



MTP Group, Inc.
8401 Lake Worth Road, Suite 231
Lake Worth, Florida 33467-2400
Telephone: (561) 795-0678 Fax: (561) 795-0230
www.mtpgroup.net

June 19, 2013

Michael Stone, President
Equestrian Sport Productions, LLC
14440 Pierson Road
Wellington, Florida 33414

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JUN 20 2013

VILLAGE OF WELLINGTON
ZONING & CODE DEPARTMENT

Re: **Equestrian Village**
Peak Event Traffic Evaluation

Dear Mr. Stone:

Equestrian Village is a proposed development to be located on the northeast corner of the intersection of Pierson Road and South Shore Boulevard, in Wellington. The proposed development, which is to include 300 stable stalls and a commercial equestrian arena complex, is expected to be built by the year 2016.

Access to the site will be provided through driveways along Pierson Road and South Shore Boulevard. A full access driveway is proposed on Pierson Road. Access on South Shore Boulevard is through an existing right-turn-in/left-turn-in/right-turn-out driveway. A reduced copy of the preliminary site plan is presented in **Appendix A**.

As indicated above, the project contains 300 stable stalls and a commercial equestrian arena complex. The complex is to include an outdoor derby arena, a main outdoor and open-air equestrian arena, multiple open-air secondary equestrian rings, a covered arena/equestrian ring, an equestrian show office, accessory equestrian structures, temporary event seating, and an event kitchen, and temporary banquet hall (tent).

The commercial equestrian arena will be utilized primarily for Dressage Equestrian Competitions with equestrian competitions within the equestrian show rings during weekdays. This complex will also host larger evening events which will attract a significant amount of spectators. These events are expected during the weekends or on a Friday evening typically starting at 7:30 p.m. or later.

Per your request, we have prepared this traffic study to determine and evaluate traffic conditions during a larger evening event or a "peak event". Information about characteristics of these events has been provided by the owner/operator. These events are expected to occur during peak season (mid December to April) either on Friday or Saturday evenings, typically starting around 7:30 p.m. and ending around 9:30 p.m.

The following users are expected at the equestrian complex during a peak event:

- Spectators: The majority would likely arrive within an hour of the beginning of the event and leave immediately following the event. Therefore, it is assumed that the peak periods of the event would be:
 - between 6:30 and 7:30 p.m. on a Friday or Saturday (spectators arriving), and
 - between 9:30 and 10:30 p.m. on a Friday or Saturday (spectators departing).

A maximum of 3,000 spectators can be accommodated within the equestrian complex. This analysis evaluates a worst case scenario with 3,000 spectators.

- Staff/Officials: The event operators will maintain both staff members and officials on-site during the equestrian events in addition to the support staff for the stabling facilities.

The trip generation characteristics of the proposed development have been determined using information provided by the owner/operator and is summarized in the following table:

TRIP GENERATION

Land Use	Amount	6:30 to 7:30 p.m.			9:30 to 10:30 p.m.		
		Total	In	Out	Total	In	Out
Stables	300	48	34	14	37	4	33
Event Spectators	3,000	1,200	1,200	0	1,200	0	1,200
Staff - Officials	50	40	36	4	40	2	38
<i>Net Traffic</i>		<i>1,288</i>	<i>1,270</i>	<i>18</i>	<i>1,277</i>	<i>6</i>	<i>1,271</i>

Trip Generation Rates

Land Use	ITE Code	6:30 to 7:30 p.m.			9:30 to 10:30 p.m.		
		Total	In	Out	Total	In	Out
Stables	PBC*	0.16	70%	30%	0.123	10%	90%
Event Spectators	**	0.40	100%	0%	0.40	0%	100%
Staff - Officials	Assumed	0.80	90%	10%	0.80	5%	95%

* Peak Hour Factors from PBC - Directional splits have been revised

** Trip Generation for Spectators

Independent Variable:

Stable: Stalls

Spectators during peak events : 3,000
 Vehicle occupancy: 2.5
 Total vehicles: 1,200
 Total Traffic: 2,400
 Daily Trip Gen. Rate: 1
 6:30 to 7:30 p.m.: 1,200
 Directional Split In-Out: 100% - 0%
 PM Peak Hour: 1,200
 Directional Split In-Out: 0% - 100%

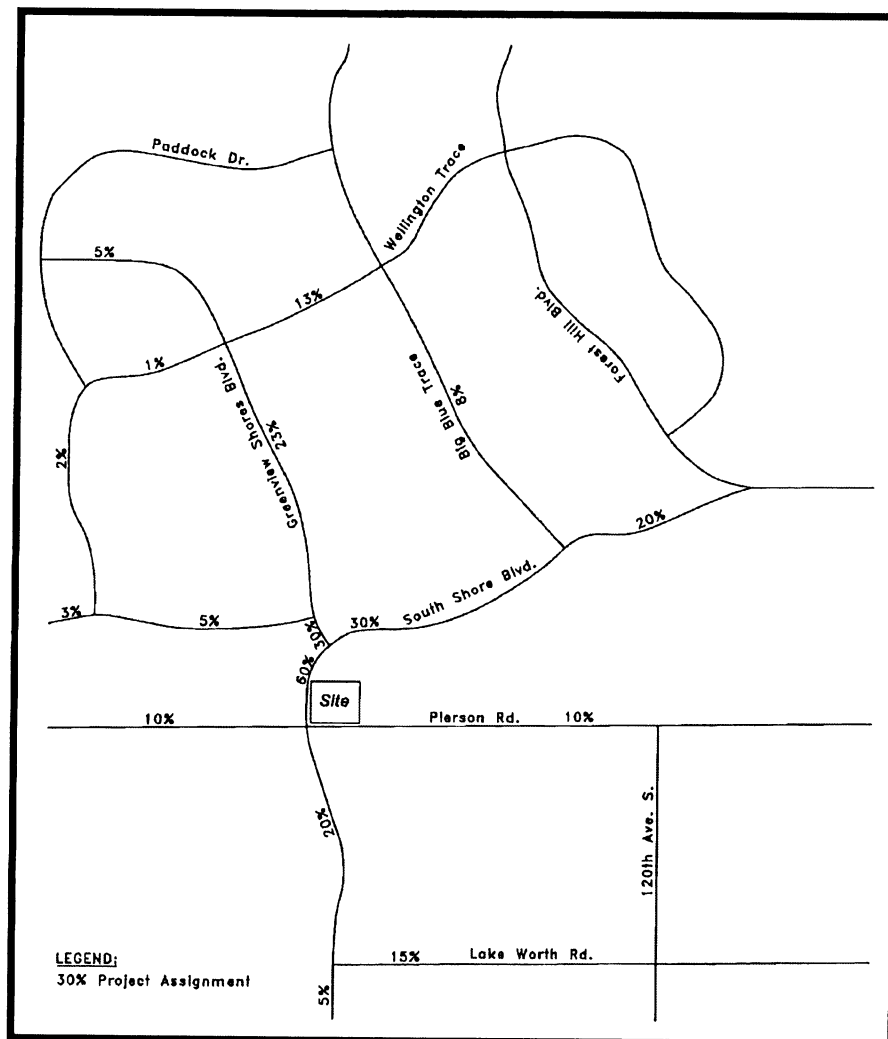
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OFFICE OF WILLIAM
COUNTY CLERK

As presented above, the proposed Equestrian Village has the potential to generate approximately 1,300 peak hour trips during the expected peak hours of the peak event which will occur during a Friday or Saturday evening.

The majority of the traffic attending peak events is expected to originate within Wellington (about 70%). Traffic assignment is depicted in the following figure:



Traffic volumes have been obtained from Palm Beach County Traffic Division and are included in *Appendix B*.

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The study area is comprised by the following roadways:

- South Shore Boulevard from Lake Worth Road to Big Blue Trace;
- Greenview Shore from South Shore Blvd to Greenbriar Blvd;
- Pierson Rd from 105th Avenue to 120th Avenue

The following tables present traffic volumes during peak periods of peak events. These volumes have been projected to the year 2016 using a compounded annual growth rate of 1%. Traffic generated by peak events has been added to these volumes to estimate total traffic in the year 2016.

It must be noted that “existing traffic” represents weekday traffic as weekend traffic was not available. This analysis is conservative as weekend traffic is likely to be lower than weekly traffic.

Peak Event Evaluation
Friday/Saturday 6:30 to 7:30 p.m.

Roadway Link	Direction	Number of Lanes	Adopted Service Volume	Existing Traffic 2013	Annual Growth Rate	Background Traffic 2016	Project Traffic Assignment	Project Traffic	Total Traffic 2016	Meets Adopted LOS?
South Shore Boulevard										
Lake Worth Rd to Pierson Rd	SB	2LD	880	335	1.0%	345	20%	4	349	YES
	NB	2LD	880	522	1.0%	538	20%	254	792	YES
Pierson Rd to Project	SB	4LD	1,770	335	1.0%	345	23%	4	349	YES
	NB	4LD	1,770	522	1.0%	538	23%	292	830	YES
Project to Greenview Shores Blvd	SB	4LD	1,770	335	1.0%	345	60%	762	1,107	YES
	NB	4LD	1,770	522	1.0%	538	60%	11	549	YES
Greenview Shores Blvd to Big Blue Tr	SB	4LD	1,960	570	1.0%	587	30%	381	968	YES
	NB	4LD	1,960	646	1.0%	666	30%	5	671	YES
Greenview Shores Boulevard										
South Shore Blvd to Greenbriar Blvd	SB	4LD	1,770	533	1.0%	549	30%	381	930	YES
	NB	4LD	1,770	596	1.0%	614	30%	5	619	YES
Pierson Road										
150th Ave S to South Shore Blvd	EB	2L	1,440	128 *	1.0%	133	10%	127	260	YES
	WB	2L	1,440	126 *	1.0%	131	10%	2	133	YES
South Shore Blvd to Project	EB	2L	880	95 *	1.0%	99	7%	89	188	YES
	WB	2L	880	93 *	1.0%	97	7%	1	98	YES
Project to 120th Ave S	EB	2L	880	95 *	1.0%	99	10%	2	101	YES
	WB	2L	880	93 *	1.0%	97	10%	127	224	YES

* Traffic Volume obtained from Intersection Counts at the Pierson Rd/South Shore Blvd intersection in 2012

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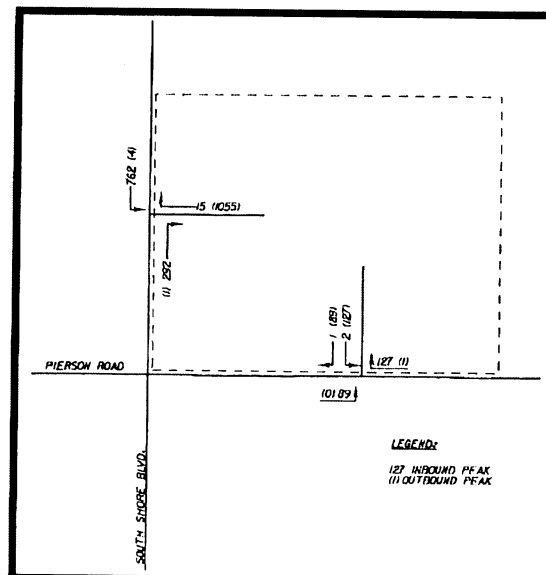
Peak Event Evaluation
Friday/Saturday 9:30 to 10:30 p.m.

Roadway Link	Direction	Number of Lanes	Adopted Service Volume	Existing Traffic 2013	Annual Growth Rate	Background Traffic 2016	Project Traffic Assignment	Project Traffic	Total Traffic 2016	Meets Adopted LOS?
<u>South Shore Boulevard</u>										
Lake Worth Rd to Pierson Rd	SB	2LD	880	111	1.0%	114	20%	254	368	YES
	NB	2LD	880	150	1.0%	155	20%	1	156	YES
Pierson Rd to Project	SB	4LD	1,770	111	1.0%	114	23%	292	406	YES
	NB	4LD	1,770	150	1.0%	155	23%	1	156	YES
Project to Greenview Shores Blvd	SB	4LD	1,770	111	1.0%	114	60%	4	118	YES
	NB	4LD	1,770	150	1.0%	155	60%	763	918	YES
Greenview Shores Blvd to Big Blue Tr	SB	4LD	1,960	178	1.0%	183	30%	2	185	YES
	NB	4LD	1,960	186	1.0%	192	30%	381	573	YES
<u>Greenview Shores Boulevard</u>										
South Shore Blvd to Greenbrier Blvd	SB	4LD	1,770	188	1.0%	194	30%	2	196	YES
	NB	4LD	1,770	169	1.0%	174	30%	381	555	YES
<u>Pierson Road</u>										
150th Ave S to South Shore Blvd	EB	2L	1,440	29 *	1.0%	30	10%	1	31	YES
	WB	2L	1,440	23 *	1.0%	24	10%	127	151	YES
South Shore Blvd to Project	EB	2L	880	21 *	1.0%	22	7%	0	22	YES
	WB	2L	880	17 *	1.0%	18	7%	89	107	YES
Project to 120th Ave S	EB	2L	880	21 *	1.0%	22	10%	127	149	YES
	WB	2L	880	17 *	1.0%	18	10%	1	19	YES

* Traffic Volume obtained from Intersection Counts at the Pierson Rd/South Shore Blvd intersection in 2012

As presented in the tables above, all roadways are projected to maintain its adopted level of service during peak periods of peak events.

