

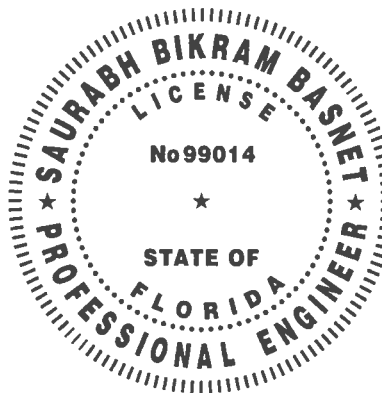
R&B SPORTS TRAFFIC IMPACT STUDY

Property Control Number (PCN): 73-41-44-18-02-000-0010
73-41-44-18-02-000-0020

Prepared by:

via planning, inc.
2101 W. Commercial Boulevard, Suite 3200
Fort Lauderdale, FL 33309

via PN: 1126
October 2025
Revised March 2026



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by Saurabh
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Saurabh Basnet, PE, RSP1
Florida P.E. number: 99014

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INTRODUCTION

via planning, inc. (via) was retained by RB Tennis Holdings II LLC to conduct a traffic impact study associated with the proposed redevelopment of the parcels located at 2995 and 2999 Greenbriar Boulevard, in the Village of Wellington. The existing development is a daycare of approximately 7,940 square feet with a capacity of up to 150 students, and the proposal is to redevelop the site to a recreational center of 26,688 square feet with tennis/paddle courts for paid members. The project buildout year is 2028. The project location is shown in Figure 1.



FIGURE 1: PROJECT LOCATION

The existing property information and the proposed site plan are provided in Appendix A. The proposed redevelopment will have two (2) full-access driveways along Greenbriar Boulevard. This traffic impact study has been completed in accordance with the requirements outlined in the Traffic Performance Standards (TPS) adopted by Palm Beach County and Vehicular Traffic Performance Standards established by the Village of Wellington.

TRIP GENERATION

Trip generation estimates for existing development were developed using the Palm Beach County rates for the Land Use Code (LUC) 565 - Day Care. For the proposed development, rates from the *ITE Trip Generation Manual*, 12th edition, for LUC 495 - Recreational Community Center were used, as Palm Beach does not provide rates for this land use. The pass-by percentage for LUC 565 was based on the Palm Beach County rates, and the pass-by percentage for LUC 495 was based on ITE rates. Supporting documentation is included in Appendix B. The selection of these land uses was made in coordination with the Village of Wellington's consultant staff. Trip generation is shown in Table 1 below.

TABLE 1: TRIP GENERATION

Land Use	Land Use Code	Intensity	Units	Weekday Daily	A.M. Peak Hour			P.M. Peak Hour		
					In	Out	Total	In	Out	Total
Existing Development										
Day care	565	150	Students	614	62	55	117	56	63	119
Pass-by Trips			50%	307	31	27	58	28	31	60
Driveway Volumes				614	62	55	117	56	63	119
Net External Trips				307	31	28	59	28	32	59
Proposed Development										
Recreational Community Center*	495	26.7	KSF	769	36	18	54	37	41	78
Pass-by Trips			19%	146	7	3	10	7	7	15
Driveway Volumes				769	36	18	54	37	41	78
Net External Trips				623	29	15	44	30	34	63
Net New External Trips				316	-2	-13	-15	2	2	4

* Based on the ITE 12th edition rates, as PBC does not have recreational community center land use

TRIP DISTRIBUTION

Based on Palm Beach County's TPS and the net new peak hour trips, the Radius of Development Influence (ROI) is 0.5 mile. Figure 2 shows the anticipated trip distributions which were utilized for significance test and Figure 3 shows the anticipated driveway volumes. Note that some rounding may occur.

