

February 7, 2024

Mr. Damian Newell
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Iorizzo -Cheddars Master Plan Amendment - #PTC22-001L.2
2023-0004-MPA**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment application. The project is summarized below:

Approved Uses: 107,988 SF Self Storage
8,800 SF Quality Restaurant

Proposed Uses: 107,988 SF Self Storage
8,800 SF Medical Office

It has been determined that the proposed development results in an insignificant traffic impact; therefore, the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County. We recommend the following conditions of approval.

1. The development shall be restricted to 107,988 SF of self-storage and 8,800 SF of medical office.
2. Traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Palm Beach County Traffic Performance Standards Ordinance.

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

Sincerely,



Andrea M. Troutman, P.E.
President