The following figure presents project traffic at driveways during both peak hours during a peak event (between 6:30 and 7:30 p.m. and between 9:30 and 10:30 p.m.).



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There is an existing left-turn lane southbound on South Shore Boulevard at the project driveway with approximately 285 feet of storage. The developer is also proposing a left-turn lane eastbound on Pierson Road at the project driveway with 280 feet of storage. Given the substantial amount of traffic projected to be generated during a peak event (with 3,000 spectators) and the frequency these events will occur, driveway and/or roadway improvements are not recommended. However, it is recommended police officers control traffic during these peak periods of peak events at both driveways to:

- ensure through traffic is not impacted by event traffic,
- direct event traffic, and
- ensure event traffic is orderly moving to its destination.

As presented in the tables above, there is sufficient capacity in the adjacent roadways to accommodate additional traffic generated during these events.

In order to properly evaluate traffic impact during peak events, intersection analyses will be prepared at the following locations:

- South Shore Boulevard and Pierson Road,
- South Shore Boulevard and Greenview Shores Boulevard, and
- Lake Worth Road and South Shore Boulevard.

We are currently in the process of collecting turning movements at the intersections. Since they will be collected during the weekend, we will perform the analyses and submit them early next week.

Please, do not hesitate to contact me at your earliest convenience at (561) 795-0678 should you have any questions.

Sincerely,

MARIA M. TEJERA
MTR GROUP, INC.
LICENSE
No. 44095
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
Maria M. Tejera, P.E.
President
JUN 19 2013

Florida Registration Number 44095
Certificate of Authorization Number 6585

Appendices

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APPENDIX A

Preliminary Site Plan

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PLANNING DEPARTMENT



MTP Group, Inc.

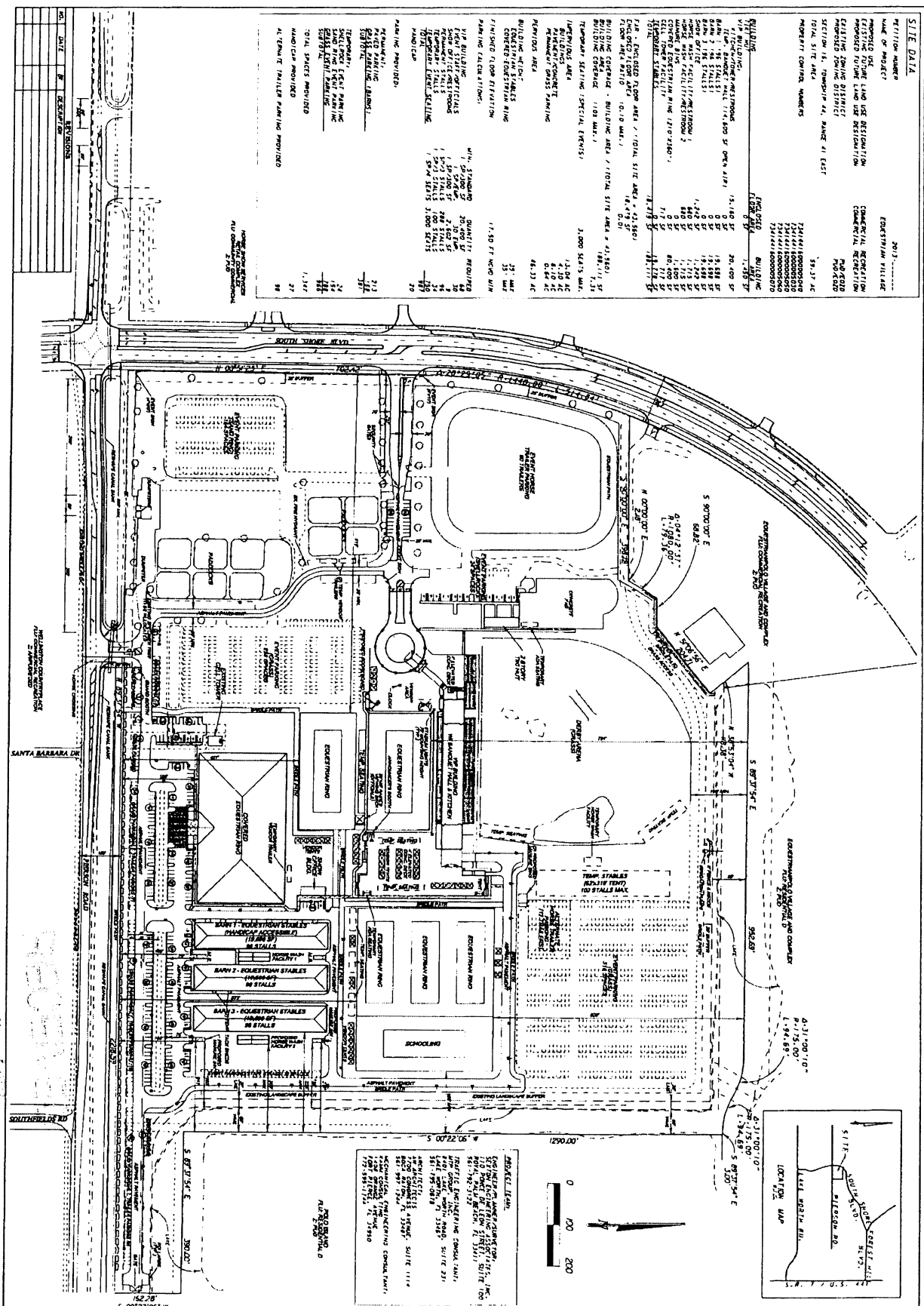
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Equestrian Village



<p>EQUESTRIAN VILLAGE WELLINGTON, FLORIDA</p>	<p>SIXTON ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 110 PONCE DE LEON STREET, SUITE 100 ROYAL PALM BEACH, FLORIDA 33411 PHONE 561-792-3122 FAX 561-792-3168 FL. REGISTRATION: LB0006917, EB 0007864</p>	<p>COMMERCIAL EQUESTRIAN ARENA SITE PLAN</p> <p>PROJ. NO. 1428121 SCALE 1" = 100'</p> <p>DATE 06/17/2013 SHEET 1 OF 2</p>
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APPENDIX B

Traffic Volumes



MTP Group, Inc.

8401 Lake Worth Road, Suite 231

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Equestrian Village

PALM BEACH COUNTY TRAFFIC ENGINEERING

Page 1

Date Start: 25-Feb-13
Site Code: 3429
Station ID: RVA
SOUTH SHORE DR 700'W OF BIG BLUE TRACE

Latitude: 0' 0.000 Undefined

Start Time	25-Feb-13 Mon	E/A		Hour Totals		W/A		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		4	149			7	181			11	330
12:15		7	157			9	168			16	325
12:30		12	168			10	162			22	330
12:45		4	171	27	645	4	169	30	680	8	340
01:00		4	157			5	161			9	318
01:15		1	152			2	161			3	313
01:30		5	167			8	143			13	310
01:45		4	184	14	660	4	137	19	602	8	321
02:00		4	172			1	166			5	338
02:15		1	165			2	190			3	355
02:30		5	169			2	173			7	342
02:45		2	241	12	747	1	180	6	709	3	421
03:00		1	241			1	223			2	464
03:15		1	202			3	215			4	417
03:30		0	168			2	187			2	355
03:45		0	203	2	814	3	185	9	810	3	388
04:00		2	174			1	204			3	378
04:15		4	227			3	209			7	436
04:30		7	179			3	254			10	433
04:45		8	190	21	770	5	206	12	873	13	396
05:00		8	169			6	168			14	337
05:15		15	155			7	184			22	339
05:30		21	164			14	200			35	364
05:45		36	207	80	695	15	177	42	729	51	384
06:00		50	167			21	205			71	372
06:15		68	202			25	173			93	375
06:30		97	157			35	186			132	343
06:45		220	171	435	697	55	159	136	723	275	330
07:00		296	131			120	132			416	263
07:15		256	111			153	169			409	280
07:30		263	110			147	141			410	251
07:45		276	104	1091	456	161	109	581	551	437	213
08:00		216	78			196	117			412	195
08:15		206	98			138	90			344	188
08:30		191	99			130	83			321	182
08:45		189	83	802	358	137	73	601	363	326	156
09:00		167	88			151	70			318	158
09:15		195	63			133	72			328	135
09:30		214	59			127	60			341	119
09:45		173	37	749	247	153	52	564	254	326	89
10:00		142	39			131	36			273	75
10:15		166	43			145	38			311	81
10:30		160	28			131	22			291	50
10:45		152	15	620	125	160	12	567	108	312	27
11:00		125	22			153	15			278	37
11:15		141	10			164	7			305	17
11:30		135	8			179	15			314	23
11:45		151	9	552	49	183	11	679	48	334	20
Total		4405	6263			3246	6450			7651	12713
Percent		41.3%	58.7%			33.5%	66.5%			37.6%	62.4%
Combined Total		10668				9696				20364	
Peak		07:00	02:30			11:00	04:00			07:00	02:45
Vol.		1091	853			679	873			1672	1657
P.H.F.		0.921	0.885			0.866	0.859			0.957	0.893

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PALM BEACH COUNTY TRAFFIC ENGINEERING

Page 2

Date Start: 25-Feb-13
Site Code: 3429
Station ID: RVA
SOUTH SHORE DR 700'W OF BIG BLUE TRACE

Latitude: 0' 0.000 Undefined

Start Time	26-Feb-13 Tue	E/A		Hour Totals		W/A		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		4	*			7	*			11	*
12:15		7	*			9	*			16	*
12:30		12	*			10	*			22	*
12:45		4	*	27	0	4	*	30	0	8	*
01:00		4	*			5	*			9	*
01:15		1	*			2	*			3	*
01:30		5	*			8	*			13	*
01:45		4	*	14	0	4	*	19	0	8	*
02:00		4	*			1	*			5	*
02:15		1	*			2	*			3	*
02:30		5	*			2	*			7	*
02:45		2	*	12	0	1	*	6	0	3	*
03:00		1	*			1	*			2	*
03:15		1	*			3	*			4	*
03:30		0	*			2	*			2	*
03:45		0	*	2	0	3	*	9	0	3	*
04:00		2	*			1	*			3	*
04:15		4	*			3	*			7	*
04:30		7	*			3	*			10	*
04:45		8	*	21	0	5	*	12	0	13	*
05:00		8	*			6	*			14	*
05:15		15	*			7	*			22	*
05:30		21	*			14	*			35	*
05:45		36	*	80	0	15	*	42	0	51	*
06:00		50	*			21	*			71	*
06:15		68	*			25	*			93	*
06:30		97	*			35	*			132	*
06:45		220	*	435	0	55	*	136	0	275	*
07:00		296	*			120	*			416	*
07:15		256	*			153	*			409	*
07:30		263	*			147	*			410	*
07:45		276	*	1091	0	161	*	581	0	437	*
08:00		216	*			196	*			412	*
08:15		206	*			138	*			344	*
08:30		191	*			130	*			321	*
08:45		189	*	802	0	137	*	601	0	326	*
09:00		167	*			151	*			318	*
09:15		195	*			133	*			328	*
09:30		214	*			127	*			341	*
09:45		173	*	749	0	153	*	564	0	326	*
10:00		142	*			131	*			273	*
10:15		166	*			145	*			311	*
10:30		158	*			128	*			286	*
10:45		*	*	*	*	*	*	*	*	*	*
11:00		*	*	*	*	*	*	*	*	*	*
11:15		*	*	*	*	*	*	*	*	*	*
11:30		*	*	*	*	*	*	*	*	*	*
11:45		*	*	*	*	*	*	*	*	*	*
Total		3699	0			2404	0			6103	0
Percent		100.0%	0.0%			100.0%	0.0%			100.0%	0.0%
Combined Total		3699				2404				6103	
Peak		07:00				07:15				07:00	
Vol.		1091				657				1672	
P.H.F.		0.921				0.838				0.957	
Total		8104	6263			5650	6450			13754	12713
Percent		56.4%	43.6%			46.7%	53.3%			52.0%	48.0%

JUN 29 2013

PALM BEACH COUNTY TRAFFIC ENGINEERING

Page 1

Date Start: 27-Feb-13
Site Code: 3432
Station ID: RVA
GREENVIEW SHORES 400'S OF WELLINGTON
TRACE
Latitude: 0' 0.000 Undefined