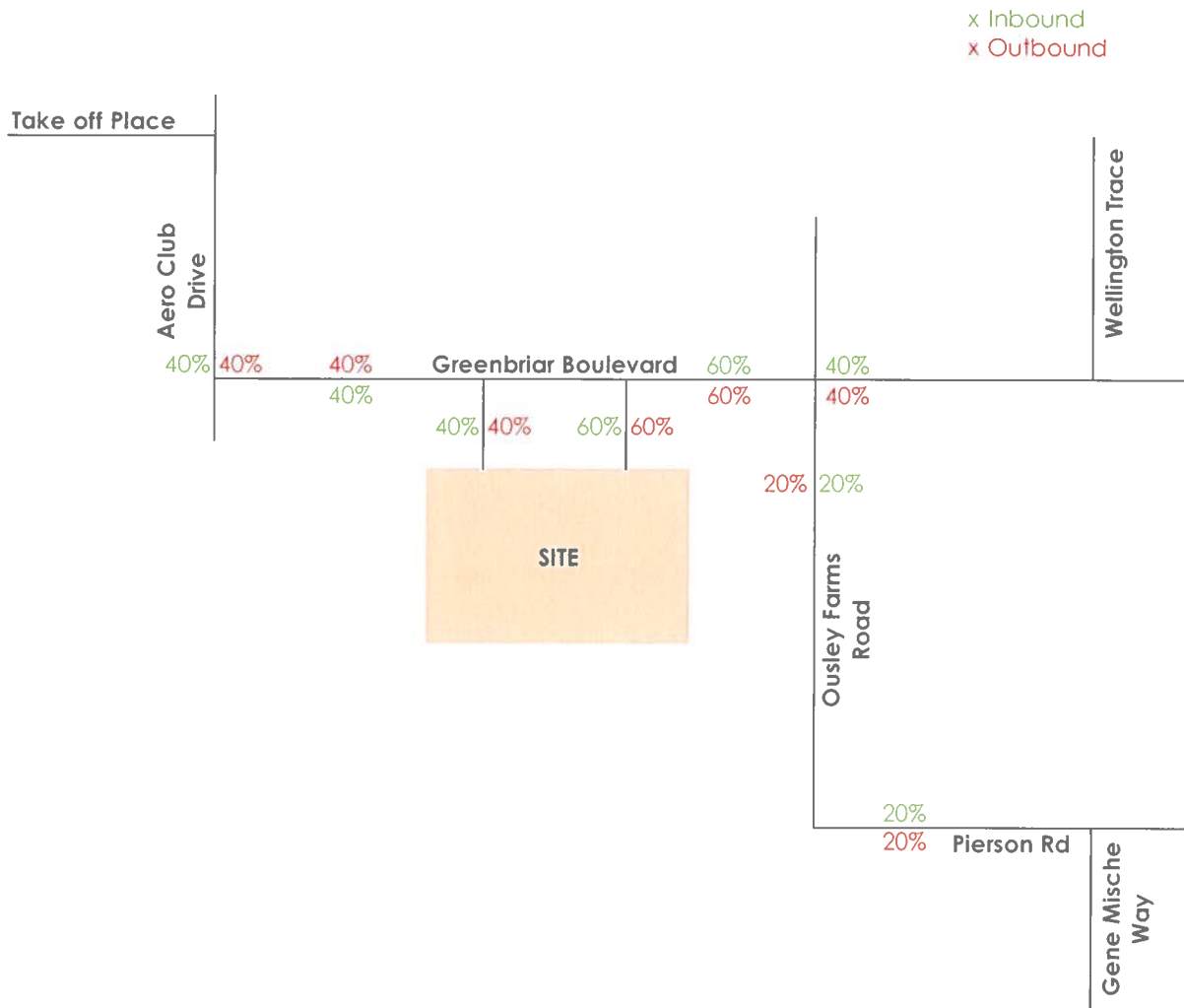


FIGURE 2: TRIP DISTRIBUTION

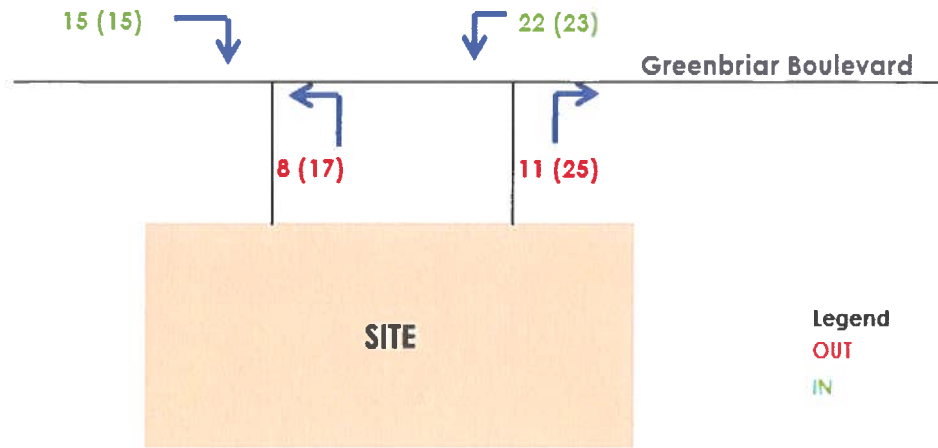


FIGURE 3: PEAK HOUR DRIVEWAY VOLUMES

TRAFFIC IMPACT ANALYSIS

The significance impact analysis was conducted in accordance with Village of Wellingtons Vehicular Traffic Performance Standards and Palm Beach County TPS. The service volume threshold established by Village of Wellington was used for analysis.

Test 1 – Project Buildout Test, Project Significance

Test 1 relates to the end of the project buildout period and requires that, during the peak hours, the project does not add significant traffic, causing the total traffic to exceed the adopted level of service. Since the project is expected to generate negative net new trips in the AM peak hour, significant test was performed only for the PM peak hour and is shown in Table 2. Since none of the links are expected to have a significance impact, level-of-service evaluation and intersection analyses are not required.

TABLE 2: PROJECT SIGNIFICANCE – TEST 1 (PM PEAK HOUR)

Roadway	From	To	Dir	In/ Out	Project Dist.	Total Project Trips	Existing Lanes	Class	LOS D Service Volume	Total Project Impact	Significant (>1%)?
