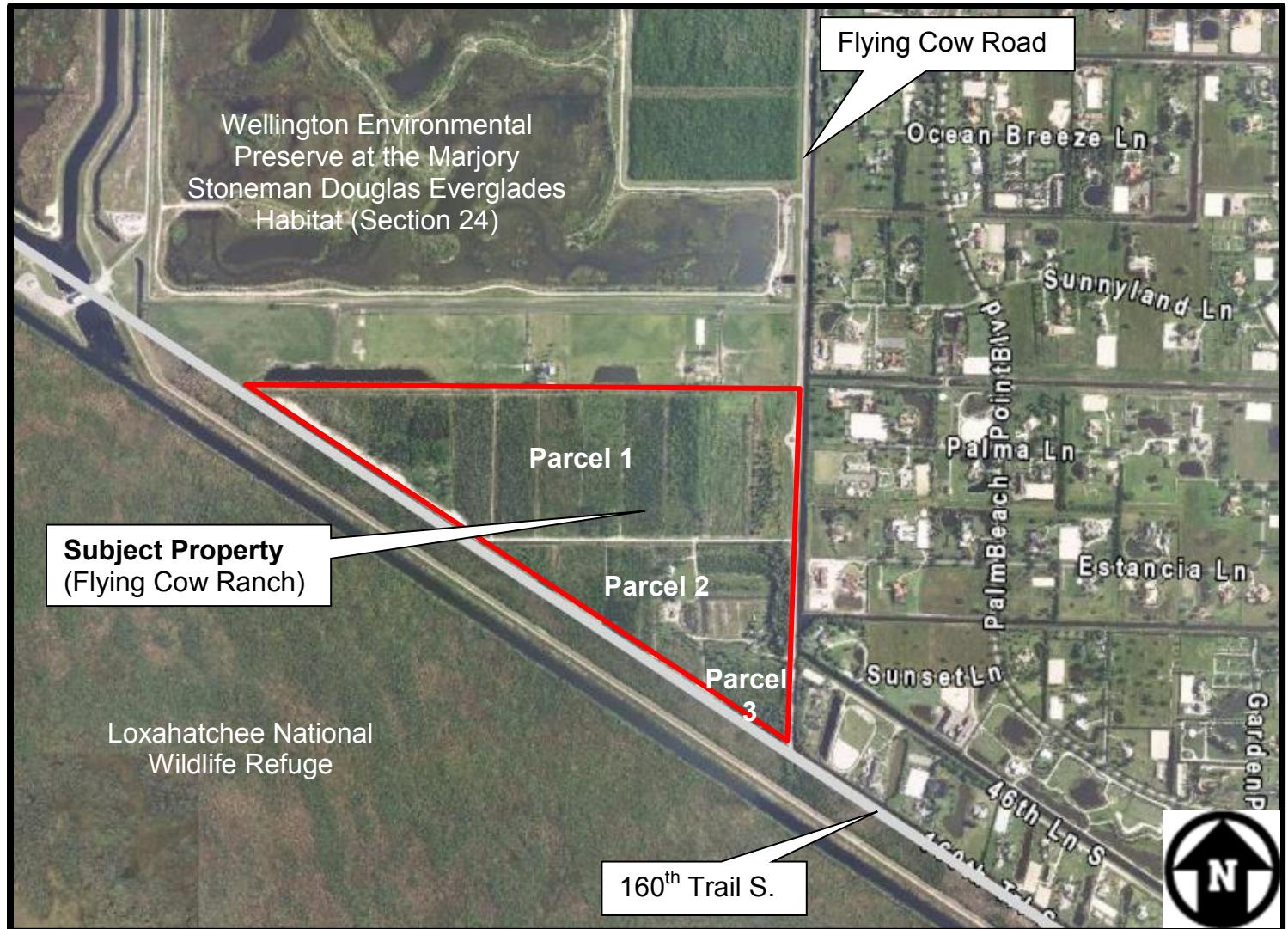


**Staff Report Exhibit "A"**  
Location Map



**Staff Report Exhibit "B"**  
**Legal Descriptions**

Parcel 1:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°10'08" East, along the East line of said Section 24, a distance of 1207.80 feet; thence run South 89°42'16" West, parallel with the South line of said Section 24, a distance of 4541.35 feet, more or less, to a point that intersects the Easterly Right of Way line of the Central and Southern Florida Flood Control District Canal L-40; thence run South 56°55'11" East, along said Right of Way line, a distance of 2194.62 feet, more or less, to a point of intersection with the South line of said Section 24; thence run North 89°42'16" East, along the South line of said Section 24, a distance of 2674.64 feet, more or less, to the Southeast corner of Section 24 and the Point of Beginning.

