Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners
Robert S. Weinroth, Mayor
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Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

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October 7, 2022

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

RE: Islepointe
Project #: 221002 (Previously 210503)
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Equivalency Traffic Impact Statement, dated September 29, 2022, 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:

Municipality:	Wellington
Location:	NEC of 50th Street S and 120th Avenue S
PCN:	73-41-44-26-08-005-0000
Access:	One full access driveway connection onto 50th Street S (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Prev Approved Uses:	TPS Approval dated 5/12/2021: Single Family Detached = 39 DUs
Proposed Uses:	Modify previous approval as follow: Single Family Detached = 27 DUs
New Daily Trips:	270 Previously approval was 390, a change of -120
New Peak Hour Trips:	19 (5/14) AM; 25 (16/9) PM Previous approval was: 27 (7/20) AM; 37 (23/14) PM A change of: -8 (-2/-6) AM; -12 (-7/-5) PM
Build-out:	December 31, 2025

Based on the review, the Traffic Division has determined that the proposed change in the land use will continue to meet the TPS of Palm Beach County since there will be reduction of already approved trips. All conditions of approval, if applicable to the previously approved project, will continue to be applicable to this equivalent project. The previous approval of this project, with conditions, if any, is attached for reference.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw
Attachment: May 12, 2021 TPS Approval Letter
ec:

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

File: General - TPS - Mun - Traffic Study Review
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May 12, 2021

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

RE: Islepointe
Project #: 210503 (Previously 201021)
Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Islepointe** Traffic Impact Statement, dated May 5, 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:

Municipality:	Wellington
Location:	NEC of 50th Street S and 120th Avenue S
PCN:	73-41-44-26-08-005-0000
Access:	One full access driveway connection onto 50th Street S (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Single Family Home = 39 DUs
New Daily Trips:	390
New Peak Hour Trips:	29 (7/22) AM; 41 (26/15) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project **meets** the Traffic Performance Standards of Palm Beach County.

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. 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 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

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

QB:HA:rb
ec: 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

File: General - TPS - Mun - Traffic Study Review
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PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

July 19, 2023

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

Re: Islepointe CPA - #PTC23-001H.1
2023-0002-CPA

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan/Future Land Use Amendment Application for the above referenced project. The Traffic Analysis by JFO Group Inc. dated May 1, 2023, was reviewed. It is proposed to change the land use designation from Community Commercial to Residential Category C on 10 acres.

The proposed land use change results in a reduction of traffic impacts and is therefore in compliance with the level of service standards of the Mobility Element of the Village's Comprehensive Plan.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

Andrea M. Troutman

Andrea M. Troutman, P.E.
President

PTC
Transportation Consultants
601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

November 6, 2023

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

Re: Islepointe MPA - #PTC23-001H.2
2023-0001-MPA

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment Application for the above referenced project. The Traffic Analysis completed by JFO Group Inc. dated August 25, 2023, was reviewed. The resubmittal responded to our comments. We have no new comments. The project is summarized below:

Proposed Uses: 27 Single Family Residential Units

Daily Trips: 270
Peak Hour Trips: AM: 5 In, 14 Out, 19 Total
PM: 16 In, 9 Out, 25 Total

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County. We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2025, unless a time extension has been approved.
2. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

Andrea M. Troutman

Andrea M. Troutman, P.E.
President

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

May 1, 2023 Sent via e-mail: *MichaelS@schickedanzfl.com*

Michael J Smolak
Vice President
Schickedanz Building Group
8144 Okeechobee Boulevard, Suite B
West Palm Beach, Florida 33411

Re: Islepointe – Comprehensive Plan Amendment Traffic Analysis
PCN 73-41-44-26-08-005-0000

Dear Mike,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *The Village of Wellington (VOW) Comprehensive Plan, and Wellington Traffic Performance Standards (TPS) - Article 9 of the Unified Land Development Code (ULDC)*. This traffic statement is associated with the Comprehensive Plan Amendment (CPA) application associated with the Islepointe project.

The subject site is located at the northeast corner of 120th Avenue and 50th Street in the Village of Wellington, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 73-41-44-26-08-005-0000. Parcel information from the property appraiser's office associated with the proposed development is included as Exhibit 1.