Aero Club Drive	Greenbriar Blvd	Take off Place	NB	O	40%	1	2L	I	880	0.11%	N
			SB	I	40%	1			880	0.11%	N
Greenbriar Blvd	Aero Club Drive	Project access	EB	I	40%	1	2L	II	750	0.13%	N
			WB	O	40%	1			750	0.13%	N
	Project access	Ousley Farms Road	EB	O	60%	2	2L	II	750	0.27%	N
			WB	I	60%	2			750	0.27%	N
Ousley Farms Road	Greenbriar Blvd	Wellington Trace	EB	O	40%	1	2L	II	750	0.13%	N
			WB	I	40%	1			750	0.13%	N
Ousley Farms Road	Greenbriar Blvd	Pierson Road	NB	I	20%	1	2L	II	750	0.13%	N
			SB	O	20%	1			750	0.13%	N
Pierson Road	Ousley Farms Road	Gene Mische Way	EB	O	20%	1	2L	II	750	0.13%	N
			WB	I	20%	1			750	0.13%	N



Test 2 – Five Year Analysis, Project Significance

This test is performed to satisfy the requirements of Palm Beach County TPS. This test addresses the total traffic anticipated to be in place at the end of the fifth year of the FDOT Five-year Transportation Improvement Program. Since the project is expected to generate negative net new trips in the AM peak hour, significant test was performed only for the PM peak hour and is shown in Table 3. Since none of the links are expected to have a significance impact, level-of-service evaluation and intersection analyses are not required.