Start Time	27-Feb-13 Wed	N/A		Hour Totals		S/A		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		16	116			10	124			26	240
12:15		14	154			11	131			25	285
12:30		7	128			4	148			11	276
12:45		1	127	38	525	7	136	32	539	8	263
01:00		4	151			8	173			12	324
01:15		2	136			10	165			12	301
01:30		4	172			2	150			6	322
01:45		4	121	14	580	1	148	21	636	5	269
02:00		6	140			6	120			12	260
02:15		6	150			1	152			7	302
02:30		7	149			6	139			13	288
02:45		5	172	24	611	3	225	16	636	8	397
03:00		3	209			0	279			3	488
03:15		3	139			3	202			6	341
03:30		5	166			4	142			9	308
03:45		1	150	12	664	4	196	11	819	5	346
04:00		3	144			3	188			6	332
04:15		6	179			2	181			8	360
04:30		8	154			9	193			17	347
04:45		12	138	29	615	3	187	17	749	15	325
05:00		11	182			17	240			28	422
05:15		19	170			23	186			42	356
05:30		35	202			21	253			56	455
05:45		56	183	121	737	35	215	96	894	91	398
06:00		60	167			47	198			107	365
06:15		79	168			52	168			131	336
06:30		134	133			89	144			223	277
06:45		239	161	512	629	146	182	334	692	385	343
07:00		370	109			236	141			606	250
07:15		293	130			323	129			616	259
07:30		147	91			189	144			336	235
07:45		166	97	976	427	164	77	912	491	330	174
08:00		162	94			151	119			313	213
08:15		115	82			137	101			252	183
08:30		145	86			124	97			269	183
08:45		135	76	557	338	141	95	553	412	276	171
09:00		154	68			140	107			294	175
09:15		193	57			131	50			324	107
09:30		119	60			107	42			226	102
09:45		115	42	581	227	119	42	497	241	234	84
10:00		85	50			100	45			185	95
10:15		100	36			110	40			210	76
10:30		99	27			81	28			180	55
10:45		87	27	371	140	96	22	387	135	183	49
11:00		92	22			92	24			184	46
11:15		105	21			117	19			222	40
11:30		95	12			132	14			227	26
11:45		134	12	426	67	132	11	473	68	266	23
Total		3661	5560			3349	6312			7010	11872
Percent		39.7%	60.3%			34.7%	65.3%			37.1%	62.9%
Combined Total		9221				9661				18882	
Peak		06:45	05:00			07:00	05:00			06:45	05:00
Vol.		1049	737			912	894			1943	1631
P.H.F.		0.709	0.912			0.706	0.883			0.789	0.896

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PALM BEACH COUNTY TRAFFIC ENGINEERING

Page 2

Date Start: 27-Feb-13
Site Code: 3432
Station ID: RVA
GREENVIEW SHORES 400'S OF WELLINGTON
TRACE
Latitude: 0' 0.000 Undefined

Start Time	28-Feb-13 Thu	N/A		Hour Totals		S/A		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		16	*			10	*			26	*
12:15		14	*			11	*			25	*
12:30		7	*			4	*			11	*
12:45		1	*	38	0	7	*	32	0	8	*
01:00		4	*			8	*			12	*
01:15		2	*			10	*			12	*
01:30		4	*			2	*			6	*
01:45		4	*	14	0	1	*	21	0	5	*
02:00		6	*			6	*			12	*
02:15		6	*			1	*			7	*
02:30		7	*			6	*			13	*
02:45		5	*	24	0	3	*	16	0	8	*
03:00		3	*			0	*			3	*
03:15		3	*			3	*			6	*
03:30		5	*			4	*			9	*
03:45		1	*	12	0	4	*	11	0	5	*
04:00		3	*			3	*			6	*
04:15		6	*			2	*			8	*
04:30		8	*			9	*			17	*
04:45		12	*	29	0	3	*	17	0	15	*
05:00		11	*			17	*			28	*
05:15		19	*			23	*			42	*
05:30		35	*			21	*			56	*
05:45		56	*	121	0	35	*	96	0	91	*
06:00		60	*			47	*			107	*
06:15		79	*			52	*			131	*
06:30		134	*			89	*			223	*
06:45		239	*	512	0	146	*	334	0	385	*
07:00		370	*			236	*			606	*
07:15		293	*			323	*			616	*
07:30		147	*			189	*			336	*
07:45		166	*	976	0	164	*	912	0	330	*
08:00		162	*			151	*			313	*
08:15		115	*			137	*			252	*
08:30		145	*			124	*			269	*
08:45		135	*	557	0	141	*	553	0	276	*
09:00		154	*			140	*			294	*
09:15		193	*			131	*			324	*
09:30		119	*			107	*			226	*
09:45		95	*	561	0	97	*	475	0	192	*
10:00		*	*			*	*			*	*
10:15		*	*			*	*			*	*
10:30		*	*			*	*			*	*
10:45		*	*			*	*			*	*
11:00		*	*			*	*			*	*
11:15		*	*			*	*			*	*
11:30		*	*			*	*			*	*
11:45		*	*			*	*			*	*
Total		2844	0			2467	0			5311	0
Percent		100.0%	0.0%			100.0%	0.0%			100.0%	0.0%
Combined Total		2844				2467				5311	
Peak		06:45				07:00				06:45	
Vol.		1049				912				1943	
P.H.F.		0.709				0.706				0.789	
Total		6505	5560			5816	6312			12321	11872
Percent		53.9%	46.1%			48.0%	52.0%			50.9%	49.1%

JUL 20 2013

PALM BEACH COUNTY TRAFFIC ENGINEERING

Page 1

Date Start: 25-Feb-13
Site Code: 3446
Station ID: RVA
SOUTH SHORE BL 500'N OF SOUTHFIELDS

Latitude: 0' 0.000 Undefined

Start Time	25-Feb-13 Mon	N/A		Hour Totals		S/A		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		8	103			17	112			25	215
12:15		6	109			9	105			15	214
12:30		3	121			11	98			14	219
12:45		6	90	23	423	8	117	45	432	14	207
01:00		1	92			11	108			12	200
01:15		2	108			3	105			5	213
01:30		3	83			6	110			9	193
01:45		2	93	8	376	2	91	22	414	4	184
02:00		2	124			3	111			5	235
02:15		1	117			2	129			3	246
02:30		1	120			2	118			3	238
02:45		0	143	4	504	3	142	10	500	3	285
03:00		1	166			3	130			4	296
03:15		1	163			1	144			2	307
03:30		5	141			5	136			10	277
03:45		5	146	12	616	1	154	10	564	6	300
04:00		4	139			1	192			5	331
04:15		4	147			2	183			6	330
04:30		9	147			3	156			12	303
04:45		14	105	31	538	2	179	8	710	16	284
05:00		19	134			2	176			21	310
05:15		31	121			11	168			42	289
05:30		41	101			11	205			52	306
05:45		40	126	131	482	20	190	44	739	60	316
06:00		80	101			23	167			103	268
06:15		97	82			34	155			131	237
06:30		114	103			52	149			166	252
06:45		180	99	471	385	83	143	192	614	263	242
07:00		192	69			100	123			292	192
07:15		221	64			122	107			343	171
07:30		182	78			134	96			316	174
07:45		166	59	761	270	123	85	479	411	289	144
08:00		214	57			125	70			339	127
08:15		214	58			114	64			328	122
08:30		201	71			136	68			337	139
08:45		175	58	804	244	162	67	537	269	337	125
09:00		158	49			134	56			292	105
09:15		162	47			125	67			287	114
09:30		134	34			147	48			281	82
09:45		140	19	594	149	135	38	541	209	275	57
10:00		129	36			140	31			269	67
10:15		97	22			66	33			163	55
10:30		96	20			103	19			199	39
10:45		86	15	408	93	115	33	424	116	201	48
11:00		115	10			118	14			233	24
11:15		109	4			117	12			226	16
11:30		99	3			88	17			187	20
11:45		108	7	431	24	138	16	461	59	246	23
Total		3678	4104			2773	5037			6451	9141
Percent		47.3%	52.7%			35.5%	64.5%			41.4%	58.6%
Combined Total		7782				7810				15592	
Peak		08:00	03:00			08:45	05:00			08:00	03:45
Vol.		804	616			568	739			1341	1264
P.H.F.		0.939	0.928			0.877	0.901			0.989	0.955

JUN 20 2013

PALM BEACH COUNTY TRAFFIC ENGINEERING

Page 2

Date Start: 25-Feb-13
Site Code: 3446
Station ID: RVA
SOUTH SHORE BL 500'N OF SOUTHFIELDS

Latitude: 0' 0.000 Undefined

Start Time	26-Feb-13 Tue	N/A		Hour Totals		S/A		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		8	*			17	*			25	*
12:15		6	*			9	*			15	*
12:30		3	*			11	*			14	*
12:45		6	*	23	0	8	*	45	0	14	*
01:00		1	*			11	*			12	*
01:15		2	*			3	*			5	*
01:30		3	*			6	*			9	*
01:45		2	*	8	0	2	*	22	0	4	*
02:00		2	*			3	*			5	*
02:15		1	*			2	*			3	*
02:30		1	*			2	*			3	*
02:45		0	*	4	0	3	*	10	0	3	*
03:00		1	*			3	*			4	*
03:15		1	*			1	*			2	*
03:30		5	*			5	*			10	*
03:45		5	*	12	0	1	*	10	0	6	*
04:00		4	*			1	*			5	*
04:15		4	*			2	*			6	*
04:30		9	*			3	*			12	*
04:45		14	*	31	0	2	*	8	0	16	*
05:00		19	*			2	*			21	*
05:15		31	*			11	*			42	*
05:30		41	*			11	*			52	*
05:45		40	*	131	0	20	*	44	0	60	*
06:00		80	*			23	*			103	*
06:15		97	*			34	*			131	*
06:30		114	*			52	*			166	*
06:45		180	*	471	0	83	*	192	0	263	*
07:00		192	*			100	*			292	*
07:15		221	*			122	*			343	*
07:30		182	*			134	*			316	*
07:45		166	*	761	0	123	*	479	0	289	*
08:00		214	*			125	*			339	*
08:15		214	*			114	*			328	*
08:30		201	*			136	*			337	*
08:45		175	*	804	0	162	*	537	0	337	*
09:00		158	*			134	*			292	*
09:15		162	*			125	*			287	*
09:30		134	*			147	*			281	*
09:45		140	*	594	0	135	*	541	0	275	*
10:00		129	*			140	*			269	*
10:15		119	*			136	*			255	*
10:30		*	*	*	*	*	*	*	*	*	*
10:45		*	*	*	*	*	*	*	*	*	*
11:00		*	*	*	*	*	*	*	*	*	*
11:15		*	*	*	*	*	*	*	*	*	*
11:30		*	*	*	*	*	*	*	*	*	*
11:45		*	*	*	*	*	*	*	*	*	*
Total		3087	0			2164	0			5251	0
Percent		100.0%	0.0%			100.0%	0.0%			100.0%	0.0%
Combined Total		3087				2164				5251	
Peak		08:00				08:45				08:00	
Vol.		804				568				1341	
P.H.F.		0.939				0.877				0.989	
Total		6765	4104			4937	5037			11702	9141
Percent		62.2%	37.8%			49.5%	50.5%			56.1%	43.9%

