



Transportation Consultants

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November 11, 2022  
Revised June 28, 2023

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

**Re: Estates at Equestrian Village (South) CPA - #PTC22-001N.1  
2022-0003-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 Equivalency Statement completed by Simmons & White dated June 24, 2023, was reviewed. The resubmittal responded to our comments. We are recommending the following conditions of approval:

1. The property shall be limited to 148 single family dwelling units and a 5,000 attendee showgrounds expansion or development that generates equivalent trips unless an amendment is approved by the Village Council.
2. An additional north/south access open to the public shall be provided west of South Shore Boulevard between Pierson Road and Gracida Street.

The analysis has demonstrated that the proposed land use change is in compliance with the level of service standards of the Mobility Element of the Village's Comprehensive Plan with the condition of approval above that restricts the development potential.

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

Sincerely,

Andrea M. Troutman, P.E.  
President

May 12, 2023  
Revised June 28, 2023

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

**Re: Estates at Equestrian Village MPA (South) - #PTC22-001N.2  
2022-0005-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 Equivalency Statement completed by Simmons & White dated June 24, 2023, was reviewed. The project is summarized below:

**Proposed Uses:** 148 Single Family Residential Units  
5,000 Weekday Attendance at Showgrounds including staff, exhibitors,  
vendors, and spectators

**Daily Trips:** 6,832  
**Peak Hour Trips:** AM: 246 In, 174 Out, 420 Total  
PM: 258 In, 310 Out, 568 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, 2027, unless a time extension has been approved.
2. The following intersection improvements at Pierson Road and South Shore Boulevard are required in addition to the improvements that have already been funded by the applicant:
  - a. Westbound right turn lane with 275 feet of storage, and
  - b. Extension of proposed eastbound left turn lane storage from 370 feet to 500 feet, and
  - c. Extension of proposed eastbound right turn lane storage from 100 feet to 225 feet.
3. The following intersection improvement at 40<sup>th</sup> Street/Lake Worth Road and South Shore Boulevard are required:
  - a. Extension of westbound right turn lane storage from 270 feet to 425 feet.
  - b. Extension of eastbound left turn lane storage from 135 feet to 175 feet.

4. Prior to Village Council, a Palm Beach County TPS approval letter is required.
5. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.
6. The Property Owner is required to make a proportionate share payment of 12.6% of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120<sup>th</sup> Avenue prior to the first building permit.
7. The Property Owner is required to make a proportionate share payment of 1% of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth Road from 2 to 4 lanes prior to the first building permit.
8. The property owner shall construct a northbound left turn lane and southbound right turn lane on South Shore Boulevard at the southern project driveway prior to the first certificate of occupancy.
9. Owner/operator of proposed Pod F commercial equestrian facilities shall be required to provide as many Palm Beach County Sheriff's (PBSO) Deputies as needed (minimum of three) for traffic control along the Village's rights-of-way including but not limited to the intersections of Pierson Road and South Shore Boulevard and 40<sup>th</sup> Street/Lake Worth Road and South Shore Boulevard for all events at least two hours prior to the show/event start time and at end time.
10. An annual monitoring study shall be completed for the Pod F commercial equestrian facilities starting with the first season of events which shall include traffic counts at all project entrances to document the total trips generated by the event. Additionally, attendance information will be required to be documented. If vehicular trips are more than 25% above that included in the traffic study, additional mitigation may be required. The annual monitoring study shall be completed for 10 years.
11. Adequate ingress and egress directly to 40<sup>th</sup> Street, Palm Beach Point Boulevard and Pierson Road for the Pod F commercial equestrian facilities shall be maintained at all times and shall not disrupt normal traffic circulation patterns.
12. Owner/operator of the Pod F commercial equestrian facilities shall ensure that the proposed 1,500 stalls shall be limited to on-site use by exhibitors and vendors only.
13. The maximum number of daily weekday attendees at the Pod F commercial equestrian facilities shall not exceed 5,000 attendees including staff, exhibitors, vendors, and spectators.
14. Weekend peak events shall not occur simultaneously with the PBIEC and the Pod F commercial equestrian facilities. The maximum number of daily weekend attendees including PBIEC shall not exceed 15,000 attendees including staff, exhibitors, vendors, and spectators.

*Ms. Ferraiolo*  
*Re: PTC22-001N.2*  
*June 28, 2023*  
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15. Gene Mische Way, from Gracida Street to Pierson Road, shall be utilized for access and circulation for all showgrounds traffic (staff and vendors, participants and team, and spectators) during all showground operational hours. The access at Gracida Street and Pierson Road may be controlled via gates. No additional on-street parking will be allowed along Gene Mische Way.

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

Sincerely,

A handwritten signature in blue ink that reads "Andrea M. Troutman". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andrea M. Troutman, P.E.  
President