



July 6, 2015

Tricia Holloway
Ward Real Estate, LLC
12180 South Shore Boulevard, Suite 104
Wellington, Florida 33414

**RE: Village Green Center – In-Line Medical Office Equivalency
Wellington, Florida
Kimley-Horn # 044983000**

Dear Ms. Holloway:

Kimley-Horn was retained to prepare a comparison of traffic generated by converting an in-line retail bay to medical office at Village Green, located on the northwest corner of Stribling Way and SR 7 in Wellington, Florida.

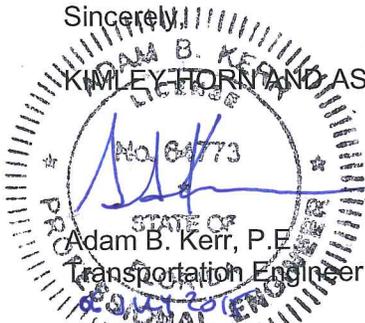
The in-line retail buildings have been constructed and are partially occupied with a variety of tenants, including a grocery store, general retail, and restaurants. It is now proposed to occupy a portion of the in-line retail space with a maximum of 15,000 square feet of medical office use in buildings A, B, C and E.

For trip generation purposes, the in-line retail portion of this site is categorized as a part of Land Use 820 (Shopping Center) according to *Trip Generation, 9th Edition*, published by the Institute of Transportation Engineers (ITE). As described by ITE, the Shopping Center land use category encompasses a broad range of uses in addition to retail shops. The description of this land use in *Trip Generation* states that some of the centers that were studied for the purpose of developing trip generation rates contained “office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities.” Therefore, for the purposes of a site’s land use entitlements, the change from one tenant category to another within a shopping center use such as the one proposed does not change the overall categorization of the site. The Palm Beach County Traffic Division does not require further review for in-line tenant changes such as this, unless the proposed tenant use is one that is outside of the “typical” tenant uses that are captured by the ITE rates for Land Use 820 (e.g., a day care use). Therefore, the proposed reallocation of space within the in-line retail space is consistent with the typical tenant uses for this ITE Land Use, and as such, the traffic projections for the retail encompass traffic proposed to be generated by the small portion of medical office use. No revisions to the entitled traffic projections is required, and no further traffic study is required.

Please feel free to contact me at (561) 845-0665 or at adam.kerr@kimley-horn.com if you have any questions. Thank you.

Sincerely,

KIMLEY HORN AND ASSOCIATES, INC.



Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Engineering Business
Number CA00000696

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