JUN 20 2013

Palm Beach County Traffic Engineering

Page 1

4-24-10
Site Code: 33355
Station ID: JD
PIERSON RD @ SOUTHSORE BL

Latitude: 0' 0.000 Undefined

Start Time	NA		SA		1 & 2 Combined		EA		WA		3 & 4 Combined		1,2,3,4 Combined	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	5	90	10	85	15	175	1	26	0	33	1	59	16	234
12:15	11	86	9	82	20	168	0	35	2	33	2	68	22	236
12:30	2	105	4	101	6	206	1	22	0	29	1	51	7	257
12:45	3	87	3	86	6	173	0	28	0	36	0	64	6	237
01:00	1	121	3	94	4	215	0	35	0	33	0	68	4	283
01:15	3	86	4	81	7	167	0	25	0	28	0	53	7	220
01:30	4	125	2	98	6	223	0	31	0	37	0	68	6	291
01:45	3	97	2	79	5	176	0	22	1	36	1	58	6	234
02:00	6	108	2	105	8	213	0	26	0	30	0	56	8	269
02:15	2	116	3	95	5	211	0	35	0	35	0	70	5	281
02:30	0	101	1	133	1	234	1	40	1	32	2	72	3	306
02:45	2	119	7	113	9	232	0	29	0	42	0	71	9	303
03:00	1	155	4	104	5	259	0	26	0	30	0	56	5	315
03:15	4	153	2	107	6	260	0	28	1	39	1	67	7	327
03:30	3	146	3	126	6	272	0	35	0	47	0	82	6	354
03:45	1	158	1	150	2	308	0	34	1	46	1	80	3	388
04:00	1	132	5	152	6	284	0	52	0	35	0	87	6	371
04:15	4	122	1	157	5	279	0	29	5	47	5	76	10	355
04:30	7	128	7	157	14	285	0	47	2	37	2	84	16	369
04:45	10	113	3	163	13	276	0	38	2	42	2	80	15	356
05:00	15	155	1	176	16	331	0	66	2	36	2	102	18	433
05:15	24	121	9	182	33	303	0	55	5	49	5	104	38	407
05:30	33	146	13	183	46	329	0	63	12	37	12	100	58	429
05:45	39	119	17	176	56	295	2	43	16	44	18	87	74	382
06:00	60	126	25	156	85	282	2	52	22	28	24	80	109	362
06:15	84	108	30	146	114	254	0	42	10	20	10	62	124	316
06:30	97	100	46	137	143	237	4	42	32	25	36	67	179	304
06:45	164	78	67	119	231	197	14	34	42	30	56	64	287	261
07:00	165	63	101	99	266	162	20	23	40	14	60	37	326	199
07:15	204	77	96	79	300	156	24	29	30	14	54	43	354	199
07:30	172	77	88	83	260	160	19	34	43	12	62	46	322	206
07:45	179	49	81	69	260	118	19	37	54	7	73	44	333	162
08:00	218	54	110	80	328	134	26	35	61	13	87	48	415	182
08:15	150	65	85	62	235	127	28	27	47	10	75	37	310	164
08:30	161	80	86	50	247	130	14	22	49	5	63	27	310	157
08:45	174	71	106	71	280	142	31	13	44	4	75	17	355	159
09:00	145	47	103	55	248	102	29	18	35	10	64	28	312	130
09:15	142	44	73	44	215	88	41	16	38	6	79	22	294	110
09:30	120	32	63	50	183	82	28	10	38	3	66	13	249	95
09:45	114	29	66	40	180	69	22	5	35	1	57	6	237	75
10:00	92	23	84	35	176	58	18	9	41	8	59	17	235	75
10:15	97	27	78	29	175	56	22	5	31	5	53	10	228	66
10:30	88	15	59	26	147	41	20	1	38	2	58	3	205	44
10:45	78	14	79	31	157	45	27	5	31	5	58	10	215	55
11:00	85	9	81	21	166	30	29	2	23	2	52	4	218	34
11:15	98	3	80	16	178	19	24	1	31	0	55	1	233	20
11:30	88	10	78	14	166	24	24	0	48	1	72	1	238	25
11:45	103	7	93	5	196	12	27	0	36	0	63	0	259	12
Total	3262	4097	1974	4502	5236	8599	517	1332	949	1118	1466	2450	6702	11049
Percent	44.3%	55.7%	30.5%	69.5%	37.8%	62.2%	28.0%	72.0%	45.9%	54.1%	37.4%	62.6%	37.8%	62.2%
Comb. Total	7359		6476		13835		1849		2067		3916		17751	
Peak	07:15	03:00	08:00	05:00	07:15	05:00	08:45	05:00	07:45	03:30	08:00	05:00	07:15	05:00
Vol.	773	612	387	717	1148	1258	129	227	211	175	300	393	1424	1651
P.H.F.	0.886	0.968	0.880	0.980	0.875	0.950	0.787	0.860	0.865	0.931	0.862	0.945	0.858	0.953

JUN 29 2010

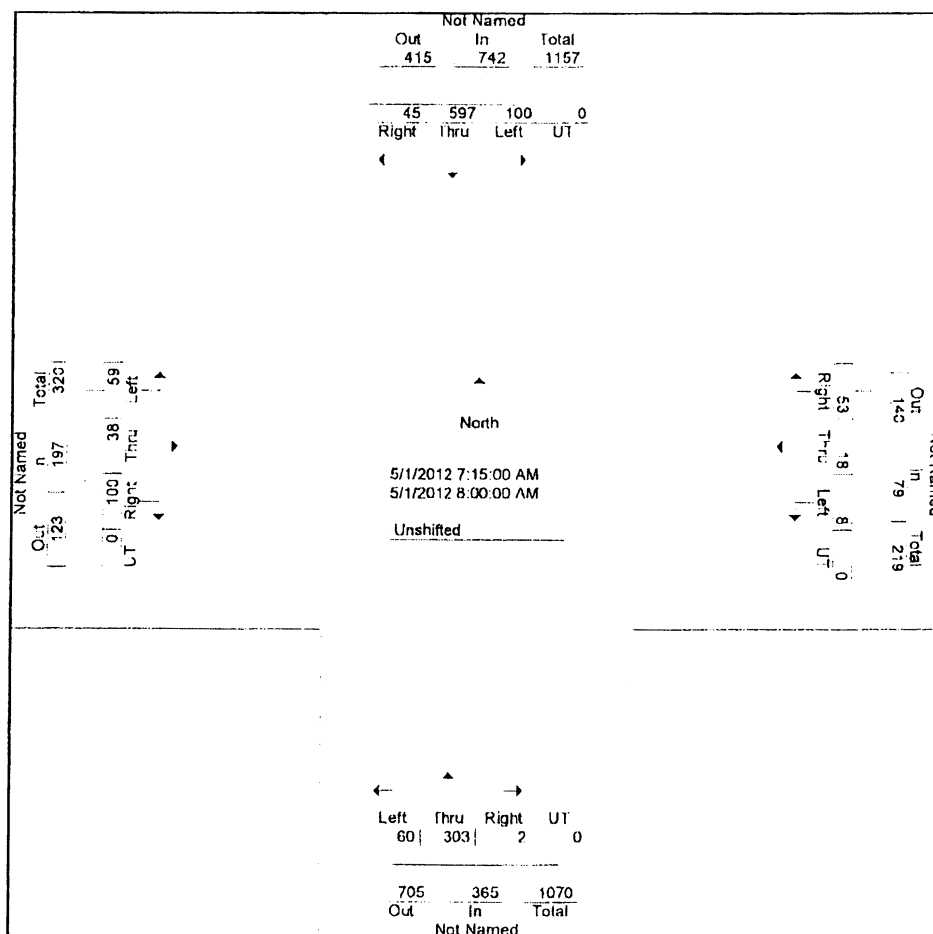
PALM BEACH COUNTY TRAFFIC ENGINEERING

LOCATION: PIERSON RD @
SOUTHSHORE BL
COUNTED BY: HLP

File Name : 33355A52
Site Code : 00033355
Start Date : 5/1/2012
Page No : 1

Groups Printed- Unshifted

Start Time	From North					From East					From South					From West					Int. Total
	Left	Thru	Right	UT	App. Total	Left	Thru	Right	UT	App. Total	Left	Thru	Right	UT	App. Total	Left	Thru	Right	UT	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:15 AM	15	143	8	0	166	0	0	12	0	12	12	81	0	0	93	12	9	24	0	45	316
07:30 AM	23	145	13	0	181	3	2	14	0	19	15	70	1	0	86	11	11	27	0	49	335
07:45 AM	25	155	15	0	195	1	9	14	0	24	13	73	1	0	87	16	10	22	0	48	354
Total	63	443	36	0	542	4	11	40	0	55	40	224	2	0	266	39	30	73	0	142	1005
08:00 AM	37	154	9	0	200	4	7	13	0	24	20	79	0	0	99	20	8	27	0	55	378
Grand Total	100	597	45	0	742	8	18	53	0	79	60	303	2	0	365	59	38	100	0	197	1383
Apprch %	13.5	80.5	6.1	0.0		10.1	22.8	67.1	0.0		16.4	83.0	0.5	0.0		29.9	19.3	50.8	0.0		
Total %	7.2	43.2	3.3	0.0	53.7	0.6	1.3	3.8	0.0	5.7	4.3	21.9	0.1	0.0	26.4	4.3	2.7	7.2	0.0	14.2	



JUN 20 2012

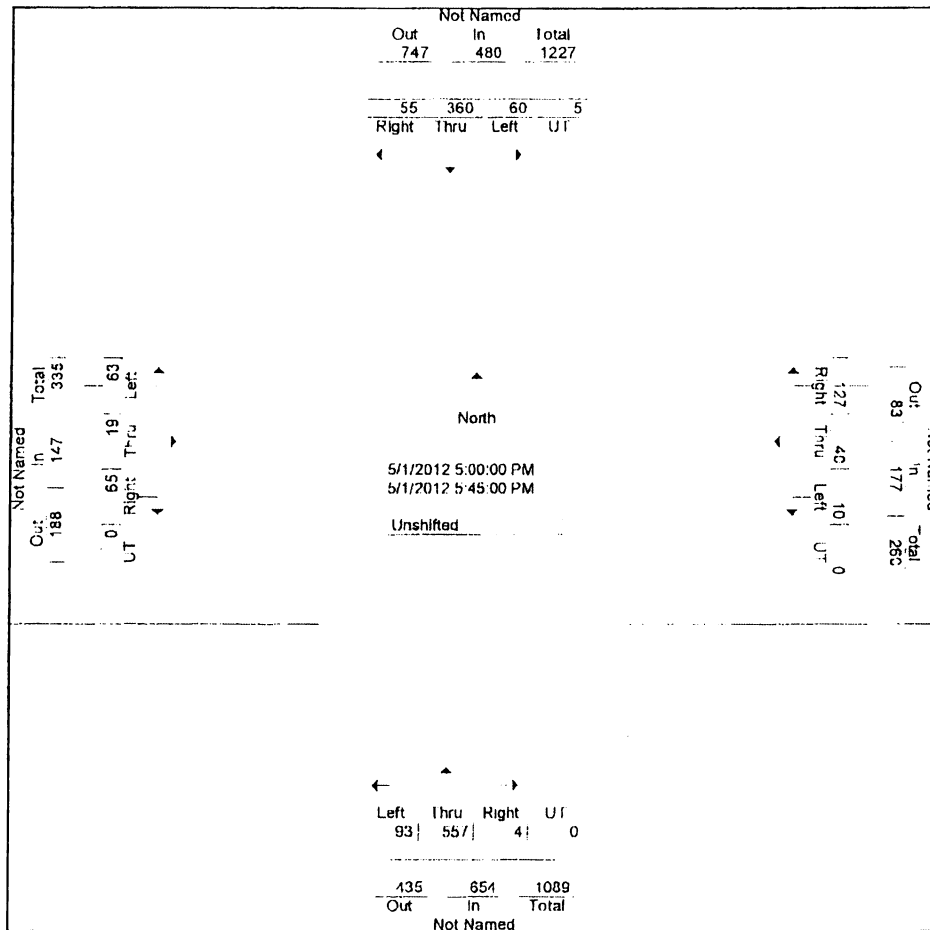
PALM BEACH COUNTY TRAFFIC ENGINEERING

LOCATION: PIERSON RD @
SOUTHSHORE BL
COUNTED BY: HLP

File Name : 33355P52
Site Code : 00033355
Start Date : 5/1/2012
Page No : 1

Groups Printed- Unshifted

Start Time	From North					From East					From South					From West					Int. Total
	Left	Thru	Right	UT	App. Total	Left	Thru	Right	UT	App. Total	Left	Thru	Right	UT	App. Total	Left	Thru	Right	UT	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
05:00 PM	15	99	15	2	131	0	12	31	0	43	27	135	1	0	163	15	5	17	0	37	374
05:15 PM	11	102	17	1	131	3	9	36	0	48	22	134	1	0	157	17	3	20	0	40	376
05:30 PM	19	87	11	1	118	3	12	29	0	44	19	142	1	0	162	17	5	13	0	35	359
05:45 PM	15	72	12	1	100	4	7	31	0	42	25	146	1	0	172	14	6	15	0	35	349
Total	60	360	55	5	480	10	40	127	0	177	93	557	4	0	654	63	19	65	0	147	1458
Grand Total	60	360	55	5	480	10	40	127	0	177	93	557	4	0	654	63	19	65	0	147	1458
Apprch %	12.5	75.0	11.5	1.0		5.6	22.6	71.8	0.0		14.2	85.2	0.6	0.0		42.9	12.9	44.2	0.0		
Total %	4.1	24.7	3.8	0.3	32.9	0.7	2.7	8.7	0.0	12.1	6.4	38.2	0.3	0.0	44.9	4.3	1.3	4.5	0.0	10.1	

