

October 6, 2025

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

**Re: Lotis 2 MPA - #PTC25-001J
2025-0001-MPA**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment Application for the above referenced project. The Traffic Concurrency Analysis completed by JFO Group Inc. dated August 7, 2025, was reviewed. The resubmittal addressed all our comments. We have no new comments. The project is summarized below:

Proposed Uses:	72 Townhome Residential Units
	100 Single Family Residential Units
	1,030 SF General Office
	5,000 SF Retail/Restaurant
	11,500 SF Fine Dining Restaurants
	230 Student Daycare
Daily Trips:	2,500
Peak Hour Trips:	AM: 71 In, 113 Out, 184 Total
	PM: 163 In, 111 Out, 274 Total

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington. Current conditions 1.b and 1.c should be modified to read:

- 1.b. Extend the existing left/U-turn lane south approach storage lane on SR7 immediately north of the proposed access to 580 feet.
- 1.c. Extend the existing left/U-turn lane north approach storage lane on SR7 immediately south of the proposed access to 365 feet.

We also recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2029, unless a time extension has been approved by the Village.
2. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

3. The development is restricted to the uses outlined above.
4. If the Lotis 1 and Lotis 2 projects are ever aggregated on any plans, then the traffic impacts on the Wellington roadways and intersections must be readdressed for the aggregated project.
5. Provide cross access with properties to the north and south at appropriate locations on site.

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

Sincerely,



Andrea M. Troutman, P.E.
President



**Engineering and
Public Works Department**

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December 31, 2024

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**RE: Lotis Wellington II
Project #: 241110 (Previously: 230508)
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Study, revised October 31, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Wellington
Location:	West side of SR-7, about 0.67 miles north of Forest Hill Blvd
PCN:	73-42-43-27-05-018-0040/-0071/-0072
Access:	One right-in/right-out access driveway connection onto SR-7 and cross connectivity with adjacent properties <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Single Family Detached = 100 DUs Low-rise Multi-Family Residential = 72 DUs General Office = 1,030 SF Daycare = 210 Students Fine Restaurant = 21,000 SF
New Daily Trips:	2,682
New Peak Hour Trips:	185 (72/113) AM; 284 (170/114) PM
Build-out:	December 31, 2029

Based on our review, the Traffic Division has determined the proposed development meets the TPS of Palm Beach County.

Prior to the issuance of the first Certificate of Occupancy, the Property Owner/Developer shall construct the following site related improvements:

1. Construct right turn lane north approach on SR-7 at the proposed access to the County minimum standards, or as approved by the FDOT or County Engineer, as appropriate.
2. Extend the existing left/U-turn lane south approach storage length on SR-7 immediately north of the proposed access to the maximum extent, or as approved by the FDOT or County Engineer, as appropriate.



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3. Extend the existing left/U-turn lane north approach storage length on SR-7 immediately south of the proposed access to the maximum extent, or as approved by the FDOT or County Engineer, as appropriate.
4. Provide cross access with the properties to the north and south at appropriate locations on the site.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in black ink that reads "Rahman".

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:jb

ec:

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division