LESS and EXCEPTING therefrom the following:

A parcel of land in the South one half (S 1/2) of Section 24, Township 44 South, Range 40 East, Palm Beach County, Florida, said parcel being described as follows:

Beginning at the Southeast corner of Section 24, Township 44 South, Range 40 East, run North 01°18'20" East (Basis of Bearings), along the East line of said Section 24, a distance of 1209.60 feet as measured; thence run South 89°43'08" West 30.01 feet to a point of intersection with an arc of a curve to the right (a radial at said point bearing North 88°41'40" West); thence along the arc of said curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southwesterly 170.57 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°49'24" run South westerly 162.11 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°46'32" run Southwesterly 32.76 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 74.00 feet and a central angle of 95°15'14" run South westerly and Southeasterly 123.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 41.00 feet and a central angle of 45°49'16" run Southeasterly 32.79 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 724.33 feet and a central angle of 12°53'15" run Southeasterly 162.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 665.54 feet and a central angle of 14°41'02" run Southeasterly and Southwesterly 170.57 feet to a point of tangency; thence run South 01°18'20" West 383.90 feet as calculated along the tangent extended; thence run North 89°43'08" East 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 98.639 ac. more or less.

Parcel 2:

All that part of the North one half (N 1/2) of the North one half (N 1/2) of Section 25, Township 44 South, Range 40 East, said Section being unsurveyed, lying North and East of the Northeasterly right-of-way line of Levee L-40 which Levee is one of the works of the plan of flood control for Central and Southern Florida extending through said Section 25, said Northeasterly right-of-way line being more particularly described as follows:

Beginning at a concrete monument designated as FCE-642 on the Northeasterly right-of-way line of Levee L-40 in Section 23, Township 44 South, Range 40 East, the coordinates of which are X-722,202.10 and Y-833,959.35; thence running South 56°55'11" East to the North line of said Section 25, Township 44 South, Range 40 East; thence continuing South 56°55'11" East to a concrete monument designated as FCE-641 in said Section 25; thence running South 57°08'22" East, to the East line of said Section 25.

LESS and EXCEPTING therefrom the following: A parcel of land lying in the Northeast one-quarter of Section 25, Township 44 South, Range 40 East, being the East 30 feet of those certain lands described as Parcel "A" in the instrument recorded in Official Records Book 15060, Page 293 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 25; thence South 01°17'01" West (Basis of Bearings) along the East line of said Section 25, 50.01 feet to the Point of Beginning; thence continue South 01°17' 01" West along said East line, 1271.88 feet to the South line of the North one-half of the North one-half of said Section 25; thence South 89°43'08" West along said South line of the North one-half of the North one-half of said Section 25, 30.01 feet to a line 30.00 feet West of as measured at right angles and parallel with the East line of said Section 25; thence North 01°17'01" East along said parallel line 1271.88 feet to the South line of those certain lands as conveyed to Acme Drainage District in Official Records Book 206, Page 279 of the Public Records of Palm Beach County, Florida; thence North 89° 43' 08" East along said line 30.01 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 49.149 ac. more or less.

Parcel 3:

All that portion of the South half of the North half of Section 25, Township 44 South, Range 40 East, Palm Beach County, Florida, and lying easterly of the Easterly Right-of-Way line of South Florida Water Management District's Levee L-40.

Also known as:

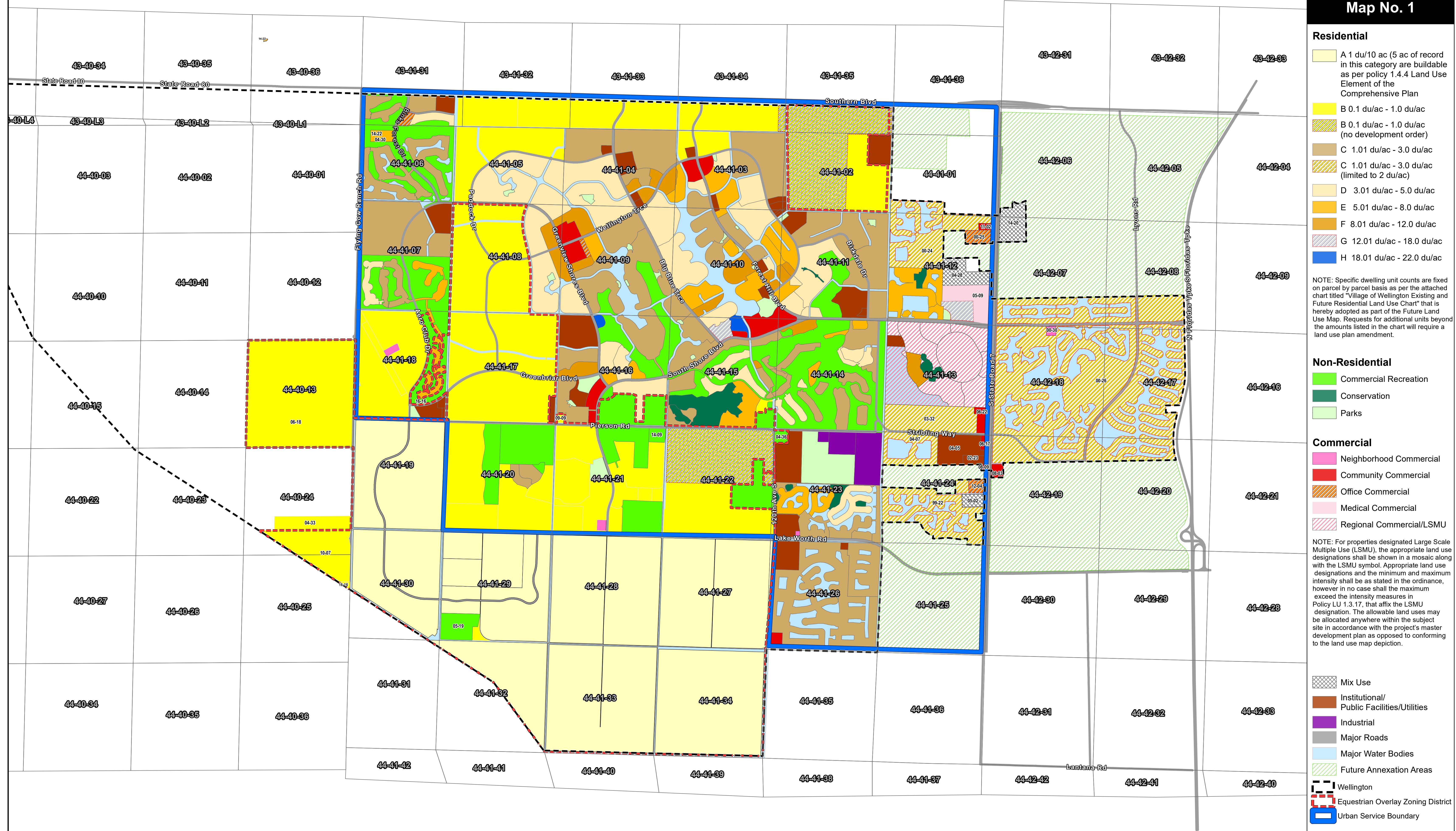
A portion of Section 25, Township 44 South, Range 40 East, described as follows: Beginning at the Southeast corner of those certain lands as conveyed in Official Records Book 15060, Page 293 of the Official Records of Palm Beach County, Florida: thence, South  $01^{\circ}17'01''$  West, (basis of bearings, a grid azimuth) along the East line of said Section 25, 398.46 feet more or less to an intersection with the Easterly Right-of-Way line of the Central and Southern Florida Flood Control District Canal L-40; thence, North  $57^{\circ}08'22''$  West along said Easterly Right-of-Way line, 729.21 feet, more or less, to the Southwest corner of those certain lands as conveyed in said Official Records Book 15060, Page 293; thence North  $89^{\circ}43'08''$  East, 621.49 feet, more or less, along the South line of the North half of the North half of said Section 25 to the Point of Beginning.

Said lands situate in Palm Beach County, Florida and contain 2.804 ac. more or less.