TABLE 3: PROJECT SIGNIFICANCE – TEST 2 (PM PEAK HOUR)

Roadway	From	To	Dir	In/ Out	Project Dist.	Total Project Trips	Existing Lanes	Class	LOS E Service Volume	Total Project Impact	Significant (>3%)?
Aero Club Drive	Greenbriar Blvd	Take off Place	NB	O	40%	1	2L	I	880	0.11%	N
			SB	I	40%	1			880	0.11%	N
Greenbriar Blvd	Aero Club Drive	Project access	EB	I	40%	1	2L	II	800	0.13%	N
			WB	O	40%	1			800	0.13%	N
	Project access	Ousley Farms Road	EB	O	60%	2	2L	II	800	0.25%	N
			WB	I	60%	2			800	0.25%	N
Ousley Farms Road	Greenbriar Blvd	Wellington Trace	EB	O	40%	1	2L	II	800	0.13%	N
			WB	I	40%	1			800	0.13%	N
Pierston Road	Greenbriar Blvd	Pierston Road	NB	I	20%	1	2L	II	800	0.13%	N
			SB	O	20%	1			800	0.13%	N
Pierston Road	Ousley Farms Road	Gene Mische Way	EB	O	20%	1	2L	II	800	0.13%	N
			WB	I	20%	1			800	0.13%	N



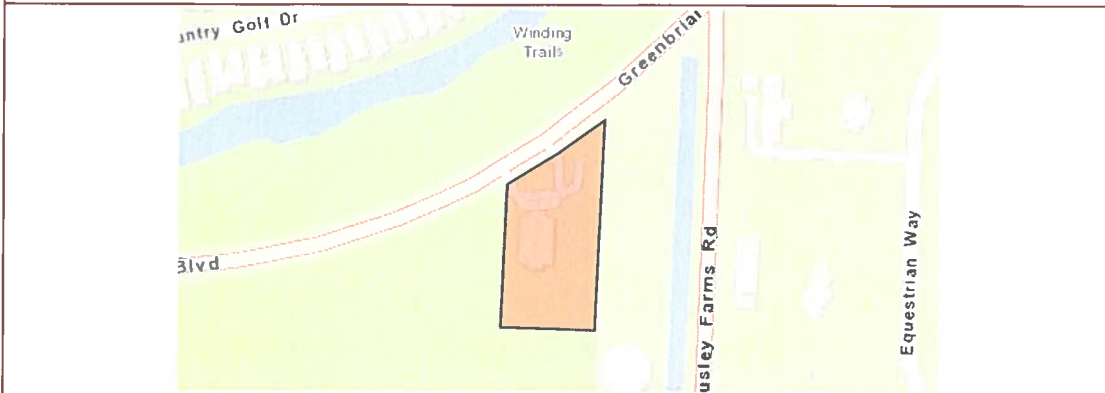
CONCLUSION

The traffic study shows that the proposed redevelopment satisfies Test 1 and Test 2 requirements in the Village of Wellington's Vehicular Traffic Performance Standards (TPS) and in the Palm Beach County TPS. We respectfully request for your approval of this traffic study.

APPENDIX A

Existing Property Information and Site Plan

Property Detail			
Parcel Control Number	73-41-44-18-02-000-0010	Location Address	2995 GREENBRIAR BLVD
Owners	R B TENNIS HOLDINGS II LLC	Municipality	WELLINGTON
Mailing Address	722 EAGLE POINT DR., VENICE FL 34285 6022		
Last Sale	01/14/2025	Book/Page#	35505 / 01121 Price: \$4,600,000
Property Use Code	7200 - PRV SCHL/COLL	Zoning	PUD - PLANNED UNIT DEVELOPMENT
Legal Description	LITTLE PLACE OF THE LANDINGS AT WELLINGTON-PUD ALL OF PLAT (LESS ELY 157 66 FT)	Total SF	7944 Acres 2.00



2025 Values (Preliminary)		2025 Taxes (Preliminary)	
Improvement Value	\$939,366	Ad Valorem	\$0
Land Value	\$871,210	Non Ad Valorem	\$2,512
Total Market Value	\$1,810,576	Total Tax	\$2,512
Assessed Value	\$1,810,576	2025 Qualified Exemptions	
Exemption Amount	\$1,810,576	Applicants	
Taxable Value	\$0		

