



ARTISTRY LAKES PUD

Village of Wellington, FL

TRAFFIC GENERATION STATEMENT

PREPARED FOR:

Kolter Homes
KH Artistry Lakes LLC
105 NE 1st Street
Delray Beach, Florida 33444

JOB NO. 25-133

DATE: 10/17/2025
REVISED: 12/18/2025

Anna Lai, Professional Engineer, State of Florida, License No. 78138

This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 12/18/2025.

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1.0 SITE DATA

The subject parcel is located north of Southern Boulevard (SR 80) approximately 1 mile west of Lion Country Safari Road and 1.8 miles west of Seminole Pratt Whitney Road in the Village of Wellington in Palm Beach County, Florida and contains approximately 446.14 acres. The Property Control Numbers (PCN) for the subject parcels are as follows:

00-40-43-22-00-000-5000
00-40-43-22-00-000-7010

00-40-43-27-00-000-1010
00-40-43-27-00-000-3010

The site is vested with 480 single family dwelling units, 54 multifamily dwelling units, 23,500 SF of general office space, and 23,500 SF of strip retail plaza space. The site is proposed to be modified to be 579 single family dwelling units.

Site access is proposed via a westerly full access driveway connection (to be signalized) and an easterly right in/right out only driveway access connection to Southern Boulevard. The existing full access driveway connection east of the site is proposed to be closed. For additional information concerning site location and layout, please refer to the Site Plan prepared by Urban Design Studio.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic currently vested for the parcel has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 11th Edition and the Palm Beach County Trip Generation Rates as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development may be summarized as follows:

Vested Development

Daily Traffic Generation	= 5,643 tpd
AM Peak Hour Traffic Generation (In/Out)	= 398 pht (127 In/271 Out)
PM Peak Hour Traffic Generation (In/Out)	= 544 pht (323 In/221 Out)

The trip generation associated with the proposed development has also been calculated in accordance with the rates listed in the ITE Trip Generation Manual, 11th Edition and the Palm Beach County Trip Generation Rates. The traffic generated by the proposed development is in Tables 4, 5, and 6 and may be summarized as follows:

2.0 TRAFFIC GENERATION (CONTINUED)

Proposed Development

Daily Traffic Generation	=	5,790 tpd
AM Peak Hour Traffic Generation (In/Out)	=	405 pht (105 In/300 Out)
PM Peak Hour Traffic Generation (In/Out)	=	544 pht (343 In/201 Out)

The net trip decrease in traffic between the vested and proposed development is shown in Table 7 and may be summarized as follows:

Net Trips (Proposed – Existing)

Daily Traffic Generation	=	+147 tpd
AM Peak Hour Traffic Generation (In/Out)	=	+7 pht (-22 In/+29 Out)
PM Peak Hour Traffic Generation (In/Out)	=	0 pht (+20 In/-20 Out)

3.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages and the AM and PM peak turning movement volume assignments at the project driveways.

4.0 CONCLUSION

As documented within this report, the proposed modifications will result in a net increase of 147 daily trips, 7 AM peak hour trips, and 0 PM peak hour trips overall from the approved vested use. The proposed directional peak hour trips are negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. As less than 20 peak hour trips are estimated, additional analysis is not required.

DEVELOPMENT TEAM:

APPLICANT: KOLTER GROUP ACQUISITIONS, LLC
105 NE 1ST STREET
DELRAY BEACH, FLORIDA 33444

TRAFFIC ENGINEER: SIMMONS & WHITE, INC.
2581 METROCENTRE BLVD., STE. 3
WEST PALM BEACH, FL 33407
PHONE: (561) 478-7848

CIVIL ENGINEER: SIMMONS & WHITE, INC.
2581 METROCENTRE BLVD., STE. 3
WEST PALM BEACH, FL 33407
PHONE: (561) 478-7848

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561) 392-1991

PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMANTS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
PHONE: (561) 366-1100

ENVIRONMENTAL: EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., STE. 1
WEST PALM BEACH, FL 33407
PHONE: (561) 291-7950