# **Staff Report Exhibit “C”**

ended Wellington Future Land Use Ma

# Land Use Element Map No. 1

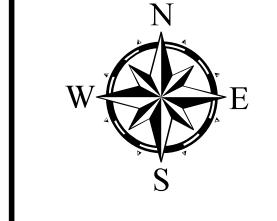


Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • [gis@wellingtonfl.gov](mailto:gis@wellingtonfl.gov) • [www.wellingtonfl.gov](http://www.wellingtonfl.gov)

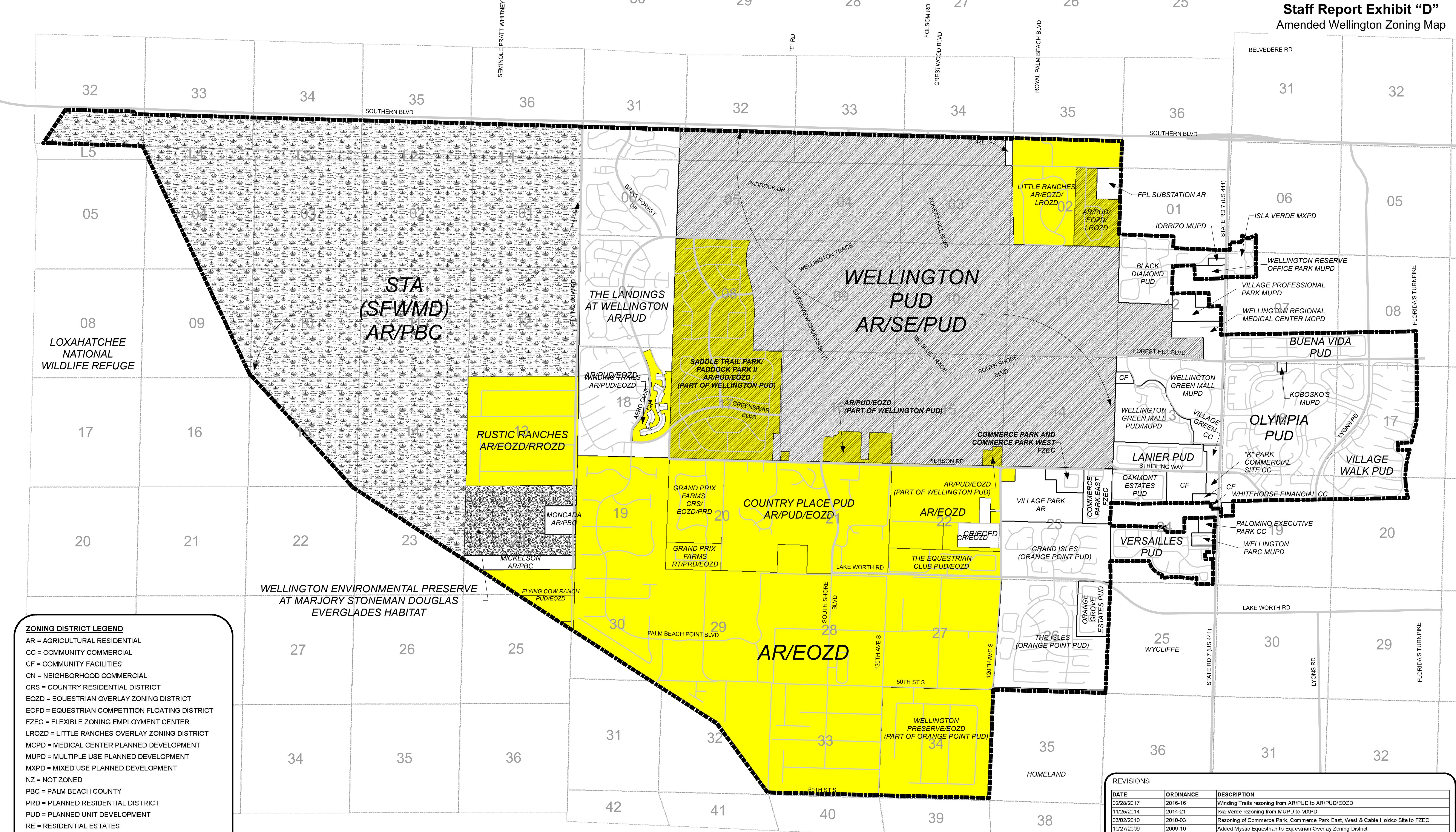
# Wellington 2020 Future Land Use

August 31, 2010 - Ordinance 2010

Tract/Kit Number  <b>1400</b>	NO.		
	<b>1</b>	<b>DRAWN</b>	Christian Nakotey
	<b>1</b>	<b>SCALE</b>	1 inch = 2,000 feet
	<b>1</b>	<b>REQUESTED</b>	Planning & Zoning
	<b>FILENAME</b>	Future Land Use Ch	



