

Exhibit G

Lotis 2 Staff Report (Petition 2022-0001-MP and 2022-0002-CU)

August 23, 2023



Department of Engineering and Public Works

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

**RE: Lotis II
Project #: 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 June 29, 2023, 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 0.25 miles south of Old Hammock Way
PCN: 00-42-43-27-05-018-0040/-0071/-0072
Access: One right-in/right-out access driveway connection onto SR-7 and cross connectivity with adjacent properties (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
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
PopStroke Miniature Golf Course = 36 Holes & 8,000 SF Ancillary Building
New Daily Trips: 2,034
New Peak Hour Trips: 179 (69/110) AM; 225 (129/96) PM
Build-out: December 31, 2026

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 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA: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

September 13, 2023

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

**Re: Lotis 2 Master Plan - #PTC23-001G.1
2022-0001-MP**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan application. We have reviewed the Master Plan and the Traffic Study dated August 14, 2023. The resubmittal responded to our comments and the project is summarized below:

Proposed Uses: 1,030 SF Office
210 Student Daycare
8,000 SF PopStroke Facility (with 36 Miniature Golf Holes)
100 Single Family Residential Units
72 Townhome Units

Net Daily Trips: 2,034
Net Peak Hour Trips: AM: 69 In, 110 Out, 179 Total
PM: 129 In, 96 Out, 225 Total

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County. We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2026, unless a time extension has been approved.
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. Prior to the first building permit, construction shall begin on the following improvements. Construction shall be completed prior to the first certificate of occupancy for these improvements.
 - a. Right turn lane north approach on SR 7 at the proposed access to County minimum standards, or as approved by the FDOT or County Engineer, as appropriate,
 - b. Extend the existing left/U-turn lane south approach storage lane on SR 7 immediately north of the proposed access to maximum extent, or as approved by the FDOT or County engineer, as appropriate,
 - c. Extend the existing left/U-turn lane north approach storage lane on SR 7 immediately south of the proposed access to maximum extent, or as approved by the FDOT or County engineer, as appropriate,
 - d. Provide cross access with the properties to the north and south at appropriate locations on the site.

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

Sincerely,



Andrea M. Troutman, P.E.
President