LEGEND:

AC. = ACRES
BLDG. = BUILDING
D.E. = DRAINAGE EASEMENT
E.O.W. = EDGE OF WATER
PG. = PAGE
O.R.B. = OFFICIAL RECORD BOOK
L.B. = LANDSCAPE BUFFER
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINIMUM
S.B. = SETBACK
S.F. = SQUARE FEET
R. = RADIUS
R/W = RIGHT OF WAY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT

SITE DATA:

PROJECT NAME: ARTISTRY LAKES PUD
ZONING CASE NO: TBD
EXISTING FUTURE LAND USE: PBC LR-2
PROPOSED FUTURE LAND USE: RESIDENTIAL C

RECREATION REQUIREMENT
PRIVATE AREA REQUIRED: 110 SF / PERSON @ 1,645 = 4.15 AC. 4.15 AC.

EXISTING ZONING DISTRICT: PBC PUD
PROPOSED ZONING DISTRICT: PUD
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

RECREATION REQUIREMENT
PRIVATE AREA PROVIDED: REC POD 1 - 2.86 AC.
REC POD 2 - 0.70 AC.
REC POD 3 - 1.20 AC. 4.76 AC.

PCN (S): 00-40-43-27-00-000-3010: 00-40-43-22-00-000-5000
00-40-43-22-00-000-7010: 00-40-43-27-00-000-1010

PUBLIC AREA REQUIRED: 5 AC / 1,000 PERSONS @ 1,645 = 8.23 AC. 8.23 AC.

GROSS SITE AREA: 446.14 AC.
TOTAL UNITS: 579 D.U.
DENSITY: 1.30 D.U./AC.
NUMBER OF RESIDENTS: 1,645 RESIDENTS
(2.84 RESIDENTS / UNIT)

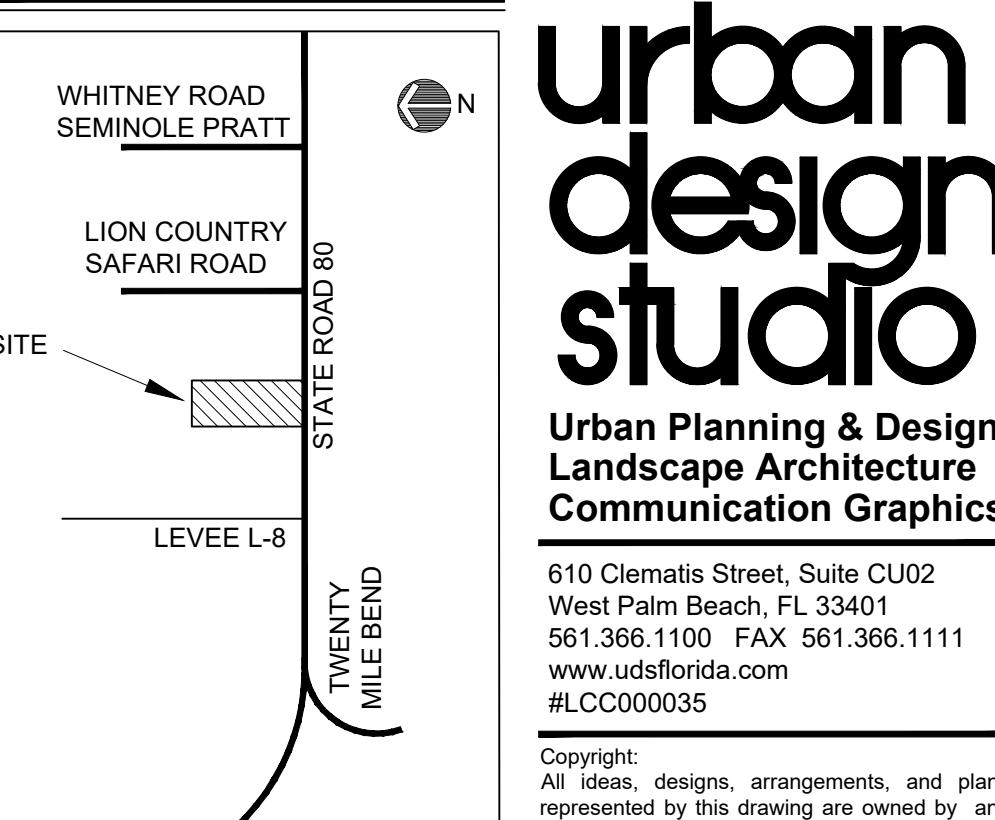
PUBLIC AREA PROVIDED: POD C - 3.78 AC.
POD D - 9.07 AC. 12.85 AC.