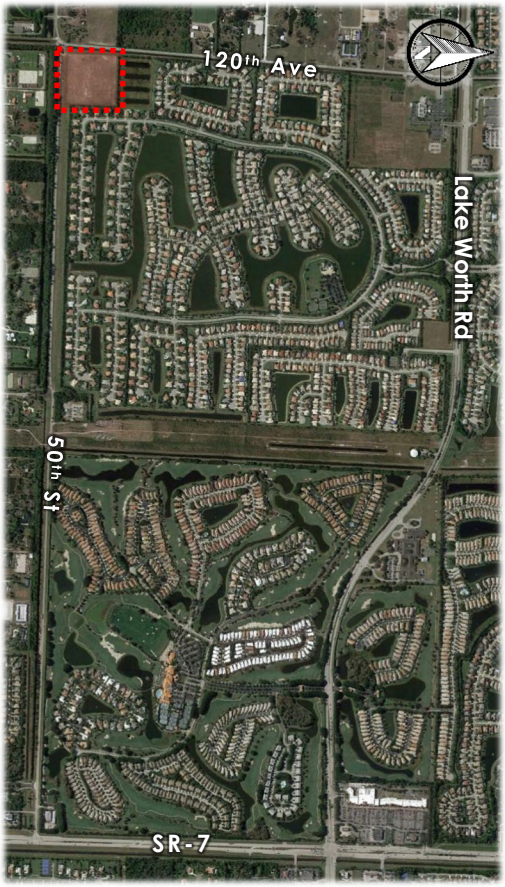

Figure 1 : Project Location

Currently, the subject property contains a Future Land Use (FLU) designation of Community Commercial (CC) and is located within the Planned Unit Development (PUD) Zoning district. The site falls within the Urban Services Boundary (USB) and was previously approved as part of the Islepointe PUD under Resolution R-99-85 (Petition DOA 6-2-99) as an equestrian center pod allowing up to 2 acres of equestrian-related commercial uses with the remaining other 8 acres able to be utilized for other private or public equestrian uses, such as commercial stables, show rings, riding rings, of fields, paddocks and other equestrian uses. Exhibit 2 includes a copy of Resolution R-99-85 while Exhibit 3 includes a copy of the latest approved Master Plan.

A land use change amendment from the current Community Commercial (CC) to Residential Category C (maximum of 3 dwelling units per acre) is being requested. Under the most intense use in the current FLU designation, the site can accommodate 30,492[1] SF of Office uses and 605[2] Stalls while under the most intense use in the proposed FLU the site can accommodate 30 Single Family homes. However, the project is proposing a limitation of 27 Single Family Homes on the subject site.

[1] 30,492 SF = 2 Acres X 43,560 SF X 0.35 FAR
[2] 605 Stalls = 8 Acres X 43,560 SF X 0.25 Building Coverage / (12 ft X 12 ft)

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Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022, and trip generation rates previously approved in the Village of Wellington. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Stalls	VOW	1.62	60%	40%	0.15	40%	60%	0.15
General Office	710	10.84	88%	12%	1.52	17%	83%	1.44
Single Family	210	10.00	26%	74%	0.70	63%	37%	0.94

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed FLU. According to Table 2, both Daily and Peak-Hour traffic generated by the Proposed Maximum Intensity is lower than the traffic generated by the current FLU. Furthermore, pursuant to *Part Two: Links* requirements and according to the *ULDC, Article 9 – Chapter 4, Section 9.4.2.* Wellington Roads with more than one percent (1%) of the adopted LOS thresholds shall meet the adopted LOS.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing Future Land Use								
Stalls	605 Stalls	980	55	36	91	36	55	91
General Office	30,492 SF	331	40	6	46	7	37	44
	Σ	1,311	95	42	137	43	92	135
Pass-By								
General Office	10%	33	4	1	5	1	3	4
Net Existing FLUA Traffic		***1,278***	***91***	***41***	***132***	***42***	***89***	***131***
Proposed Future Land Use (Proposed Intensity)								
Single Family	27 DUs	270	5	14	19	16	9	25
Net Proposed Traffic		***270***	***5***	***14***	***19***	***16***	***9***	***25***
Net Traffic		**(1,008)**	**(86)**	**(27)**	**(113)**	**(26)**	**(80)**	**(106)**

Table 3 includes the traffic assignment for Wellington Roads while Figure 2 shows the project traffic assignment within the Village of Wellington roads. Table 4 and Table 5 summarize both AM and PM peak-hour peak-direction traffic conditions on Wellington Links significantly impacted at project buildout.