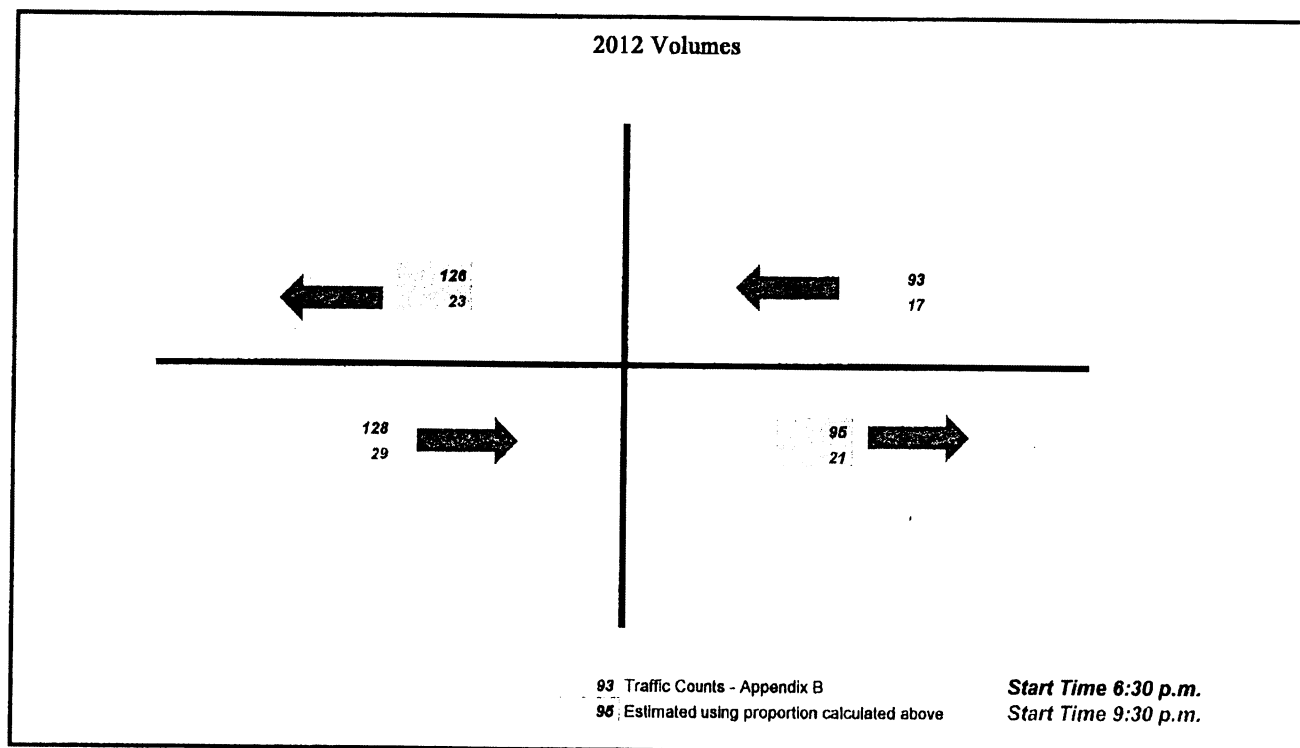
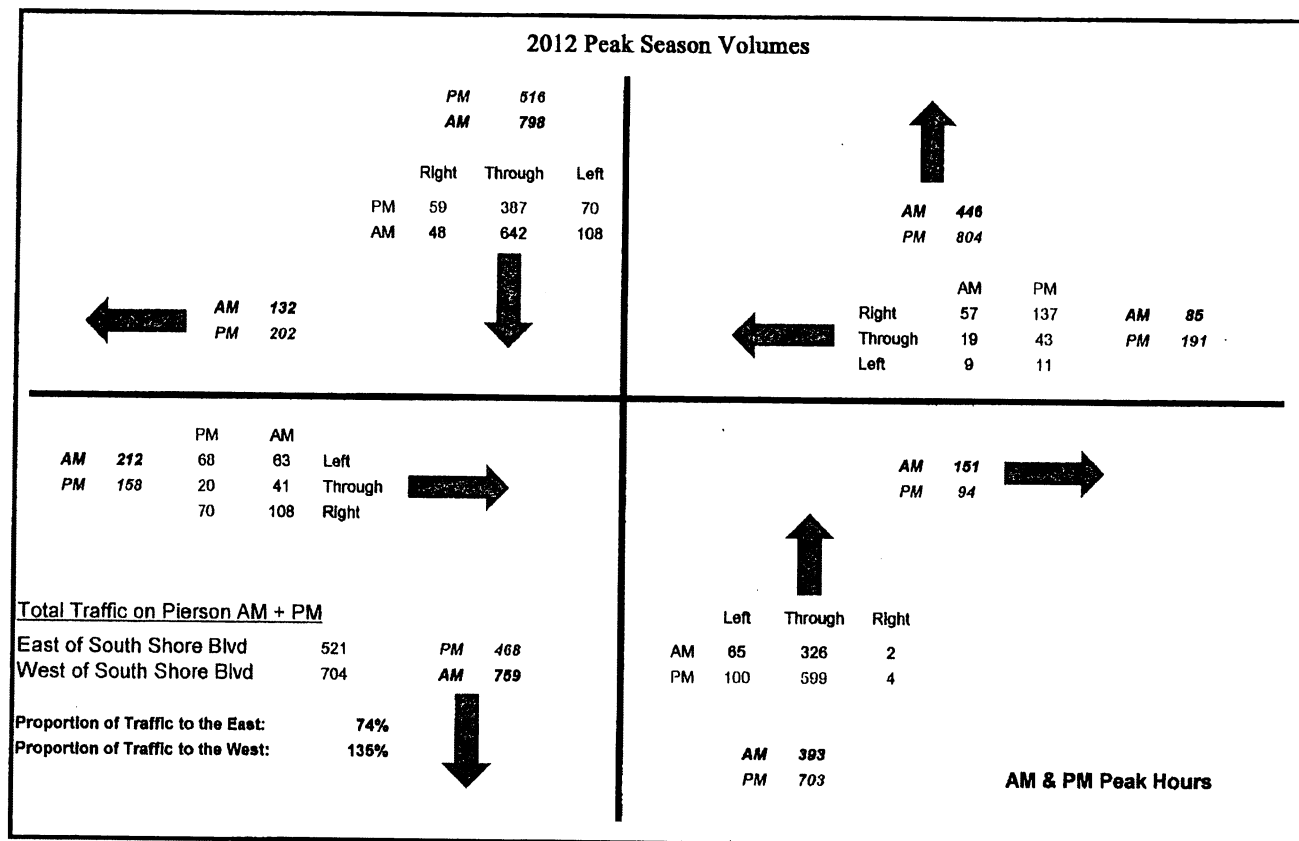


JUN 29 2012

Pierson Road & South Shore Boulevard

JUN 20 2013

12:00 PM - 1:00 PM
1:00 PM - 2:00 PM





MTP Group, Inc.
6401 Lake Worth Road, Suite 231
Lake Worth, Florida 33467-2400
Telephone: (561) 795-0678 Fax: (561) 795-0230
www.mtpgroup.net

June 23, 2013

Michael Stone, President
Equestrian Sport Productions, LLC
14440 Pierson Road
Wellington, Florida 33414

Re: **Equestrian Village**
Peak Event Traffic Evaluation - Intersections

Dear Mr. Stone:

Per your request, we have prepared a traffic study to determine and evaluate traffic conditions during a larger evening event or a "peak event" at the proposed Wellington Equestrian Village. The study was summarized in a letter dated June 19, 2013. As indicated in the letter, turning movement counts were to be performed during the weekend to properly evaluate traffic conditions at intersections. This study is a follow up and presents analyses of intersections during a peak event occurring during the evenings on a weekend.

Intersection analyses were prepared at the following locations:

- South Shore Boulevard and Greenview Shores Boulevard,
- Pierson Road and South Shore Boulevard, and
- Lake Worth Road and South Shore Boulevard.

Turning movement counts were collected on Friday, June 23, 2013 between 6:30 and 10:30 p.m. Although events will be scheduled either Friday or Saturday, it was determined that Friday traffic was likely to be higher than Saturday. In order to present a conservative analysis, traffic conditions during a Friday evening have been evaluated.

Critical Movement Volumes were determined using the procedures included in the "Highway Capacity Manual", TRB Special Report 209. The planning analysis for signalized intersections was utilized. The analyses were performed for future conditions at buildout of the project, year 2016. *Figure 1* depicts traffic assignment at the relevant intersections. Turning movement counts, determination of project traffic and critical movement analyses are included in the appendices. These are presented as follows:

- *Appendix A:* South Shore Boulevard and Greenview Shores Boulevard,
- *Appendix B:* Pierson Road and South Shore Boulevard, and
- *Appendix C:* Lake Worth Road and South Shore Boulevard.

The sum of critical volumes projected for the year 2016 is included in the following table:

Sum of Critical Volumes

Intersection	6:30 to 7:30 PM	9:30 to 10:30 PM
South Shore Blvd. & Greenview Shores Blvd	789	506
Pierson Rd & South Shore Blvd	518	468
Lake Worth Rd & South Shore Blvd	644	195

The adopted level of service for intersections is 1,400. As shown in the table above all intersections are projected to operate well below the adopted service volume.

In order to ensure traffic delays are minimized at the intersection of Pierson Road and South Shore Boulevard, it is recommended a police officer controls traffic at this location. The officer should be directing traffic an hour prior to beginning of an event and also at the end. Events should be monitored to evaluate whether police control is necessary and how long.

Please, do not hesitate to contact me at your earliest convenience at (561) 795-0678 should you have any questions.

Sincerely,

MARIA M. TEJERA
MTP GROUP, INC.
LICENSE
No. 44095
STATE OF
FLORIDA
JUNE 23, 2013
PROFESSIONAL ENGINEER
Maria M. Tejera, P.E.
President

Florida Registration Number 44095
Certificate of Authorization Number 6585

Figure 1
Appendices

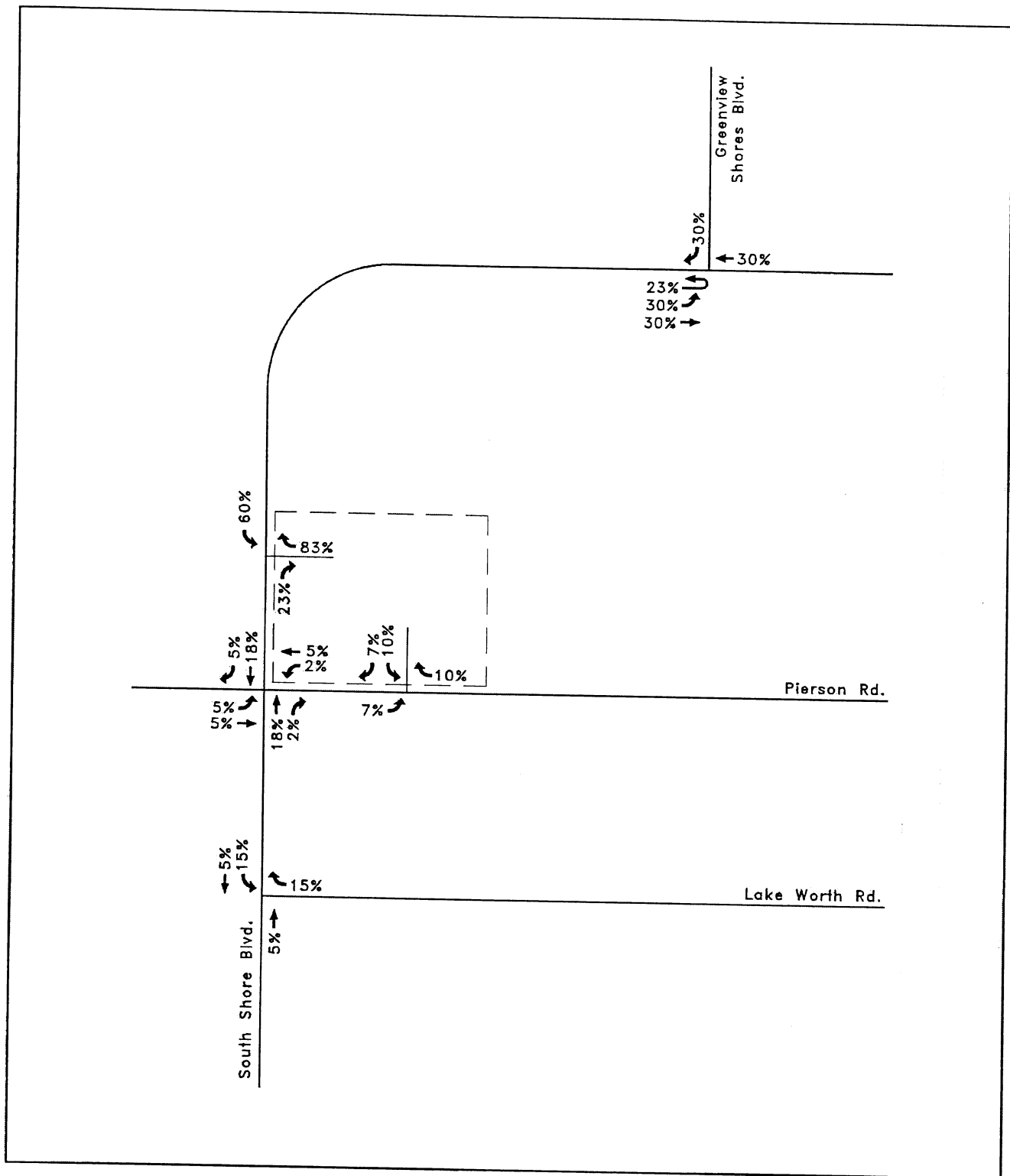


Figure 1: Assignment
Equestrian Village - Peak Event



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APPENDIX A

South Shore Boulevard & Greenview Shores Boulevard



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Equestrian Village

Intersection Analysis Sheet

South Shore Blvd & Greenview Shores Blvd (Existing Geometry)

