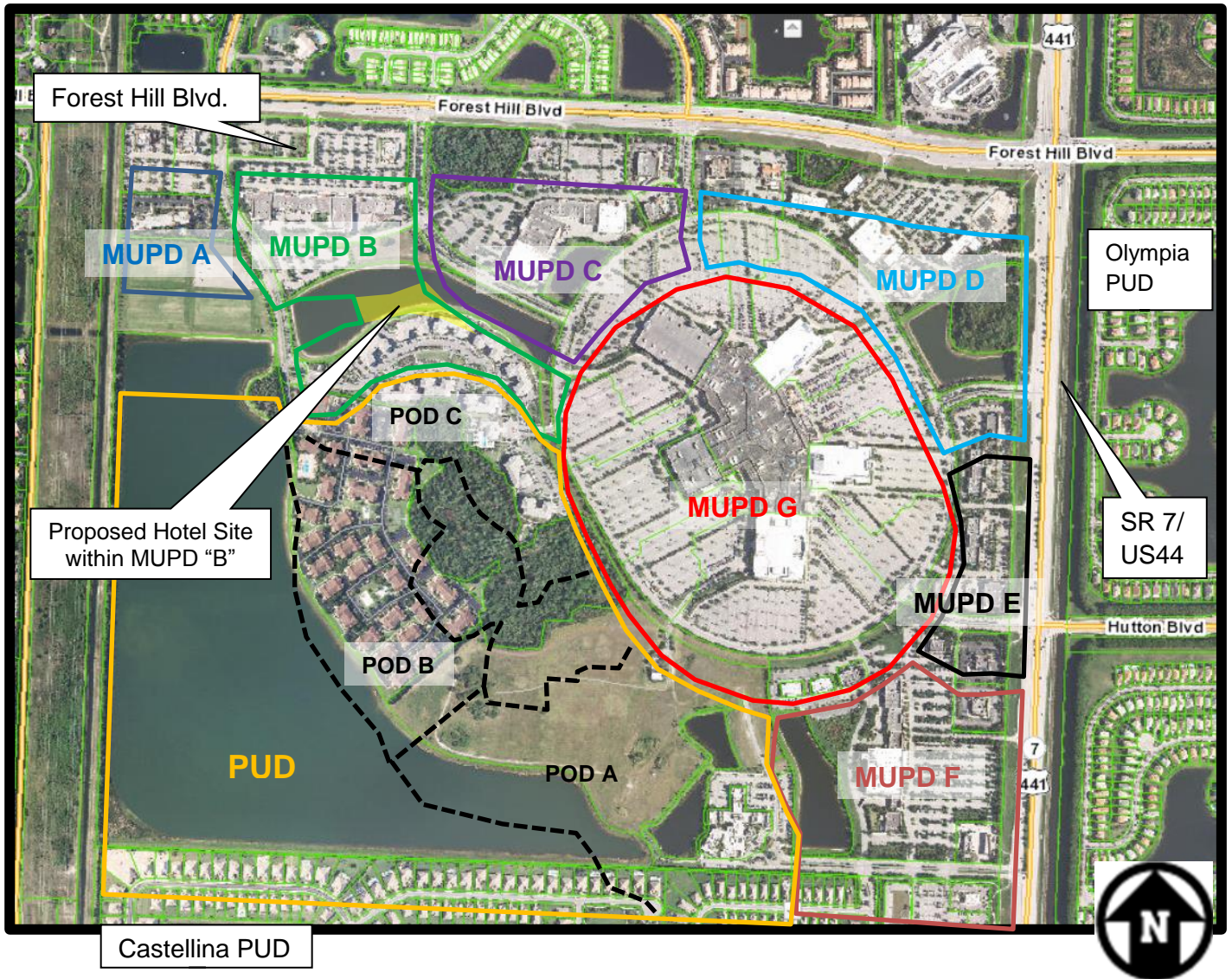


Exhibit "B"
Legal Description

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13:

THENCE S87°44'43" E ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2643.75 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13:

THENCE CONTINUE S87°44'43" E A DISTANCE OF 684.73 FEET;

THENCE S02°15'17" W A DISTANCE OF 27.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N02°15'17" E;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4443.66 FEET AND A CENTRAL ANGLE OF 09°33'35" FOR AN ARC DISTANCE OF 741.42 FEET TO THE POINT OF TANGENCY;

THENCE S78°11'08" E A DISTANCE OF 217.67 FEET TO A POINT CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING RADIUS OF 2687.05 FEET AND A CENTRAL ANGLE OF 10°14'28" FOR AN ARC DISTANCE OF 480.29 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S86°25'05" E A DISTANCE OF 186.37 FEET;

THENCE N89°02'07" E A DISTANCE OF 70.31 FEET;

THENCE S00°22'03" E A DISTANCE OF 503.00 FEET;

THENCE S01°58'00" W ALONG A LINE PARALLEL WITH AND 252.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13 A DISTANCE OF 1246.38 FEET;

THENCE S88°02'00" E A DISTANCE OF 11.66 FEET;

THENCE S01°53'53" W A DISTANCE OF 1312.60 FEET;

THECE S01°53'57" W A DISTANCE OF 827.17 FEET;

THENCE N88°05'25" W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID SECTION 13 A DISTANCE OF 5044.51 FEET TO THE WEST LINE OF SAID SECTION 13;

THENCE N01°52'59" E A DISTANCE OF 1360.77 FEET TO THE WEST ONE-QUARTER OF SAID SECTION 13;

THENCE N01°54'01" E A DISTANCE OF 2720.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 466.30 ACRES MORE OR LESS.