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Table 3: Wellington Roads - Project Impact

Roadway	From	To	Ln	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
50th Street	South Shore Blvd	120th Avenue	2L	II	640	18%	3	0.47%
50th Street	120th Avenue	Site Access	2L	II	600	30%	5	0.83%
50th Street	Site Access	Wellington limits	2L	II	600	70%	11	1.83%
120th Avenue	50th Street South	Lake Worth Rd	2L	II	640	12%	2	0.31%
120th Avenue	Lake Worth Rd	Pierson Rd	2L	II	640	5%	1	0.16%
Aero Club Drive	Greenbriar Blvd	Binks Forest Dr	2L	I	880	1%	0	0.00%
Big Blue Trace	South Shore Blvd	Wellington Trace	2L	I	880	1%	0	0.00%
Big Blue Trace	Wellington Trace	Paddock Drive	2L	I	880	1%	0	0.00%
Big Blue Trace	Paddock Drive	Southern Blvd	2L/4L	I	880	1%	0	0.00%
				I	2,000	1%	0	0.00%
Binks Forest Drive	Greenview Shore Blvd	Southern Blvd	4LD	I	2,000	2%	0	0.00%
Birkdale Drive	Forest Hill Blvd	Wellington Trace	2L	I	880	1%	0	0.00%
Flying Cow Ranch Rd	South of Southern Blvd		2L	I	880	0%	0	0.00%
Forest Hill Blvd	Southern Blvd	Wellington Trace N	6LD	I	3,020	1%	0	0.00%
Forest Hill Blvd	Wellington Trace N	Wellington Trace S	4LD	I	2,000	1%	0	0.00%
Forest Hill Blvd	Wellington Trace S	South Shore Blvd	4LD	I	2,000	1%	0	0.00%
			6LD	I	3,020	1%	0	0.00%
Forest Hill Blvd	South Shore Blvd	Stribling Way	6LD	I	3,020	1%	0	0.00%
Forest Hill Blvd	Stribling Way	SR-7	6LD	I	3,020	1%	0	0.00%
Greenbriar Bvd	Aero Club Drive	Wellington Trace	2L	II	800	1%	0	0.00%
Greenbriar Bvd	Wellington Trace	Greenview Shore Blvd	2L	II	800	1%	0	0.00%
Greenview Shore Blvd	Binks Forest Dr	Paddock Drive	2L	I	880	1%	0	0.00%
Greenview Shore Blvd	Paddock Drive	Wellington Trace	2L	I	880	1%	0	0.00%
Greenview Shore Blvd	Wellington Trace	Greenbriar Blvd	4LD	I	2,000	1%	0	0.00%
Greenview Shore Blvd	Greenbriar Blvd	South Shore Blvd	4LD	I	2,000	1%	0	0.00%
Lake Worth Road	South Shore Blvd	120th Avenue	2L	I	880	4%	1	0.11%
Lake Worth Road	120th Avenue	Isles Blvd	4LD	I	2,000	2%	0	0.00%
Lake Worth Road	Isles Blvd	SR-7	4LD	I	2,000	1%	0	0.00%
Paddock Drive	Wellington Trace	Greenview Shore Blvd	2L	II	640	1%	0	0.00%
Paddock Drive	Greenview Shore Blvd	Big Blue Trace	2L	II	600	1%	0	0.00%
Pierson Rd	Ousley Farms Rd	South Shore Blvd	2L	II	800	1%	0	0.00%
Pierson Rd	South Shore Blvd	120th Ave	2L	II	800	2%	0	0.00%
Pierson Rd	120th Ave	Fairlane Farms Rd	2L	II	800	3%	0	0.00%
South Shore Blvd	50th St	Lake Worth Rd	2L	II	640	9%	1	0.16%
South Shore Blvd	Lake Worth Rd	Pierson Rd	2LD	II	840	3%	0	0.00%
South Shore Blvd	Pierson Rd	Greenview Shore Blvd	4LD	I	2,000	4%	1	0.05%
South Shore Blvd	Greenview Shore Blvd	Big Blue Trace	4LD	I	2,000	2%	0	0.00%
South Shore Blvd	Big Blue Trace	Forest Hill Blvd	4LD	I	2,000	1%	0	0.00%
Stribling Way	Forest Hill Blvd	Fairlane Farms Rd	2L	I	880	1%	0	0.00%
Stribling Way	Fairlane Farms Rd	SR-7	2L	I	880	1%	0	0.00%
Stribling Way	SR-7	Lyons Rd	2L	I	880	1%	0	0.00%
Wellington Trace	Greenbriar Bvd	Paddock Drive	2L	II	800	1%	0	0.00%
Wellington Trace	Paddock Drive	Greenview Shore Blvd	2L	II	800	1%	0	0.00%
Wellington Trace	Greenview Shore Blvd	Big Blue Trace	4LD	I	2,000	1%	0	0.00%
Wellington Trace	Big Blue Trace	Forest Hill Blvd	4LD	I	2,000	1%	0	0.00%
Wellington Trace	Forest Hill Blvd	Birkdale Dr	2L	I	880	1%	0	0.00%