Growth Rate= 1.0%
Peak Season= 1.17
Buildout Year= 2016
Years= 3

6:30 to 7:30 PM Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (06/21/13)	2	0	2	213	0	182	261	140	0	6	94	194
Peak Season Volume	2	0	2	249	0	213	305	164	0	7	110	227
Background	2	0	2	257	0	219	314	169	0	7	113	234
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	0	0	0	0	381	10	5	0	0	381	0
Total Traffic	2	0	2	257	0	600	324	174	0	7	494	234
Critical Volume												
No. of Lanes	1	1	0	2	<	1	2	2	0	1	2	1
Approach Volume	4			857			498			735		
Per Lane Volume*	2	0	0	129	0	378	162	82	0	7	247	45
North-South Critical	NB LT +			SB RT = 380			SB LT +			NB RT = 129		
East-West Critical	EB LT +			WB TH = 409			WB LT +			EB TH = 89		
Maximum Critical Sum	380			+ 409			= 789					
Status?	OK											

9:30 to 10:30 PM Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (06/21/13)	0	0	1	116	1	79	115	49	1	6	44	129
Peak Season Volume	0	0	1	136	1	92	135	57	1	7	51	151
Background	0	0	1	140	1	95	139	59	1	7	53	156
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	0	0	0	0	2	674	381	0	0	2	0
Total Traffic	0	0	1	140	1	97	813	440	1	7	55	156
Critical Volume												
No. of Lanes	1	1	0	2	<	1	2	2	0	1	2	1
Approach Volume	1			238			1,254			218		
Per Lane Volume*	0	-9	0	71	0	0	407	216	0	7	28	25
North-South Critical	NB LT +			SB RT = 0			SB LT +			NB RT = 71		
East-West Critical	EB LT +			WB TH = 435			WB LT +			EB TH = 223		
Maximum Critical Sum				71 + 435			= 506					
Status?	OK											
* Includes right turn volume adjustment for overlaps and RTOR												

* Includes right turn volume adjustment for overlaps and RTOR

Project Traffic

Northbound			Southbound			Eastbound			Westbound		
LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
1	1	1	1	1	30%	53%	30%			30%	
0	0	0	0	0	381	10	5	0	0	381	0
0	0	0	0	0	2	674	381	0	0	2	0

Percentage

Split

6:30 to 7:30 PM - Volumes

9:30 to 10:30 PM - Volumes

6:30 to 7:30 PM IN 1,270

6:30 to 7:30 PM OUT 18

9:30 to 10:30 PM IN 6

9:30 to 10:30 PM OUT 1,271



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Lake Worth, Florida 33467
<http://www.mtpgroup.net>

GREENVIEW SHORES BOULEVARD & SOUTH SHORE
BOULEVARD, WELLINGTON, FLORIDA
COUNTED BY: WAYNE ASSAM
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 001301C2
Start Date: 06/21/13
File I.D. : GRESOUT
Page : 1

ALL VEHICLES

SOUTH SHORE BLVD					PLAYER'S CLUB DRIVEWAY					SOUTH SHORE BLVD					GREENVIEW SHORES BLVD					Total
From North					From East					From South					From West					
WB					NB					EB					SB					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		
Date 06/21/13																				
18:30	4	0	28	51	0	2	0	1		1	71	29	0		0	50	0	42		279
18:45	0	0	25	48	0	0	0	0		0	63	35	0		0	61	0	46		278
19:00	2	0	22	53	0	0	0	1		0	51	40	0		0	34	0	49		252
19:15	0	0	19	42	0	0	0	0		0	75	36	0		2	66	0	45		285
Hr Total	6	0	94	194	0	2	0	2		1	260	140	0		2	211	0	182		1094
19:30	3	0	22	40	0	0	0	0		0	46	29	1		0	44	0	37		222
19:45	1	0	16	43	0	0	0	0		0	38	21	0		1	35	0	36		191
20:00	1	0	14	48	0	0	1	0		0	40	28	0		1	49	1	31		214
20:15	1	0	9	43	0	0	0	0		0	60	25	0		0	47	0	28		213
Hr Total	6	0	61	174	0	0	1	0		0	184	103	1		2	175	1	132		840
20:30	1	1	8	49	0	0	0	1		0	30	20	0		0	19	0	29		158
20:45	2	1	23	34	0	0	0	0		0	31	15	0		1	23	0	26		156
21:00	0	0	20	45	0	0	0	0		0	28	16	0		1	33	0	27		170
21:15	1	0	10	56	0	0	0	1		0	26	23	1		0	28	0	18		164
Hr Total	4	2	61	184	0	0	0	2		0	115	74	1		2	103	0	100		648
21:30	0	0	17	34	0	0	0	0		0	40	19	1		0	30	0	27		168
21:45	2	0	6	38	0	0	0	0		0	24	13	0		1	31	0	21		136
22:00	3	0	12	35	0	0	0	0		0	25	9	0		0	30	0	18		132
22:15	1	0	9	22	0	0	0	1		0	26	8	0		0	24	1	13		105
Hr Total	6	0	44	129	0	0	0	1		0	115	49	1		1	115	1	79		541
TOTAL	22	2	260	681	0	2	1	5		1	674	366	3		7	604	2	493		3123

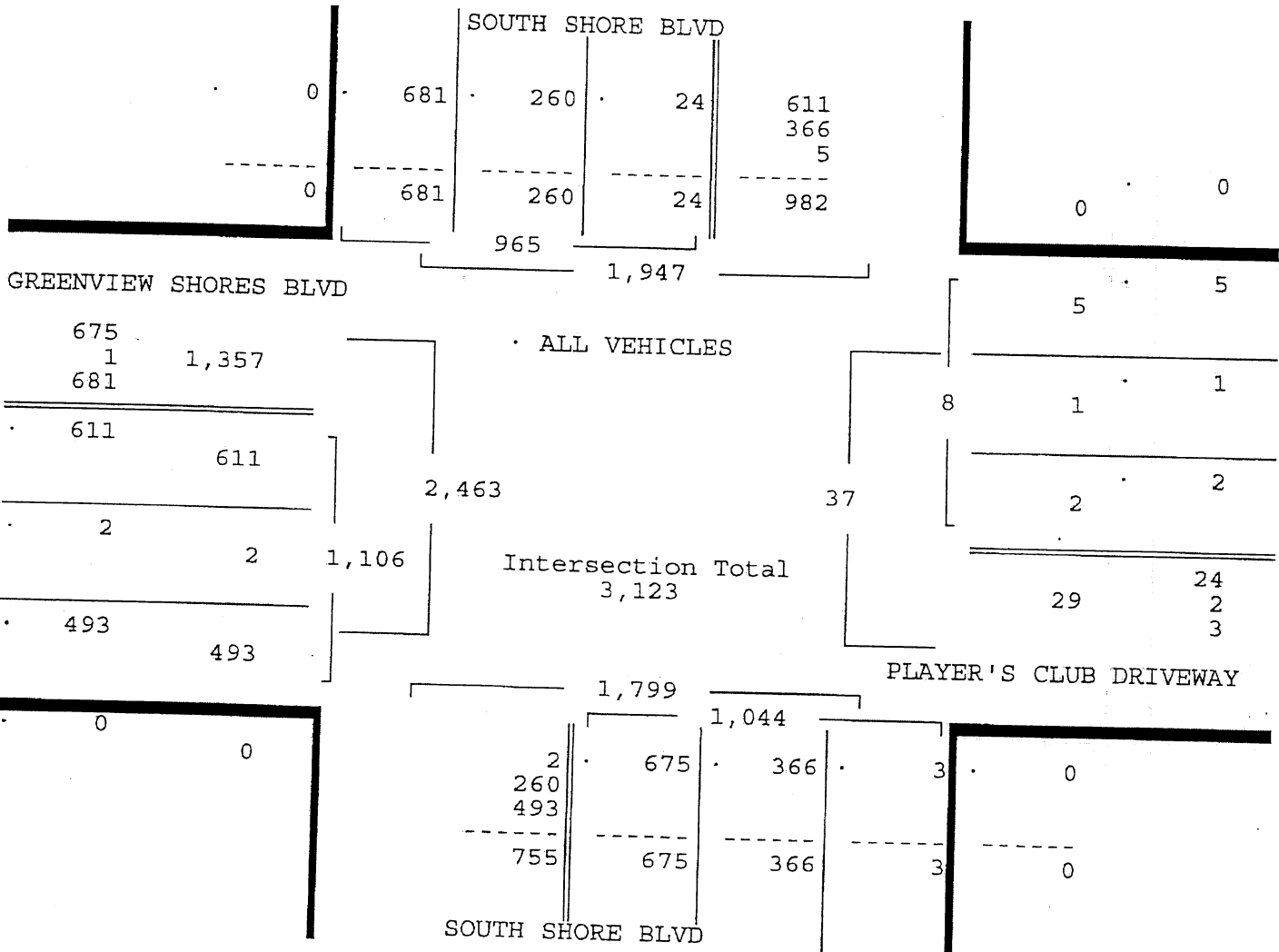
GREENVIEW SHORES BOULEVARD & SOUTH SHORE
BOULEVARD, WELLINGTON, FLORIDA
COUNTED BY: WAYNE ASSAM
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00130102
Start Date: 06/21/13
File I.D. : GREESOUT
Page : 2

ALL VEHICLES

SOUTH SHORE BLVD From North				PLAYER'S CLUB DRIVEWAY From East				SOUTH SHORE BLVD From South				GREENVIEW SHORES BLVD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 06/21/13																



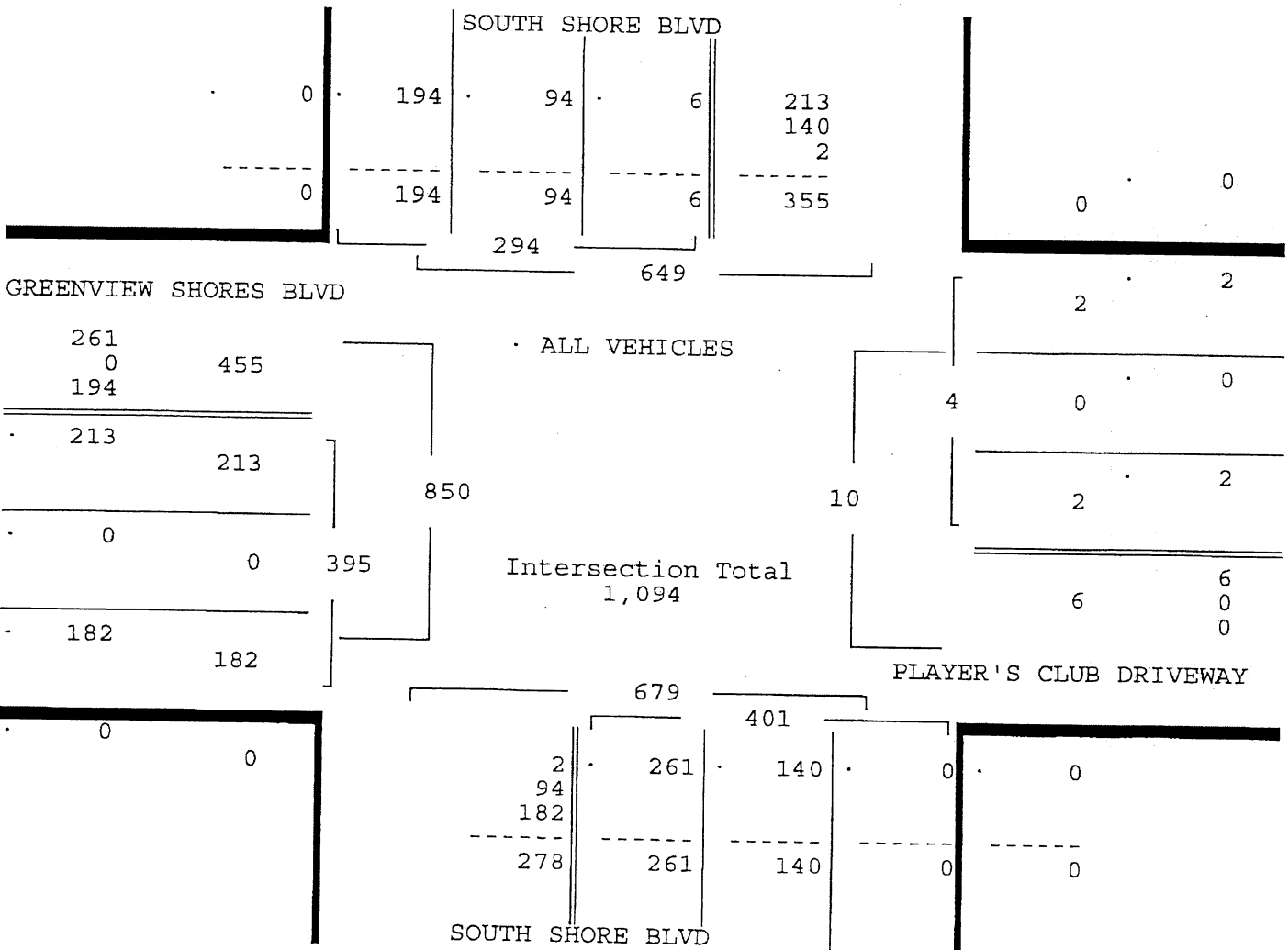
GREENVIEW SHORES BOULEVARD & SOUTH SHORE
BOULEVARD, WELLINGTON, FLORIDA
COUNTED BY: WAYNE ASSAM
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00130102
Start Date: 06/21/13
File I.D. : GREESOUT
Page : 3

