



**Engineering and  
Public Works Department**

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**Palm Beach County  
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Verdenia C. Baker

February 7, 2025

Bryan Kelley, P.E.  
Simmons & White, Inc.,  
2581 Metrocentre Blvd West, Ste 3  
West Palm Beach, FL 33407

**RE: Marketplace at the Wellington  
Project #: 250101 (Previously: 240314)  
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact study, revised December 24, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

|                             |                                                                                                                                                                                                                              |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Municipality:</b>        | Wellington                                                                                                                                                                                                                   |
| <b>Location:</b>            | SWC of South Shore Blvd and Greenview Shores Blvd                                                                                                                                                                            |
| <b>PCN:</b>                 | 73-41-44-16-20-001-0000/-003-0000                                                                                                                                                                                            |
| <b>Access:</b>              | 2 Right-in/Right-out on South Shore (1 existing), Full access driveway on Sheffield Street (existing), 1 Right-in/Right-out driveway connection on Greenview Shores Blvd                                                     |
| <b>Vested Uses:</b>         | Multi-Family Low-rise Residential = 75 DUs,<br>Hotel = 80 Rooms,<br>General Office = 40,000 SF,<br>Shop Plaza w/o Sup Market = 50,000 SF,<br>Fine Dining Restaurant = 15,000 SF, and<br>High Turnover Restaurant = 15,000 SF |
| <b>Proposed Uses:</b>       | Multi-Family Low-rise Residential = 89 DUs,<br>Hotel = 80 Rooms,<br>General Office = 49,000 SF,<br>Shop Plaza w/o Sup Market = 35,000 SF,<br>Fine Dining Restaurant = 18,000 SF, and<br>High Turnover Restaurant = 15,000 SF |
| <b>Net Daily Trips:</b>     | -872 (Proposed – Vested)                                                                                                                                                                                                     |
| <b>Net Peak Hour Trips:</b> | -2 (0/-2) AM; -29 (-14/-15) PM (Proposed – Vested)                                                                                                                                                                           |
| <b>New Daily Trips:</b>     | 3,624                                                                                                                                                                                                                        |
| <b>New Peak Hour Trips:</b> | 234 (144/90) AM; 332 (174/158) PM                                                                                                                                                                                            |
| <b>Build-out:</b>           | December 31, 2027                                                                                                                                                                                                            |

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County. The project is not expected to have any significant impact on non-municipal roadways or intersections.

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Affirmative Action Employer"



Bryan Kelley, P.E.  
February 7, 2025  
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Please note the receipt of a 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. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

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 561-478-5755 or email [MRahman@pbc.gov](mailto:MRahman@pbc.gov).

Sincerely,

A handwritten signature in blue ink that reads "Rahman".

Moshir Rahman, Ph.D., P.E.  
Professional Engineer  
Engineering and Public Works Dept.  
Traffic Division

MR:QB:ep

cc: Addressee

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington  
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division  
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
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