



January 8, 2026

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

**Re: Artistry Lakes - #PTC25-001Q
2025-0003-MP**

Dear Mr. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Rezoning and Master Plan Application for the above referenced project. The Traffic Generation Statement completed by Simmons & White dated December 18, 2025, was reviewed. The project is summarized below:

Proposed Uses: 579 Single Family Residential Units
Daily Trips: 5,790
Peak Hour Trips: AM: 105 In, 300 Out, 405 Total
PM: 343 In, 201 Out, 544 Total

We recommend the following conditions of approval:

1. No building permits are to be issued after December 31, 2030, unless a time extension has been approved.
2. No building permits are to be issued for more than 523 single family units, the equivalent number of units to the approved plan, unless a traffic study that addresses the entire 579 single family units is approved.
3. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

4. The property owner shall construct the following improvements at their site driveways on Southern Boulevard (SR 80). Construction shall begin prior to the first building permit and shall be complete prior to the first certificate of occupancy:
 - a. Westbound right turn lanes meeting the minimum requirements in the Florida Design Manual (FDM) with provided space for a buffered bike lane shall be constructed at both driveways.
 - b. An eastbound left turn lane meeting the minimum requirements in the Florida Design Manual (FDM) shall be constructed at the western driveway.
 - c. Close the existing eastbound left turn lane at the eastern driveway and close the existing median opening (approximately 5,700 feet east of Arden Lake Way) on SR 80.
 - d. A signal warrant analysis for the western driveway shall be submitted to FDOT for approval. If signalization is warranted, the signal shall be constructed by the applicant.
5. No building permits shall be issued for the project until the property owner provides acceptable surety to the Village of Wellington in an amount as prepared by the developers EOR and accepted by the Village Engineer for the improvements described in Condition 4 above. The surety shall be released upon completion of the improvements.
6. The property owner shall provide to FDOT, a road right-of-way deed and all associated documents as required by FDOT for Southern Boulevard, 220 feet measured from the existing south right-of-way line of Southern Boulevard, as approved by the Village Engineer. All right-of-way deed(s) and documents shall be provided and approved prior to the issuance of the first building permit.
7. The property owner shall provide to the Palm Beach County Right of Way Section of Roadway Production Division a warranty deed for road right-of-way and all associated documents as required by the County Engineer for Okeechobee Boulevard, 200 feet of right-of-way on an alignment approved by the County Engineer and as approved by the Village Engineer. All right-of-way deed(s) and documents shall be provided and approved prior to the issuance of the first building permit.

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