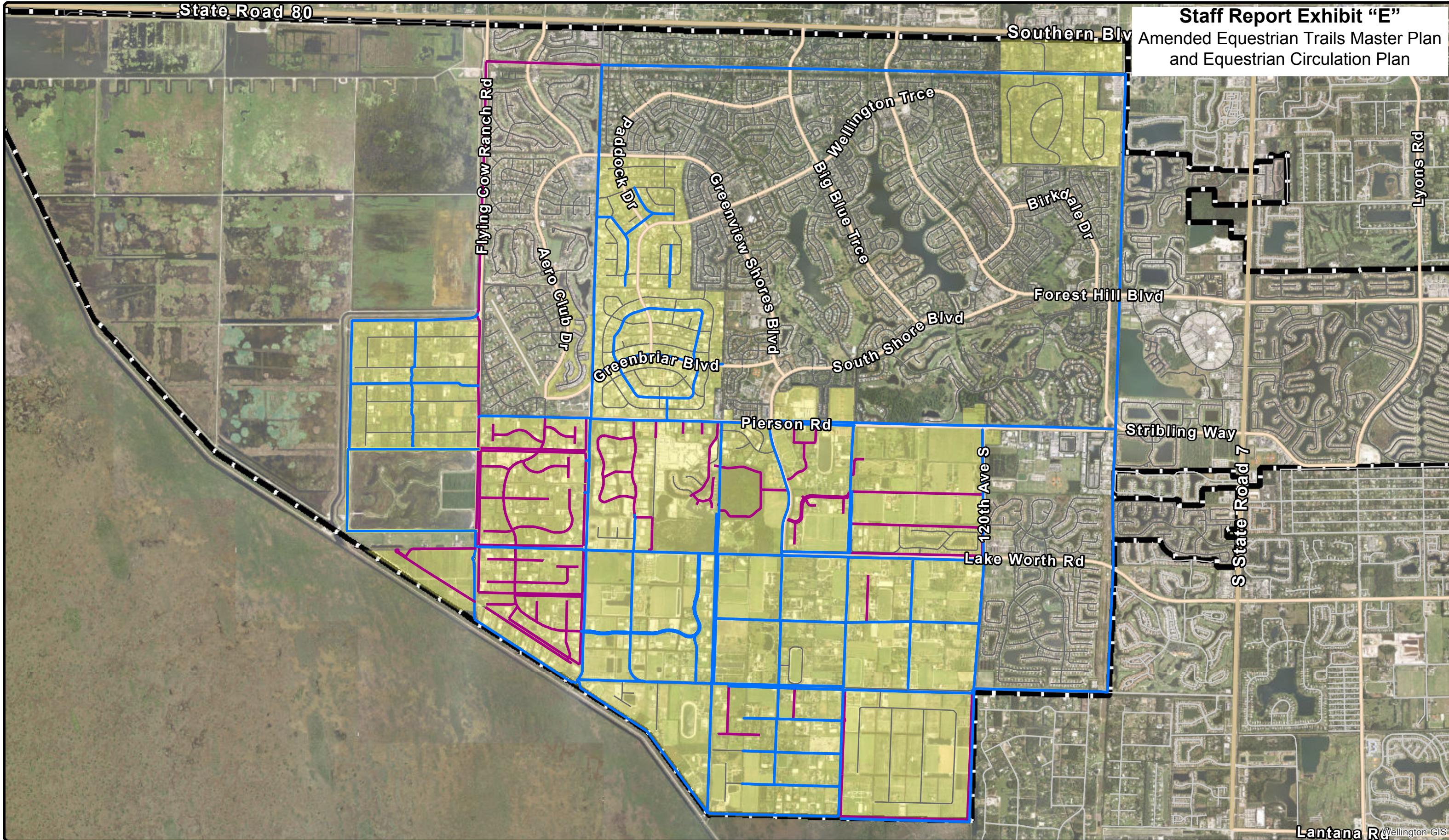
**Staff Report Exhibit "D"**  
Amended Wellington Zoning Map