LESS – Metes and Bounds:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S01°54'01"W ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 699.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S01°54'01"W ALONG THE SAID WEST LINE OF SAID SECTION 13 A DISTANCE OF 534.48 FEET;

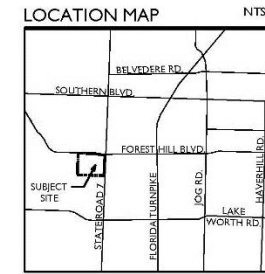
THENCE S88°05'59"W A DISTANCE OF 900.75 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N82°47'11"E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2631'07" AND A RADIUS OF 1260.00 FEET FOR AN ARC DISTANCE OF 538.18 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N88°05'59"W A DISTANCE OF 680.75 FEET TO THE POINT OF BEGINNING;

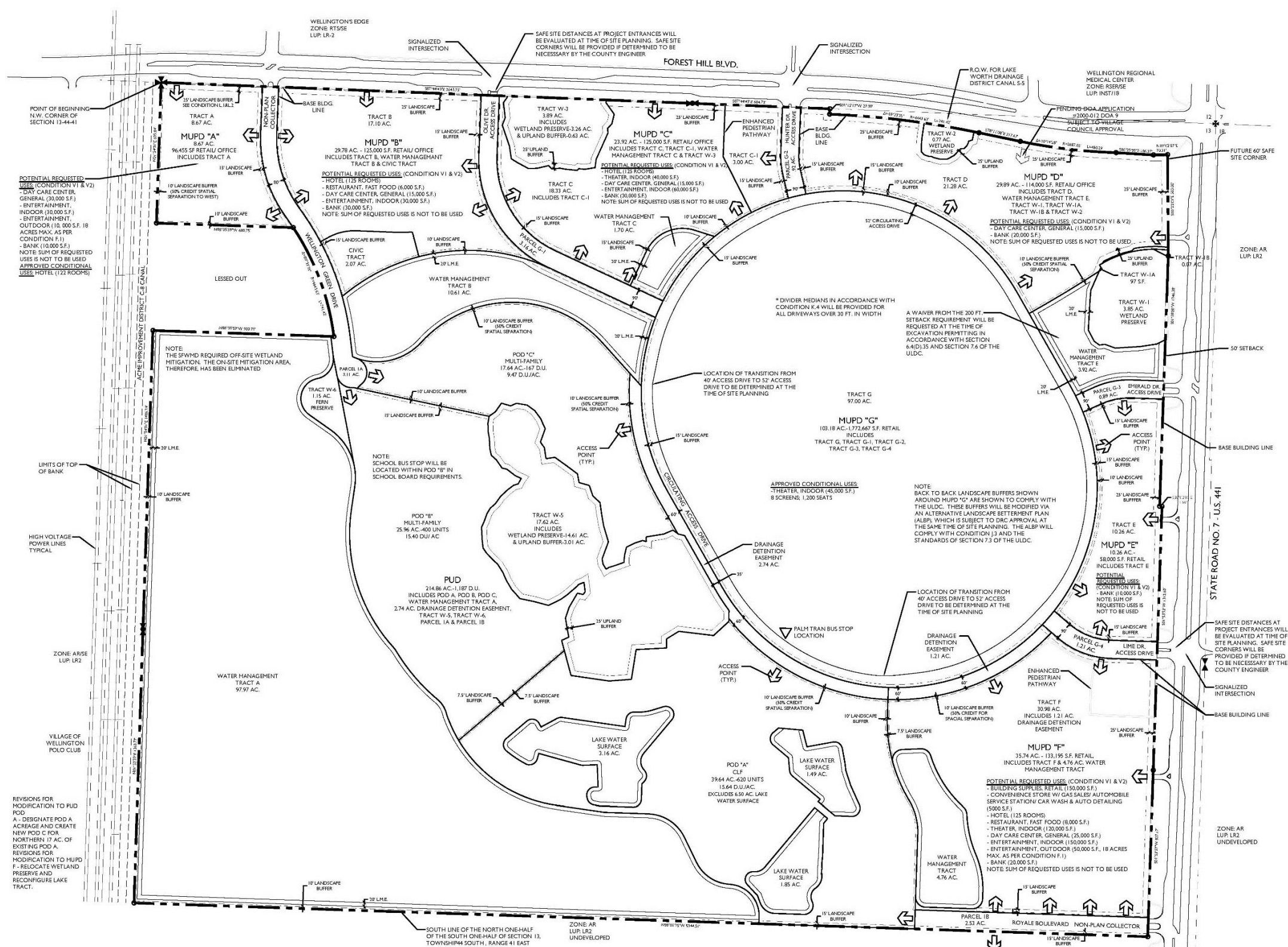
SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 10.00 ACRES, MORE OR LESS