CIVIC REQUIREMENT
AREA REQUIRED: 1 AC / 1,000 PERSONS @ 1,645 = 1.65 AC. 1.65 AC.

LOT SIZE BREAKDOWN:
SINGLE FAMILY - 60' x 130/140': 258 D.U.
SINGLE FAMILY - 65' x 160': 105 D.U.
SINGLE FAMILY - 70' x 140': 198 D.U.
SINGLE FAMILY - 75' x 150': 18 D.U.
TOTAL: 579 D.U.

AREA PROVIDED: POD B - 4.0 AC. 4.00 AC.

LOCATION MAP:



urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfirida.com
#LCC000035

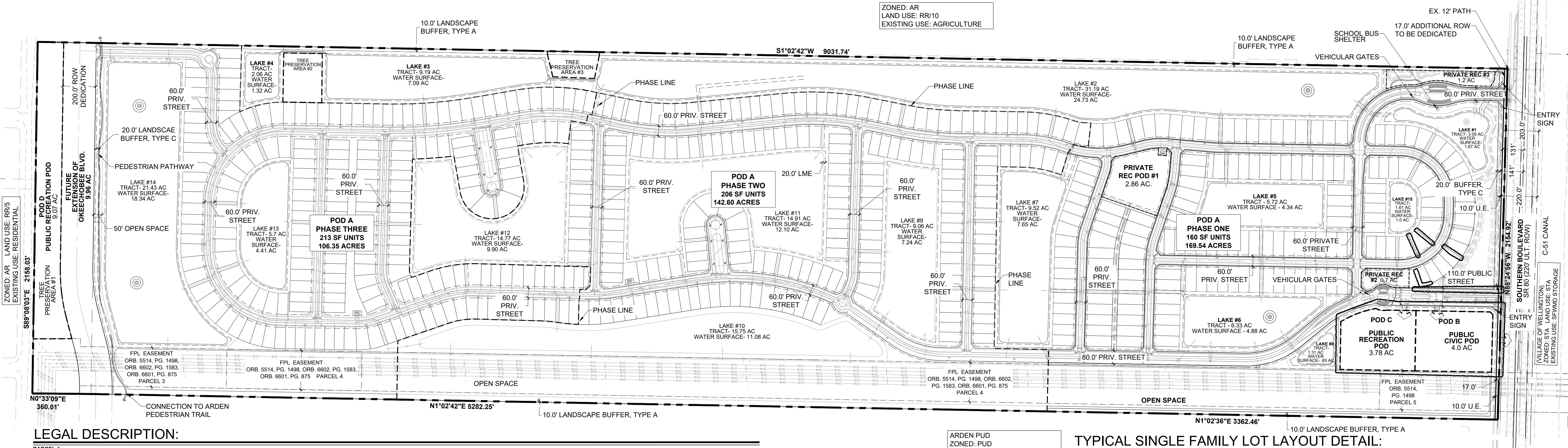
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Artistry Lakes