ALL VEHICLES

SOUTH SHORE BLVD From North				PLAYER'S CLUB DRIVEWAY From East				SOUTH SHORE BLVD From South				GREENVIEW SHORES BLVD From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/21/13 -----																
Peak Hour Analysis By Entire Intersection for the Period: 18:30 to 22:30 on 06/21/13																
Peak start 18:30				18:30				18:30				18:30				
Volume	6	0	94	194	0	2	0	2	1	260	140	0	2	211	0	182
Percent	2%	0%	32%	66%	0%	50%	0%	50%	0%	65%	35%	0%	1%	53%	0%	46%
Pk total	294				4				401				395			
Highest 18:30				18:30				19:15				19:15				
Volume	4	0	28	51	0	2	0	1	0	75	36	0	2	66	0	45
Hi total	83				3				111				113			
PHF	.89				.33				.90				.87			



APPENDIX B

Pierson Road & South Shore Boulevard



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Equestrian Village

Intersection Analysis Sheet

Pierson Rd & South Shore Blvd (Existing Geometry)

Growth Rate= 1.0%
Peak Season= 1.17
Buildout Year= 2016
Years= 3

6:30 to 7:30 PM Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (06/21/13)	47	334	0	40	219	24	23	5	28	4	11	42
Peak Season Volume	55	391	0	47	256	28	27	6	33	5	13	49
Background	57	403	0	48	264	29	28	6	34	5	13	50
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	229	25	0	3	1	64	64	0	0	1	0
Total Traffic	57	632	25	48	267	30	92	70	34	5	14	50
Critical Volume												
No. of Lanes	1	2	0	1	1	1	1	1	0	1	1	0
Approach Volume	714			345			196			69		
Per Lane Volume*	57	324	0	48	267	0	92	94	0	5	54	0
North-South Critical	NB LT +			SB TH = 324			SB LT +			NB TH = 372		
East-West Critical	EB LT +			WB TH = 146			WB LT +			EB TH = 99		
Maximum Critical Sum	372			+ 146			= 518					
Status?	OK											

9:30 to 10:30 PM Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (06/21/13)	19	131	3	8	110	10	8	1	10	0	1	15
Peak Season Volume	22	153	4	9	129	12	9	1	12	0	1	18
Background	23	158	4	9	133	12	9	1	12	0	1	19
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	1	0	0	229	64	0	0	0	25	64	0
Total Traffic	23	159	4	9	362	76	9	1	12	25	65	19
Critical Volume												
No. of Lanes	1	2	0	1	1	1	1	1	0	1	1	0
Approach Volume	186			447			22			109		
Per Lane Volume*	23	77	0	9	362	7	9	3	0	25	74	0
North-South Critical	NB LT +			SB TH = 385			SB LT +			NB TH = 86		
East-West Critical	EB LT +			WB TH = 83			WB LT +			EB TH = 28		
Maximum Critical Sum	385			+ 83			= 468					
Status?	OK											
* Includes right turn volume adjustment for overpass and RTOR												

* Includes right turn volume adjustment for overlaps and RTOR

Project Traffic

Percentage

Split

6:30 to 7:30 PM - Volumes

9:30 to 10:30 PM - Volumes

Northbound			Southbound			Eastbound			Westbound		
LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
	18%	2%		18%	5%	5%	5%		2%	5%	
1	1	1	0	0	0	1	1	1	0	0	0
0	229	25	0	3	1	64	64	0	0	1	0
0	1	0	0	229	64	0	0	0	25	64	0

6:30 to 7:30 PM IN

1,270

6:30 to 7:30 PM OUT

18

9:30 to 10:30 PM IN

6

9:30 to 10:30 PM OUT

1,271



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PIERSON ROAD & SOUTHSORE BOULEVARD
WELLINGTON, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00130102
Start Date: 06/21/13
File I.D. : PIERSON
Page : 1

ALL VEHICLES

SOUTH SHORE BOULEVARD From North					PIERSON ROAD From East				SOUTH SHORE BOULEVARD From South				PIERSON ROAD From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right		
Date 06/21/13																	
18:30	0	9	54	8	0	2	4	7	0	13	83	0	0	4	2	9	195
18:45	0	13	51	8	0	0	2	12	0	15	86	0	0	1	1	4	193
19:00	1	6	63	3	0	1	3	12	0	10	81	0	0	10	1	10	201
19:15	1	10	51	5	0	1	2	11	0	9	84	0	0	8	1	5	188
Hr Total	2	38	219	24	0	4	11	42	0	47	334	0	0	23	5	28	777
19:30	0	5	46	5	0	0	1	5	0	9	60	0	0	3	2	4	140
19:45	2	7	41	4	0	0	1	10	0	5	54	0	0	2	2	3	131
20:00	0	7	35	2	0	0	0	13	0	8	53	1	0	3	0	6	128
20:15	0	2	35	3	0	0	3	19	0	4	60	2	0	6	1	3	138
Hr Total	2	21	157	14	0	0	5	47	0	26	227	3	0	14	5	16	537
20:30	1	2	33	2	0	0	0	10	0	6	25	1	0	3	0	5	88
20:45	0	4	36	4	0	0	1	10	0	4	41	0	0	3	0	2	105
21:00	0	5	37	5	0	1	0	7	0	5	30	1	0	3	0	3	97
21:15	0	1	27	3	0	2	1	11	0	10	39	1	0	6	0	2	103
Hr Total	1	12	133	14	0	3	2	38	0	25	135	3	0	15	0	12	393
21:30	0	3	38	2	0	0	0	4	0	4	41	0	0	3	0	3	98
21:45	0	0	25	3	0	0	1	2	0	4	39	1	0	3	1	4	83
22:00	0	3	24	3	0	0	0	6	0	9	19	1	0	2	0	2	69
22:15	1	1	23	2	0	0	0	3	0	2	32	1	0	0	0	1	66
Hr Total	1	7	110	10	0	0	1	15	0	19	131	3	0	8	1	10	316
TOTAL	6	78	619	62	0	7	19	142	0	117	827	9	0	60	11	66	2023

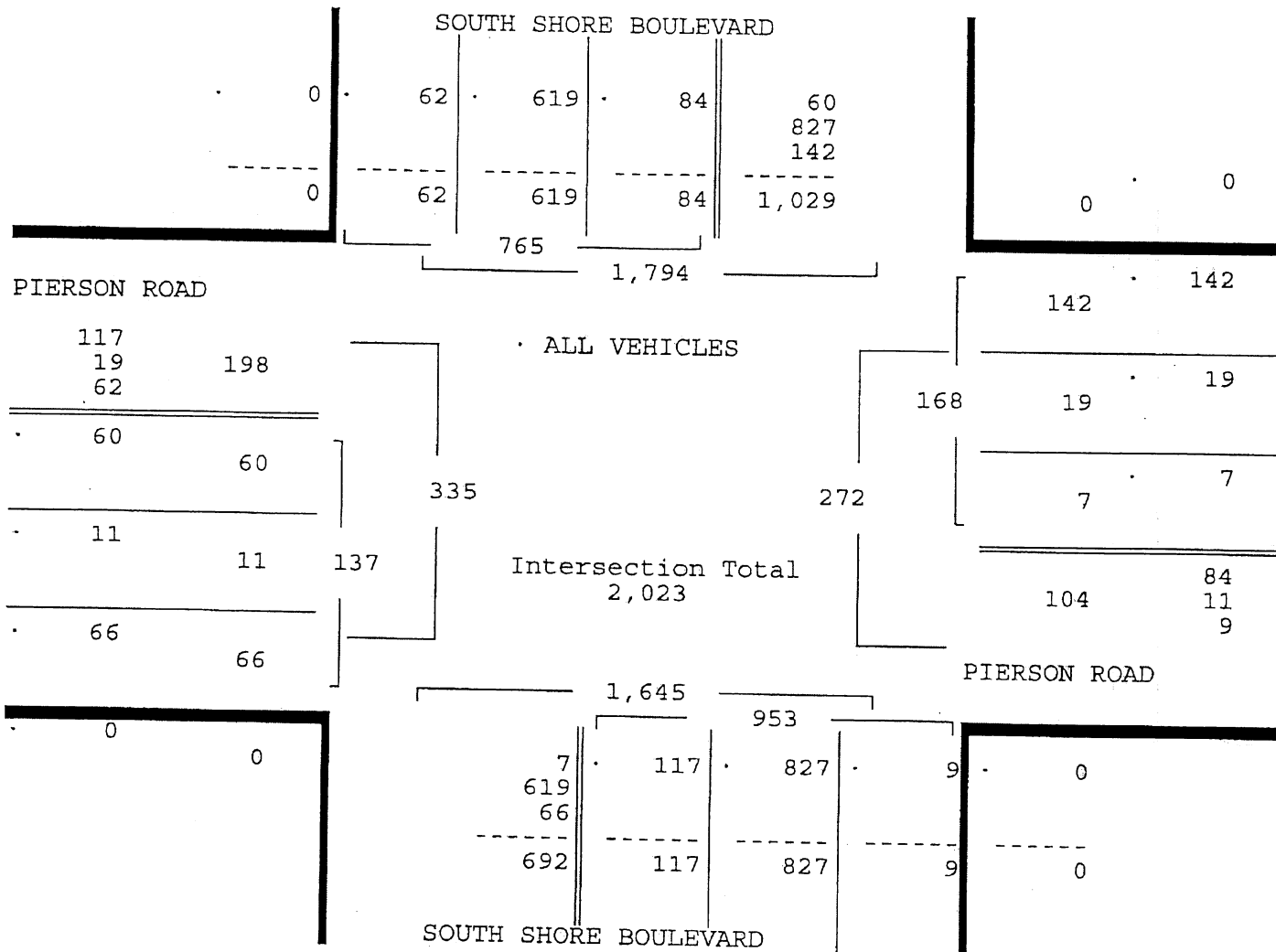
PIERSON ROAD & SOUTHSORE BOULEVARD
WELLINGTON, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00130102
Start Date: 06/21/13
File I.D. : PIERSON
Page : 2

ALL VEHICLES

SOUTH SHORE BOULEVARD				PIERSON ROAD				SOUTH SHORE BOULEVARD				PIERSON ROAD				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 06/21/13																



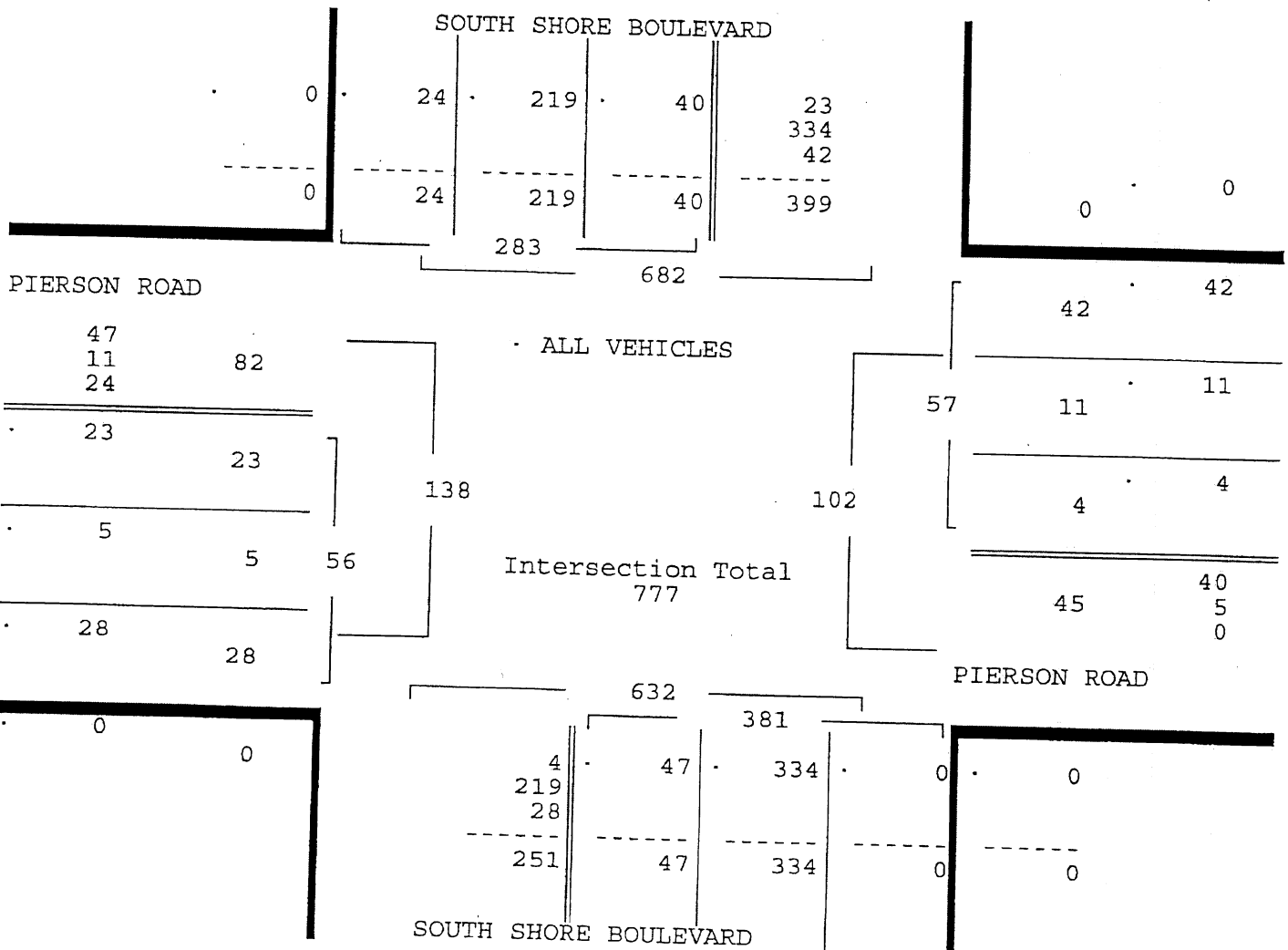
PIERSON ROAD & SOUTHSORE BOULEVARD
WELLINGTON, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00130102
Start Date: 06/21/13
File I.D. : PIEROUT
Page : 3