# State Road 80

# Staff Report Exhibit "E"

Amended Equestrian Trails Master Plan  
and Equestrian Circulation Plan



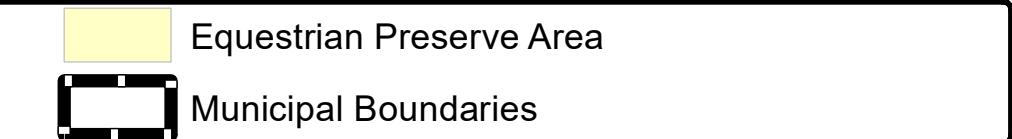
Wellington • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • www.wellingtonfl.gov

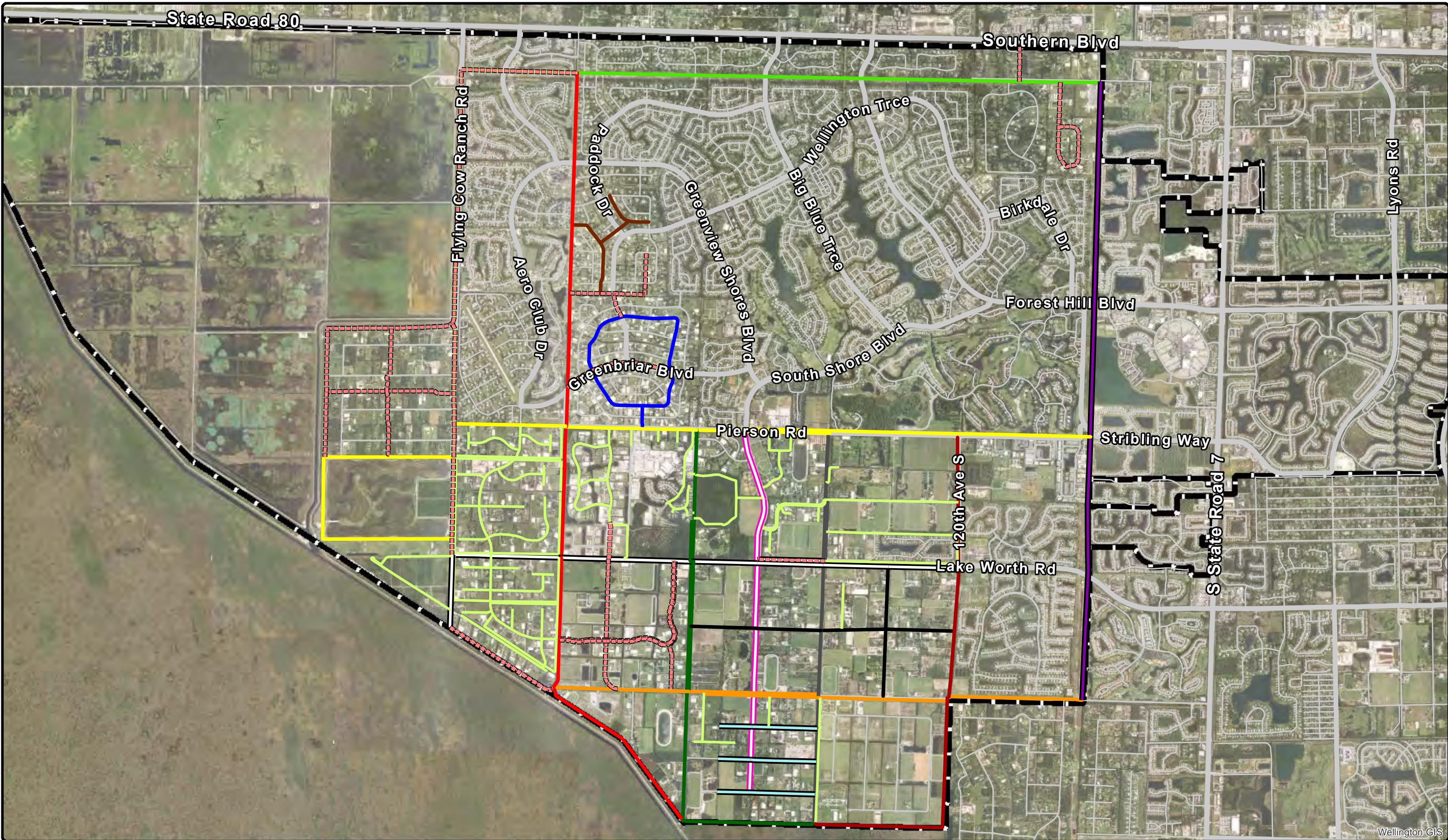
WORKSHEET NO.	SHEET NO.	DATE
1	1	8/22/2017
DRAWN		Christian Nakotey
SCALE		1 in = 1 mile
REQUESTED		Damian Newell
FILENAME		EquestrianTrl_Damian