Exhibit "D"
Wellington Green Master Plan



WGITM
LAND DESIGN SERVICES DIVISION
LANDSCAPE ARCHITECTURE / PLANNING / ENVIRONMENTAL
TRANSPORTATION / ENGINEERING / SURVEYING / AS-BUILT / CREATIVE SERVICES
2035 Viera Parkway, West Palm Beach, FL 33411
Phone: 561.481.2220 www.wgilds.com
Cert No. 6911 - LB No. 7055

WELLINGTON GREEN MALL
PREPARED FOR BREFRANK, INC.
VILLAGE OF WELLINGTON, FLORIDA



SITE DATA

TOTAL SITE AREA	456.30 AC.
FUTURE LAND USE DESIGNATION	LS94 OVERLAY
ZONING DISTRICT	MUPD AND PUD
MUPD A	8.61 AC.
TRACT A	8.61 AC.
MUPD B	20.78 AC.
TRACT B	17.10 AC.
TRACT C	10.61 AC.
TRACT C-1	2.07 AC.
MUPD C	23.92 AC.
TRACT C	18.33 AC.
TRACT C-1	1.70 AC.
TRACT C-2	3.89 AC.
MUPD D	29.89 AC.
TRACT D	21.28 AC.
TRACT D-1	3.85 AC.
TRACT W-1A	97.5 F.
TRACT W-1B	0.07 AC.
TRACT W-2	0.77 AC.
TRACT W-3	3.92 AC.
MUPD E	10.26 AC.
TRACT E	10.26 AC.
MUPD F	35.74 AC.
TRACT F	30.98 AC.
TRACT F-1	4.76 AC.
MUPD G	103.18 AC.
TRACT G	97.00 AC.
TRACT G-1	3.16 AC.
TRACT G-2	0.92 AC.
TRACT G-3	0.89 AC.
TRACT G-4	1.21 AC.
PUD	214.86 AC.
POD A	46.19 AC.
POD B	25.96 AC.
POD C	17.64 AC.
PARCEL 1A	3.11 AC.
PARCEL 1B	2.53 AC.
TRACT W-5	17.62 AC.
TRACT W-6	17.62 AC.
TRACT W-7	1.15 AC.
TRACT W-8	1.15 AC.
TRACT W-9	97.97 AC.
TRACT W-10	2.74 AC.

PUD RESIDENTIAL POD DATA

POD NAME	ACRES	TYPE	TOTAL D.U.	NET DENSITY (D.U./AC.)
POD A	39.64	CLF*	620	15.64
POD B	25.96	MF**	400	15.40
POD C	17.64	HP**	167	9.47

SITE DATA AS SHOWN ON PDP

LAND USE	ACREAGE
COMMERCIAL HIGH (CH)	241.46 AC.
RESIDENTIAL HIGH (HRB)	43.75 AC.
RESIDENTIAL MEDIUM (HRS)	40.00 AC.
WETLANDS/ UPLAND BUFFERS	27.28 AC.*
WATER MANAGEMENT TRACTS	125.46 AC.
DRAINAGE DETENTION EASEMENTS	3.95 AC.
*INCLUDES 23.44 ACRES OF WETLAND PRESERVES AND 3.64 ACRES OF UPLAND BUFFERS	

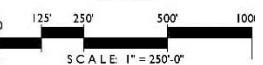
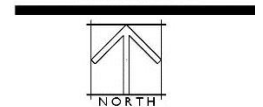
LAND USE ACREAGE

LAND USE	MINIMUM ACREAGE	MAXIMUM ACREAGE
COMMERCIAL HIGH (CH)	185	250
RESIDENTIAL HIGH (HRB)	10	50
RESIDENTIAL MEDIUM (HRS)	35	60
WETLAND/ BUFFER	27	N/A
ACTIVE PARK	10	N/A
*LAKES/ DRAINAGE CONTROL	132	N/A

REVISION DATES

DATE	APPROVAL	NOTES
02/24/17		FOR PRELIMINARY REVIEW
02/24/17		FOR PRELIMINARY REVIEW
02/24/17		FOR PRELIMINARY REVIEW

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DRAWN BY: BRD
DRAWING #: MP_Wellington Green MUPD-B.dwg
FILE #: NEW PROJECT_Fairfield Inn@Wellington

Exhibit "E"
Wellington Traffic Consultant's Letter

PTC

Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

January 25, 2017

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

**Re: Wellington Green MUPD B Site Plan - #PTC17-001F
16-10 (2017-06 ASA 56)**

Dear Mr. Newell:

The Village of Wellington has determined that the Development Order for the Wellington Green Mall is still active; therefore, the 4,296 PM peak hour trips are still considered vested. Attached is the Requested Use Matrix that demonstrates that the PM peak hour trips generated by the proposed hotel are within the approved thresholds of the Wellington Green Mall. We have no comments.

Sincerely,

Andrea M. Troutman, P.E.
President

cc: Cory Lyn Cramer
Patrick Barthelemy

Attachment