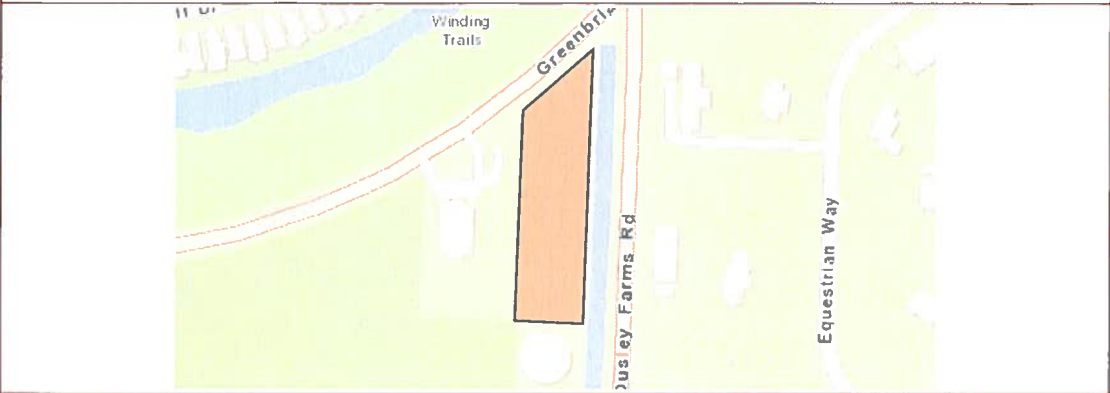
All values are as of January 1st each year.

Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																								
	<table border="1"> <thead> <tr> <th>Description</th> <th>Area Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>DAYCARE</td> <td>7944</td> </tr> <tr> <td colspan="2">Total Square Footage - 7944</td> </tr> </tbody> </table>	Description	Area Sq. Footage	DAYCARE	7944	Total Square Footage - 7944																			
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DAYCARE	7944																								
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	<table border="1"> <thead> <tr> <th colspan="3">Extra Features</th> </tr> <tr> <th>Description</th> <th>Year Built</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>Paving- Asphalt</td> <td>1987</td> <td>13117</td> </tr> <tr> <td>Wall</td> <td>1987</td> <td>216</td> </tr> <tr> <td>Patio</td> <td>1987</td> <td>121</td> </tr> <tr> <td>Walkway-Concrete</td> <td>1987</td> <td>270</td> </tr> <tr> <td>Fence- Chain Link 6ft #11 Gaug</td> <td>1994</td> <td>500</td> </tr> <tr> <td>Gazebo</td> <td>1987</td> <td>1</td> </tr> </tbody> </table> <p>Unit may represent the perimeter, square footage, linear footage, total number or other measurement</p>	Extra Features			Description	Year Built	Unit	Paving- Asphalt	1987	13117	Wall	1987	216	Patio	1987	121	Walkway-Concrete	1987	270	Fence- Chain Link 6ft #11 Gaug	1994	500	Gazebo	1987	1
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Patio	1987	121																							
Walkway-Concrete	1987	270																							
Fence- Chain Link 6ft #11 Gaug	1994	500																							
Gazebo	1987	1																							

Structural Details (Building 1)	
Description	
1 Year Built	1987
2 DAY CARE CENTER	7944

Owner: R B TENNIS HOLDINGS II LLC PCN: 73414418020000010 1 of 1

Property Detail			
Parcel Control Number:	73-41-44-18-02-000-0020	Location Address:	2999 GREENBRIAR BLVD
Owners:	R B TENNIS HOLDINGS II LLC	Municipality:	WELLINGTON
Mailing Address:	722 EAGLE POINT DR. , VENICE FL 34285 6022		
Last Sale:	01/14/2025	Book/Page#:	35505 / 01118 Price: \$1,425,000
Property Use Code:	1000 - VACANT COMMERCIAL LAND	Zoning:	PUD - PLANNED UNIT DEVELOPMENT
Legal Description:	LITTLE PLACE OF THE LANDINGS AT WELLINGTON-PUD ELY 157.66 FT OF PLAT	Total SF:	0 Acres 2.00



2025 Values (Preliminary)		2025 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$15,026
Land Value	\$871,200	Non Ad Valorem	\$510
Total Market Value	\$871,200	Total Tax	\$15,536
Assessed Value	\$766,656	2025 Qualified Exemptions	
Exemption Amount	\$0	Applicants	
Taxable Value	\$766,656		

All values are as of January 1st each year.