AM		PM	
IN	OUT	IN	OUT
5	14	16	9

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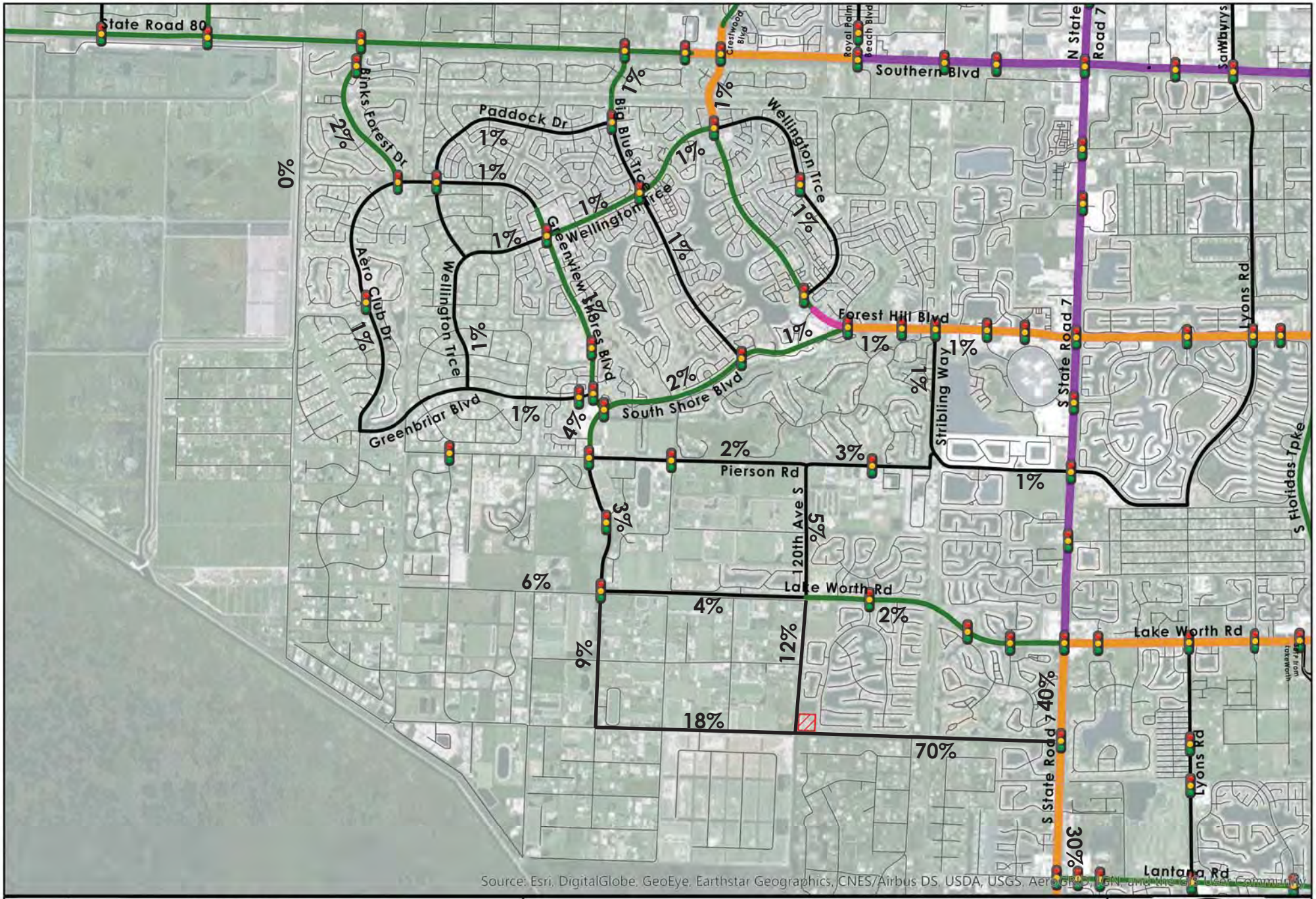

