

# Exhibit Q - PBC Traffic Performance Standard Letter



November 3, 2022

Bryan G. Kelley, P.E.  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33407

**RE: Equestrian Village Lagoon  
Project #: 220809  
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised October 12, 2022, 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:

<b>Municipality:</b>	Wellington
<b>Location:</b>	NEC of Pierson Rd and South Shore Blvd
<b>PCN:</b>	73-41-44-16-22-001-0020 (additional PCNs in file)
<b>Access:</b>	Signalized full access driveway connection onto South Shore Blvd/Greenview Shores Blvd, one right-out only access driveway connection onto South Shore Blvd, one full access driveway connection onto Pierson Rd and one egress-only access driveway connection onto Pierson Rd <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Equestrian facility consists of 352 stables, 25 exhibitors, 500 spectator event space and 30 staff/officials
<b>Proposed Uses:</b>	Redevelop the site with: Single Family Detached = 29 DUs Multi-Family Low-rise Residential= 271 DUs Private Golf Course = 10 Holes Private Reactional Center = 79,924 SF
<b>New Daily Trips:</b>	976
<b>New Peak Hour Trips:</b>	-66 (-118 In/52 Out) AM; -1 (86 In/-87 Out) PM
<b>Build-out:</b>	December 31, 2027

Based on the review, the Traffic Division has determined that the proposed development **meets** the TPS of Palm Beach County.

No driveway turn lane requirements have been analyzed/reviewed for project driveways located on a village maintained roadway. The Village is urged to verify that all turn lanes at the driveways are adequate.

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

**Department of Engineering  
and Public Works**

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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](mailto: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:cw  
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