Child Care Facility Information

Name: Neighborhood Kids Greenbriar
ID Number: C15PB0148 / 50511981615
Address: 2995 Greenbriar Blvd Wellington FL 33414
Phone Number: (561) 790-0808 **Capacity:** 150
Owner/Director/Staff Responsible: Rosi Dominquez **Infant Capacity:** 49

- DCF Standards
- DCF & SR Standards
- SR Standards

Inspection Information

Type: Renewal **Date:** 12/12/2025 **Arrival/Departure Time:** 10:48 AM to 2:50 PM
Staff Present: 20 **Children Present:** 94 **Infant Present:** 24
 [School Readiness Inspection]

INSPECTION CHECKLIST

GENERAL REQUIREMENTS

- | | |
|---|-------------------|
| <p>01. Insurance (Article IV.B) (Article IV.B) (Form OEL-SR-6202, Section 6 Transportation, Page 17-19)</p> <p><u>Compliance Comments</u></p> <p>General Commercial Insurance: 10/29/2026</p> <p>Workers Compensation: 12/16/2026</p> | Compliance |
| <p>02. Licensed Facility (Article IV.A, and E) (Article IV.A, and E)</p> <p><u>Compliance Comments</u></p> <p>License posted</p> | Compliance |
| <p>03. License Capacity (Article IV.A) (Article IV.A) (Form OEL-SR-6202, Section 1 - Capacity, Page 10)</p> | Compliance |
| <p>04. Indoor/Outdoor Square Footage (Article X.A and B and Rule 65C-22.002(3), FAC) (Article X.A and B and Rule 65C-22.002(3), FAC) (Form OEL-SR-6202, Section 1 - Capacity, Page 10)</p> | Compliance |
| <p>05. Staff Ratio (Articles VIII.B, C, and XVIII.A, B) (Articles VIII.B, C, and XVIII.A, B) (Form OEL-SR-6202, Section 4 Group Size, Pages 14-15)</p> <p><u>Compliance Comments</u></p> <p>Staff to child Ratio:</p> <p>Infants: 3/10</p> <p>Toddler A: 2/7</p> <p>Toddler B : 1/6</p> <p>2A: 2/9</p> <p>2B: 2/12</p> <p>3A: 2/12</p> <p>3B: 1/9</p> <p>VPK A: 2/12</p> <p>VPK B: 2/9</p> <p>Pre-K: 1/8</p> | Compliance |
| <p>06. Direct Supervision (Articles VII.B; VIII.C; X.E and XII.G) (Articles VII.B; VIII.C; X.E and XII.G) (Form OEL-SR-6202, Section 5 Supervision, Pages 16-17)</p> | Compliance |
| <p>07. Telephone/Communication Device (Articles X.F and XVIII.A) (Articles X.F and XVIII.A) (Form OEL-SR-6202, Section 14.2 Fire Safety, Page 33)</p> | Compliance |

APPENDIX B

Excerpts from ITE 12th Edition Trip Generation Manual

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^b	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^b	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71	

Land Use: 495

Recreational Community Center

Description

A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickleball, basketball and volleyball courts, outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed, and a membership fee may be charged.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, Indiana, Minnesota, New Hampshire, Oregon, Pennsylvania, Tennessee, and Utah.