Village of Wellington, Florida

Conceptual Site Plan

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EXISTING/VESTED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	In	Out	Gross Trips			Internalization ^k		External Trips (Driveway Trips)			Pass-by %		Trips		Net Trips	
Single Family Detached	210	480	Dwelling Units	10				4,800	3.0%		144		4,656		0%	0		4,656			
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	54	Dwelling Units	6.74				364	2.7%		10		354		0%	0		354			
General Office (10k-250k SF GFA) ^h	710	23,500	S.F.	10.84				255	9.8%		25		230		10%	23		207			
Strip Retail Plaza (<40ksf)	822	23,500	S.F.	54.45				1,280	10.0%		128		1,152		63%	726		426			
Grand Totals:								6,699	4.6%		307		6,392		12%	749		5,643			

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	In	Out	Gross Trips			Internalization ^k		External Trips (Driveway Trips)			Pass-by %		Net Trips				
Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	480	Dwelling Units	0.7	0.26	0.74		87	249	336	2.4%	2	6	8	85	243	328	0%	0	85	243	328
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	54	Dwelling Units	0.4	0.24	0.76		5	17	22	0.0%	0	0	0	5	17	22	0%	0	5	17	22
General Office (10k-250k SF GFA) ^h	710	23,500	S.F.	1.52	0.88	0.12		32	4	36	8.3%	3	0	3	29	4	33	10%	3	26	4	30
Strip Retail Plaza (<40ksf)	822	23,500	S.F.	2.36	0.60	0.40		33	22	55	9.1%	3	2	5	30	20	50	63%	32	11	7	18
Grand Totals:								157	292	449	3.6%	8	8	16	149	284	433	8%	35	127	271	398

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	In	Out	Gross Trips			Internalization ^k		External Trips (Driveway Trips)			Pass-by %		Net Trips				
Landuse	ITE Code	Intensity		Rate/Equation	Dir Split	In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	480	Dwelling Units	0.94	0.63	0.37		284	167	451	3.3%	9	6	15	275	161	436	0%	0	275	161	436
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	54	Dwelling Units	0.51	0.63	0.37		18	10	28	3.6%	1	0	1	17	10	27	0%	0	17	10	27
General Office (10k-250k SF GFA) ^h	710	23,500	S.F.	1.44	0.17	0.83		6	28	34	8.8%	1	2	3	5	26	31	10%	3	5	23	28
Strip Retail Plaza (<40ksf)	822	23,500	S.F.	6.59	0.50	0.50		78	77	155	8.4%	7	6	13	71	71	142	63%	89	26	27	53
Grand Totals:								386	282	668	4.8%	18	14	32	368	268	636	14%	92	323	221	544

Notes:

Based on the Palm Beach County Trip Generation Rates (07/14/22) and on the ITE Trip Generation Manual (11th edition).

h) Based on PBC analysis of ITE TGM data plots.

k) Internalization based on the PBC approved Traffic Analysis for Lakehaven PUD - Residential Use by O'Rourke Engineering & Planning, dated February 6, 2024.

PROPOSED DEVELOPMENT**TABLE 4 - Daily Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips	%	Internalization Total	External Trips (Driveway Trips)	Pass-by % Trips	Net Trips
Single Family Detached	210	579	Dwelling Units	10		5,790		0	5,790	0%	0
		Grand Totals:				5,790	0.0%	0	5,790	0%	0

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips	%	Internalization Total	External Trips (Driveway Trips)	Pass-by % Trips	Net Trips
				In	Out	In	Out	Total	In	Out	Total
Single Family Detached	210	579	Dwelling Units	0.7	0.26	0.74	105	300	405	0%	0
		Grand Totals:				105	300	405	0.0%	0	0

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split In	Out	Gross Trips	%	Internalization Total	External Trips (Driveway Trips)	Pass-by % Trips	Net Trips
				In	Out	In	Out	Total	In	Out	Total
Single Family Detached	210	579	Dwelling Units	0.94	0.63	0.37	343	201	544	0.0%	0
		Grand Totals:				343	201	544	0.0%	0	0

Notes:

Based on the Palm Beach County Trip Generation Rates (07/14/22) and on the ITE Trip Generation Manual (11th edition).