ALL VEHICLES

SOUTH SHORE BOULEVARD From North				PIERSON ROAD From East				SOUTH SHORE BOULEVARD From South				PIERSON ROAD From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 06/21/13 -----																
Peak Hour Analysis By Entire Intersection for the Period: 18:30 to 22:30 on 06/21/13																
Peak start 18:30				18:30				18:30				18:30				
Volume	2	38	219	24	0	4	11	42	0	47	334	0	0	23	5	28
Percent	1%	13%	77%	8%	0%	7%	19%	74%	0%	12%	88%	0%	0%	41%	9%	50%
Pk total	283				57				381				56			
Highest	19:00				19:00				18:45				19:00			
Volume	1	6	63	3	0	1	3	12	0	15	86	0	0	10	1	10
Hi total	73				16				101				21			
PHF	.97				.89				.94				.67			



APPENDIX C

Lake Worth Road & South Shore Boulevard



MTP Group, Inc.

8401 Lake Worth Road, Suite 231

Lake Worth, Florida 33467-2400

Phone: (561) 795-0678 Fax: (561) 795-0230

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Equestrian Village

Intersection Analysis Sheet

Lake Worth Rd & South Shore Blvd (Existing Geometry)

Growth Rate= 1.0%
Peak Season= 1.17
Buildout Year= 2016
Years= 3

6:30 to 7:30 PM Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (06/21/13)	0	37	6	220	30	0	0	0	0	15	0	330
Peak Season Volume	0	43	7	257	35	0	0	0	0	18	0	386
Background	0	44	7	265	36	0	0	0	0	19	0	398
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	64	0	3	1	0	0	0	0	0	0	0
Total Traffic	0	108	7	268	37	0	0	0	0	19	0	589
Critical Volume												
No. of Lanes	0	1	0	2	1	0	0	0	0	1	0	1
Approach Volume	115			305			0			608		
Per Lane Volume*	0	115	0	134	37	0	0	0	0	19	0	395
North-South Critical	NB LT +			SB TH = 37			SB LT +			NB TH = 249		
East-West Critical	EB LT +			WB RT = 395			WB LT +			EB RT = 19		
Maximum Critical Sum	249			395			= 644					
Status?	OK											

9:30 to 10:30 PM Intersection Volume Development												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (06/21/13)	0	15	5	104	17	0	0	0	0	9	0	132
Peak Season Volume	0	18	6	122	20	0	0	0	0	11	0	154
Background	0	19	6	126	21	0	0	0	0	11	0	159
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	0	0	0	191	64	0	0	0	0	0	0	0
Total Traffic	0	19	6	317	85	0	0	0	0	11	0	160
Critical Volume												
No. of Lanes	0	1	0	2	1	0	0	0	0	1	0	1
Approach Volume	25			402			0			171		
Per Lane Volume*	0	25	0	159	85	0	0	0	0	11	0	0
North-South Critical	NB LT +			SB TH = 85			SB LT +			NB TH = 184		
East-West Critical	EB LT +			WB RT = 0			WB LT +			EB RT = 11		
Maximum Critical Sum	184			11			= 195					
Status?	OK											
* Includes right turn volume adjustment for overlaps and RTOP												

* Includes right turn volume adjustment for overlaps and RTOR

Project Traffic

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Percentage		5%		15%	5%							15%
Split		1		0	0							1
6:30 to 7:30 PM - Volumes	0	64	0	3	1	0	0	0	0	0	0	191
9:30 to 10:30 PM - Volumes	0	0	0	191	64	0	0	0	0	0	0	1

6:30 to 7:30 PM IN 1,270
6:30 to 7:30 PM OUT 18
9:30 to 10:30 PM IN 6
9:30 to 10:30 PM OUT 1,271



MTP Group, Inc.
8401 Lake Worth Rd, Ste. 231
Lake Worth, Florida 33467
<http://www.mtpgroup.net>

LAKE WORTH ROAD & SOUTH SHORE BOULEVARD
WELLINGTON, FLORIDA
COUNTED BY: JUANCARLOS PALOMINO
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00130002
Start Date: 06/21/13
File I.D. : SOUTLAKE
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ALL VEHICLES

SOUTH SHORE BLVD From North					LAKE WORTH ROAD From East					SOUTH SHORE BLVD From South					----- From West					Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right					
Date 06/21/13																				
18:30	0	54	6	0	0	5	0	87	0	0	5	3	0	0	0	0	160			
18:45	0	52	6	0	0	3	0	89	0	0	12	0	0	0	0	0	162			
19:00	0	64	7	0	0	3	0	76	0	0	7	3	0	0	0	0	160			
19:15	1	49	11	0	0	4	0	78	0	0	13	0	0	0	0	0	156			
Hr Total	1	219	30	0	0	15	0	330	0	0	37	6	0	0	0	0	638			
19:30	0	44	3	0	0	2	0	55	0	0	11	1	0	0	0	0	116			
19:45	0	37	7	0	0	2	0	51	0	0	12	3	0	0	0	0	112			
20:00	0	34	6	0	0	2	0	55	0	0	11	2	0	0	0	0	110			
20:15	0	33	2	0	0	6	0	41	0	0	9	2	0	0	0	0	93			
Hr Total	0	148	18	0	0	12	0	202	0	0	43	8	0	0	0	0	431			
20:30	0	32	2	0	0	2	0	32	0	0	4	2	0	0	0	0	74			
20:45	0	27	12	0	0	2	0	36	0	0	5	1	0	0	0	0	83			
21:00	0	29	7	0	0	4	0	29	0	0	6	2	0	0	0	0	77			
21:15	0	19	5	0	0	2	0	48	0	0	6	2	0	0	0	0	82			
Hr Total	0	107	26	0	0	10	0	145	0	0	21	7	0	0	0	0	316			
21:30	0	33	9	0	0	1	0	34	0	0	4	4	0	0	0	0	85			
21:45	0	22	6	0	0	2	0	43	0	0	3	0	0	0	0	0	76			
22:00	1	28	2	0	0	4	0	26	0	0	4	0	0	0	0	0	65			
22:15	0	20	0	0	0	2	0	29	0	0	4	1	0	0	0	0	56			
Hr Total	1	103	17	0	0	9	0	132	0	0	15	5	0	0	0	0	282			
TOTAL	2	577	91	0	0	46	0	809	0	0	116	26	0	0	0	0	1667			

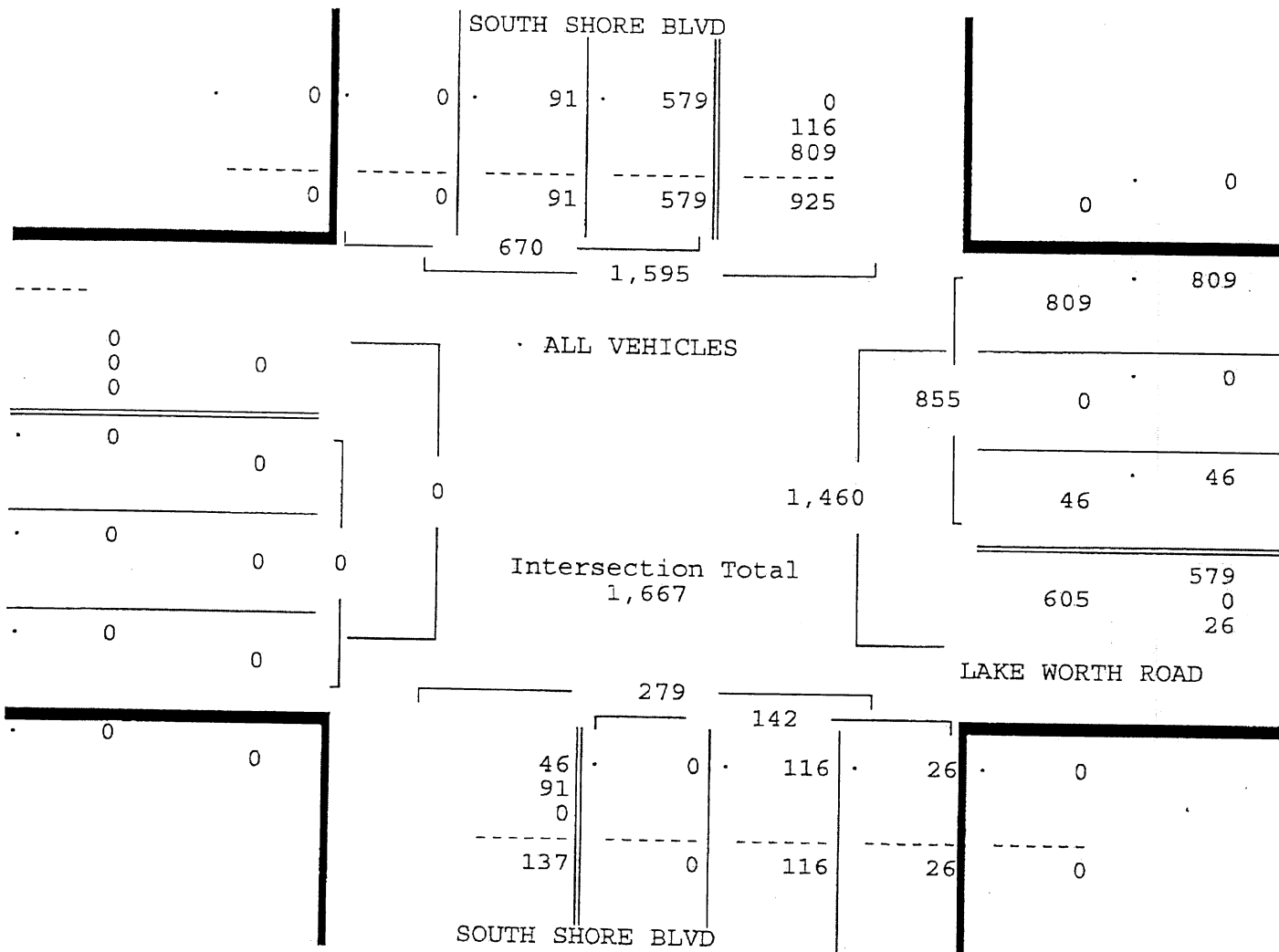
LAKE WORTH ROAD & SOUTH SHORE BOULEVARD
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ALL VEHICLES

SOUTH SHORE BLVD				LAKE WORTH ROAD				SOUTH SHORE BLVD				-----				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 06/21/13 -----																



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ALL VEHICLES

SOUTH SHORE BLVD				LAKE WORTH ROAD				SOUTH SHORE BLVD				-----				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	
Date 06/21/13 -----																
Peak Hour Analysis By Entire Intersection for the Period: 18:30 to 22:30 on 06/21/13																
Peak start 18:30				18:30				18:30				18:30				
Volume	1	219	30	0	0	15	0	330	0	0	37	6	0	0	0	0
Percent	0%	88%	12%	0%	0%	4%	0%	96%	0%	0%	86%	14%	0%	0%	0%	0%
Pk total	250				345				43				0			
Highest	19:00				18:30				19:15				18:30			
Volume	0	64	7	0	0	5	0	87	0	0	13	0	0	0	0	0
Hi total	71				92				13				0			
PHF	.88				.94				.83				.0			