Source Numbers

410, 443, 571, 618, 705, 719, 850, 866, 971, 1055, 1219

Recreational Community Center (495)

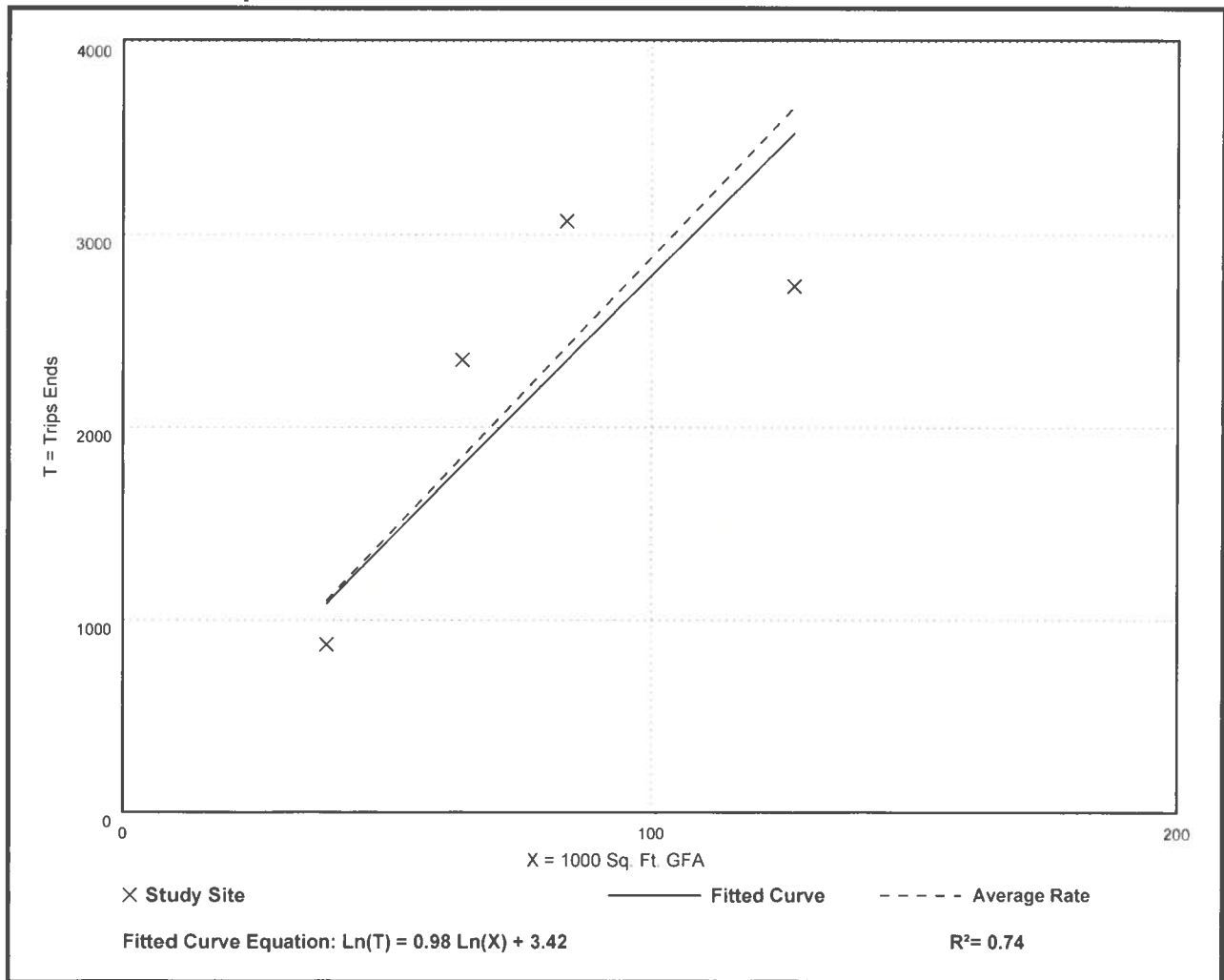
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