Figure 2: Trip Distribution Isles at Wellington

Table 4: Part Two – Wellington Links – AM Peak Hour

Road	From	To	Ln	AM 2019 Traffic[1]		2025 Background Traffic[2]		Wellington Preserve		2025 Background Traffic (1%) + Approved		Total Traffic Without Project		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	V/C
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
50th Street	120th Avenue	Site Access	2L	355	268	377	284	6	6	383	290	383	290	30%	2	4	385	294	600	0.64
50th Street	Site Access	Wellington limits												70%	10	4	393	294		0.66

ISLEPOINTE AT ORANGE POINT PUD	In	Out
AM Peak Hour Traffic	5	14

Table 5: Part Two – Wellington Links – PM Peak Hour

Road	From	To	Ln	AM 2019 Traffic[1]		2025 Background Traffic[2]		Wellington Preserve		2025 Background Traffic (1%) + Approved		Total Traffic Without Project		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	V/C
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
50th Street	120th Avenue	Site Access	2L	260	276	276	293	10	6	286	299	286	299	30%	5	3	291	302	600	0.50
50th Street	Site Access	Wellington limits												70%	6	11	292	310		0.52

ISLEPOINTE AT ORANGE POINT PUD	In	Out
PM Peak Hour Traffic	16	9

[1] Link Volumes were calculated from Turning Movement Counts at 50th St & SR-7. See Exhibit 6.
[2] Calculated GR=-0.04%. Therefore, a conservative 1% was used in this analysis. See Exhibit 5.

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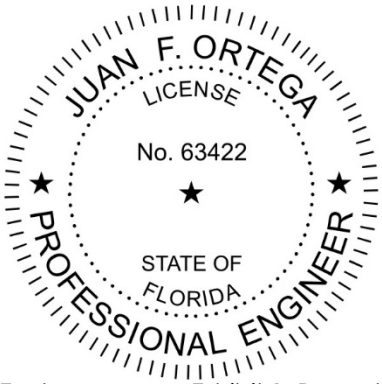
As shown in Table 4 and Table 5, Wellington links with an impact of more than one percent (1%) will meet the adopted LOS. Part Two: Links has been met.

The proposed change from the current Community Commercial (CC) FLU to Residential Category C (maximum of 3 dwelling units per acre) FLU with a proposed intensity of 27 single family homes will not generate additional traffic. The proposed changes to the Islepointe property have been evaluated following *The Village of Wellington Comprehensive Plan, and Wellington Traffic Performance Standards - Article 9 of the Unified Land Development Code*. This analysis shows that all Wellington Roadway Links impacted by the proposed Future Land Use Amendment will be in compliance with *The Village of Wellington Comprehensive Plan, and Wellington Traffic Performance Standards - Article 9 of the Unified Land Development Code*.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:
- Exhibit 1: Property Appraiser
- Exhibit 2: Resolution R-99-85
- Exhibit 3: Approved Master Plan
- Exhibit 4: Trip Generation Rates
- Exhibit 5: Growth Rate
- Exhibit 6: Link and Intersection Counts

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This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on May 1, 2023 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.