



July 16, 2025

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

**Re: Isla Carroll MP - #PTC25-001K
2025-0002-MP**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted Master Plan Application for the above referenced project. The Traffic Equivalency Statement completed by Kimley-Horn dated June 23, 2025, and the Parking Study dated June 18, 2025, were reviewed. We have no comments. The project is summarized below:

Proposed Uses: 40 Single Family Residential Units
8 Equestrian Stables
74,606 SF of Air-conditioned space that includes:
Clubhouse, Pool, Fitness Center, Spa

Daily Trips: 951

Peak Hour Trips: AM: 32 In, 33 Out, 65 Total
PM: 46 In, 40 Out, 86 Total

It has been demonstrated that the proposed development generates less traffic than the previously approved project and, therefore, meets the Traffic Performance Standards of Wellington. We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2028, unless a time extension has been approved by Wellington's Planning and Zoning Department and Traffic Engineer..
2. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.
3. The Property Owner is required to make a proportionate share payment of 2.82% of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120th Avenue prior to the first building permit.

4. The property owner shall construct a northbound left turn lane or dedicate additional right-of-way for a roundabout at their main entrance to 120th Avenue South prior to the first certificate of occupancy.
5. The southern driveway and access to 120th Avenue South shall only be used as a service entrance. Property signage identifying it as a service road or for use by emergency vehicles only shall be provided.
6. A minimum of 145 paved parking spaces shall be provided for the Club/Amenity Pod.
7. An annual monitoring study shall be completed for the site to include peak season weekday and weekend parking counts and traffic counts at all project entrances once Certificate of Occupancies have been issued for 50% of the recreational use. The Village will be notified of the days of the monitoring study one (1) week prior to beginning the study. If vehicular trips are more than 25% above that included in the traffic study, additional mitigation may be required. If occupied parking spaces are greater than that projected in the parking study, additional paved parking will be required. The annual monitoring study shall be completed for a period of 10 years. The study shall be submitted to the Planning and Zoning Division no later than June 1st of each year.
8. Special use permits will be required for any events. Adequate ingress and egress directly to 120th Avenue South shall be maintained at all times and shall not disrupt normal traffic circulation patterns.

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

Sincerely,



Andrea M. Troutman, P.E.
President

Enclosures