Data Plot and Equation



Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 11

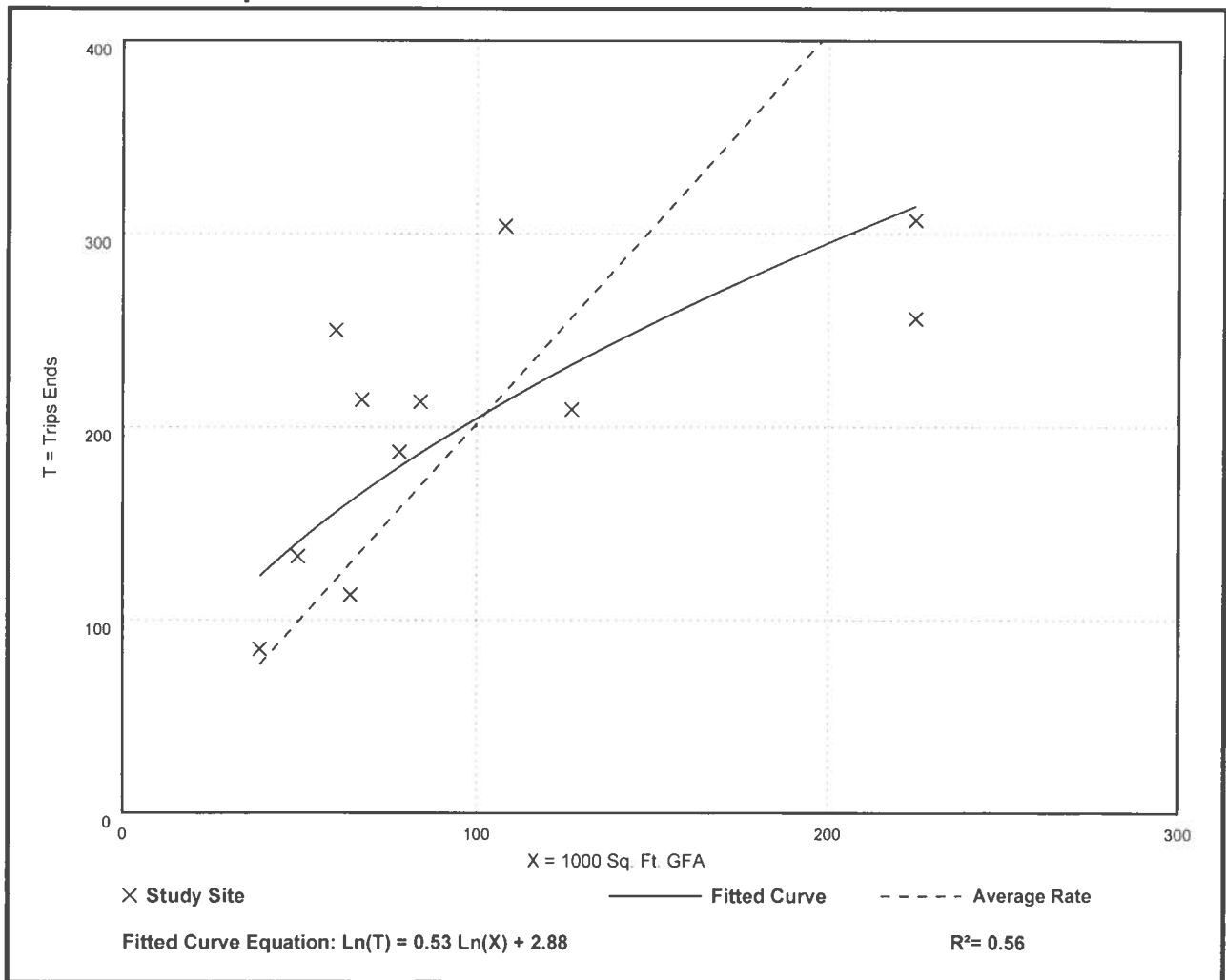
Avg. 1000 Sq. Ft. GFA: 102

Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.02	1.14 - 4.18	0.88

Data Plot and Equation



Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

Avg. 1000 Sq. Ft. GFA: 99

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.89	1.05 - 5.37	1.37

Data Plot and Equation

