

May 11, 2023  
Revised October 27, 2023

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

**Re: Lagoon at Equestrian Village CPA (North) - #PTC22-001O.1  
2022-0002-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 Equivalency Statement completed by Simmons & White dated October 20, 2023, was reviewed.

The analysis has demonstrated that the proposed land use change generates less traffic than the previously reviewed plan and, therefore, is 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 [atrouman@pindertroutman.com](mailto:atrouman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.  
President

October 31, 2023

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

**Re: Lagoon at Equestrian Village MPA (North) - #PTC22-001O.2  
2022-0004-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 October 20, 2023, was reviewed. The project is summarized below:

**Proposed Uses:** 49 Single Family Residential Units  
47 Multifamily Low-Rise Residential Units  
18 Hole Private Golf Course  
46,906 SF Private Recreational Community Center

**Net Daily Trips <sup>1</sup>:** -738  
**Net Peak Hour Trips <sup>1</sup>:** AM: 7 In, -45 Out, -38 Total  
PM: -33 In, -10 Out, -43 Total

<sup>1</sup> Based on comparison with plan presented at PZAB.

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County because the proposed plan results in a reduction in trips. We would like to recommend the following changes to the conditions previously proposed for this project:

Remove the following conditions due to changes in access and analysis:

- 22. The property owner shall construct an eastbound left-turn lane on Pierson Road at the project driveway prior to the first residential building permit for the western 65-acre portion of the project (fka Equestrian Village). (TRAFFIC)
- 24. Club membership for the recreational uses shall be limited to the Wellington North and South residents and outside membership of no more than 25% of total membership. (TRAFFIC)

Add the following conditions:

1. The property owner shall extend the storage lane of the southbound left-turn lane on South Shore Boulevard into the project driveway from 175 feet to 280 feet prior to the first residential building permit. (TRAFFIC)
2. The property owner shall remove the northbound right-turn lane on South Shore Boulevard at the eliminated project driveway prior to the first residential building permit for the western 65-acre portion of the project (fka Equestrian Village). The southbound left-turn lane at the eliminated driveway shall be restriped as a U-turn lane and additional pavement added as necessary for the U-turn maneuver at the same time as the northbound right-turn lane removal. (TRAFFIC)

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

Sincerely,



Andrea M. Troutman, P.E.  
President

Enclosures