TABLE 7
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	5,643	398	127	271	544	323	221
PROPOSED DEVELOPMENT =	5,790	405	105	300	544	343	201
INCREASE =	147	7	-22	29	0	20	-20



TRAFFIC ANALYSIS

FOR

Lakehaven PUD – Residential Use

00-40-43-27-00-000-3010
00-40-43-22-00-000-5000
00-40-43-22-00-000-7010
00-40-43-27-00-000-1010

Prepared for:

Mr. Scott Morton
Kolter Homes
4807 PGA Blvd
Palm Beach Gardens, FL 33418

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd. Suite 201
Stuart, Florida 34996
772-781-7918

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Revised November 21, 2022
Revised May 19, 2023
Revised November 21, 2023
Revised January 19, 2024
Revised February 6, 2024

PR21012.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Blvd. Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 2/06/2024 License #: 42684
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Table 3 - Trip Generation - Lakehaven

Table 3a: Daily

Scenario	Category/Density	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
							In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed FLU	RI, 2du/acre	Single Family Detached	210	480	DU	T= 10(X)	50%	50%	2,400	2,400	4,800	58	85	143	3.0%	2,342	2,315	4,657	-	-	-	0.0%	2,342	2,315	4,657
		Townhomes	220	54	DU	T= 6.74(X)	50%	50%	182	182	364	4	6	10	2.7%	178	176	354	-	-	-	0.0%	178	176	354
		General Office	710	23,500	Sf	T = 10.84(X)	50%	50%	128	127	255	14	11	25	9.8%	114	116	230	12	11	23	10.0%	102	105	207
		Shopping Center	822	23,500	Sf	T = 54.45(X)	50%	50%	640	640	1,280	77	51	128	10.0%	563	589	1,152	363	363	726	63.0%	200	226	426
		Net Increase							3,350	3,349	6,699	153	153	306	4.6%	3,197	3,196	6,393	375	374	749	11.7%	2,822	2,822	5,644

Source: Palm Beach County Trip Generation Rates

Table 3b: AM Peak Hour

Scenario	Category/Density	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
							In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed FLU	RI, 2du/acre	Single Family Detached	210	480	DU	T = 0.7(X)	26%	74%	87	249	336	2	6	8	2.4%	85	243	328	-	-	-	0.0%	85	243	328
		Townhomes	220	54	DU	T = 0.4(X)	24%	76%	5	17	22	-	-	-	0.0%	5	17	22	-	-	-	0.0%	5	17	22
		General Office	710	23,500	Sf	T = 1.52(X)	88%	12%	32	4	36	3	-	3	8.3%	29	4	33	2	1	3	10.0%	27	3	30
		Shopping Center	822	23,500	Sf	T = 2.36(X)	60%	40%	33	22	55	3	2	5	9.1%	30	20	50	16	16	32	63.0%	14	4	18
		Net Increase							157	292	449	8	8	16	3.6%	149	284	433	18	17	35	8.1%	131	267	398

Source: Palm Beach County Trip Generation Rates

Table 3c: PM Peak Hour

Scenario	Category/Density	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
							In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed FLU	RI, 2du/acre	Single Family Detached	210	480	DU	T= 94 (x)	63%	37%	284	167	451	10	5	15	3.3%	274	162	436	-	-	-	0.0%	274	162	436
		Townhomes	220	54	DU	T = 0.51(X)	63%	37%	18	10	28	1	-	1	3.6%	17	10	27	-	-	-	0.0%	17	10	27
		General Office	710	23,500	Sf	T = 1.44(X)	17%	83%	6	28	34	1	2	3	8.8%	5	26	31	1	2	3	10.0%	4	24	28
		Shopping Center	822	23,500	Sf	T = 6.59(X)	50%	50%	78	77	155	4	9	13	8.4%	74	68	142	45	44	89	63.0%	29	24	53
		Net Increase							386	282	668	16	16	32	4.8%	370	266	636	46	46	92	14.5%	324	220	544

Source: Palm Beach County Trip Generation Rates



Figure 1 - Trip Distribution & Driveway Volumes
Project # 25-133