Public & Private Trails  
Village of Wellington  
Palm Beach County, FL

— Public Trails  
— Private Trails





Wellington • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • [www.wellingtonfl.gov](http://www.wellingtonfl.gov)

WORK ORDER #	1	DATE	8/21/2017
DRAWN	Christian Nakotey		
SCALE	1 in = 1 mile		
REQUESTED	Mike O'Dell		
FILENAME	EquestrianTrl_Damian		



### Equestrian Circulation Plan- Existing & Currently Planned Elements

Black Trail	Brown Trail	Green Trail	Pink Trail	White Trail	Public Trails	Private
Blue Trail	Dark Green Trail	Light Blue Trail	Purple Trail	Yellow Trail	Gray Trail	Major Streets
Brick Red Trail	Gray Trail	Orange Trail	Red Trail	Brick Red Trl	Yellow Trail Section 24	Municipal Boundaries





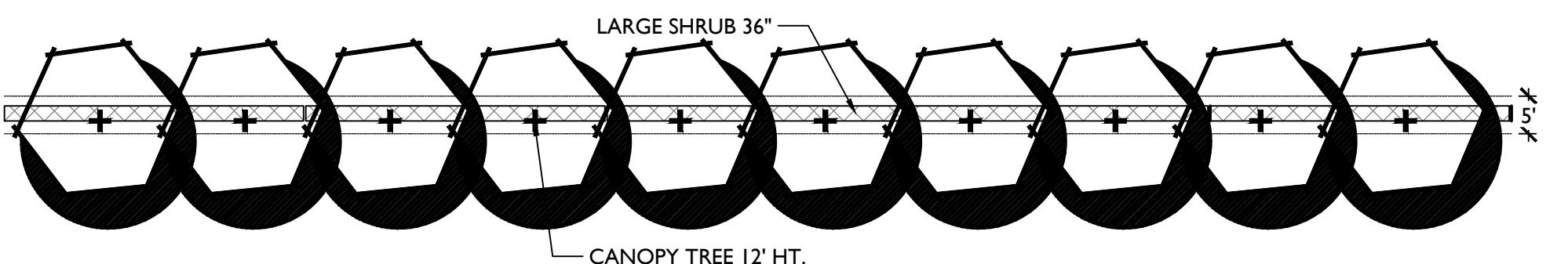
**FLYING COW RANCH  
REGULATING PLAN  
WELLINGTON, FLORIDA**

**TYPICAL LANDSCAPE BUFFERS**

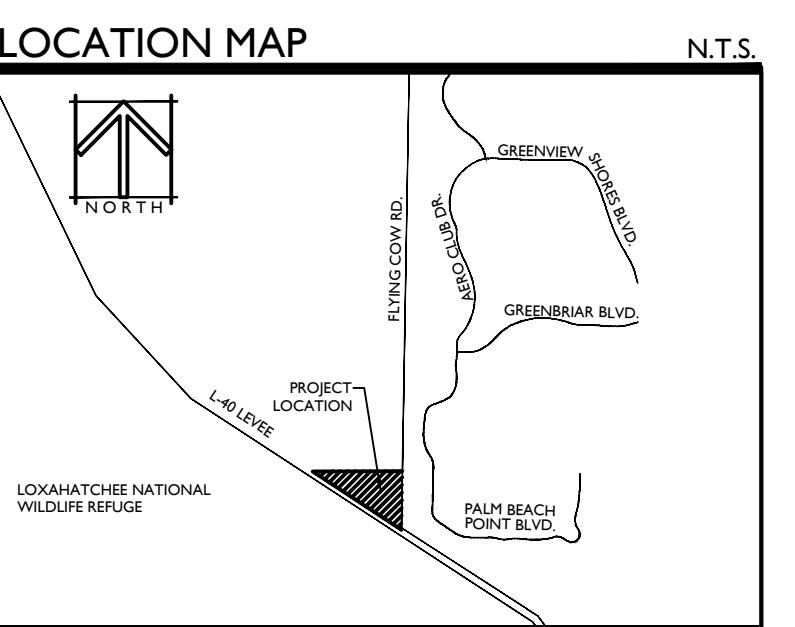
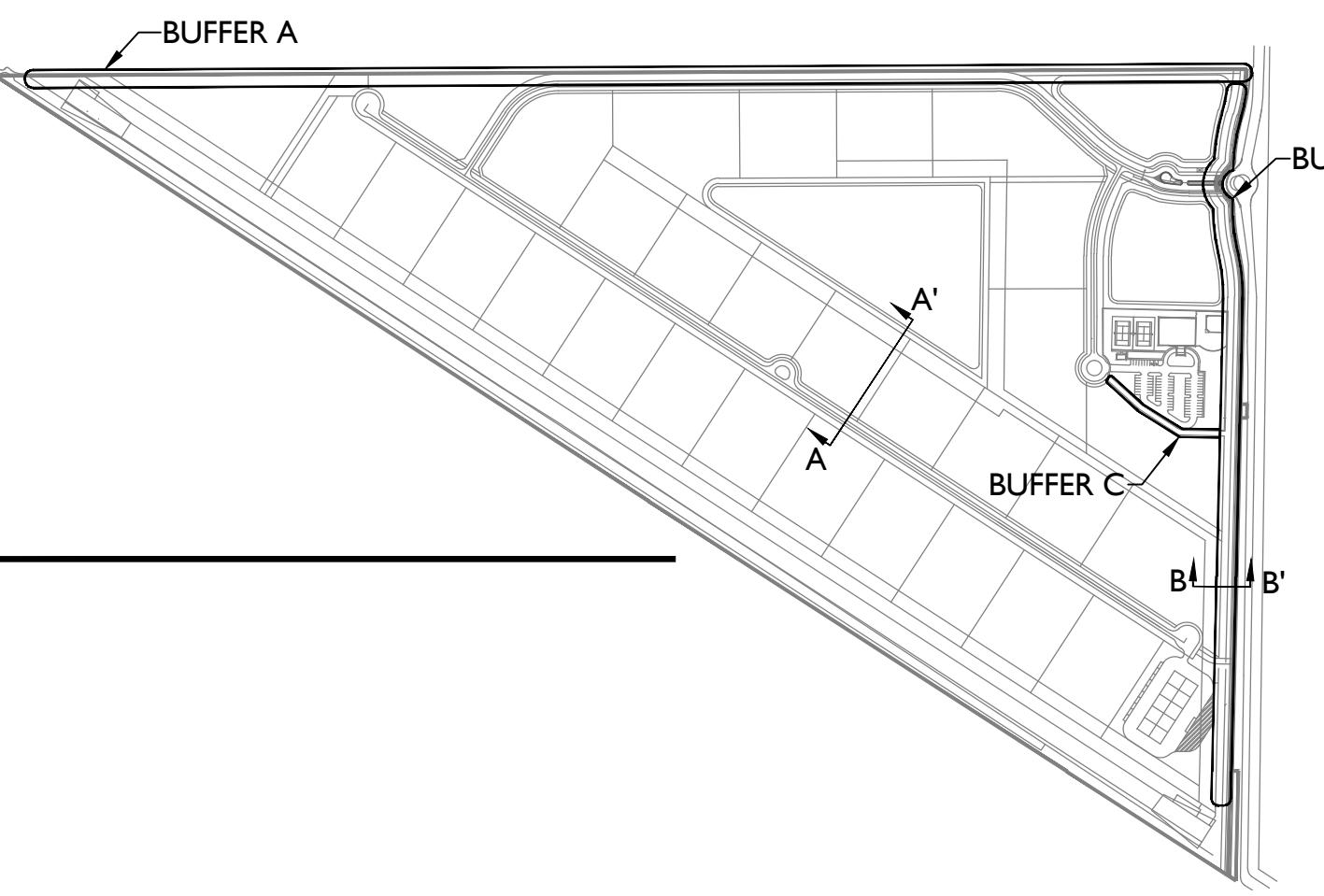
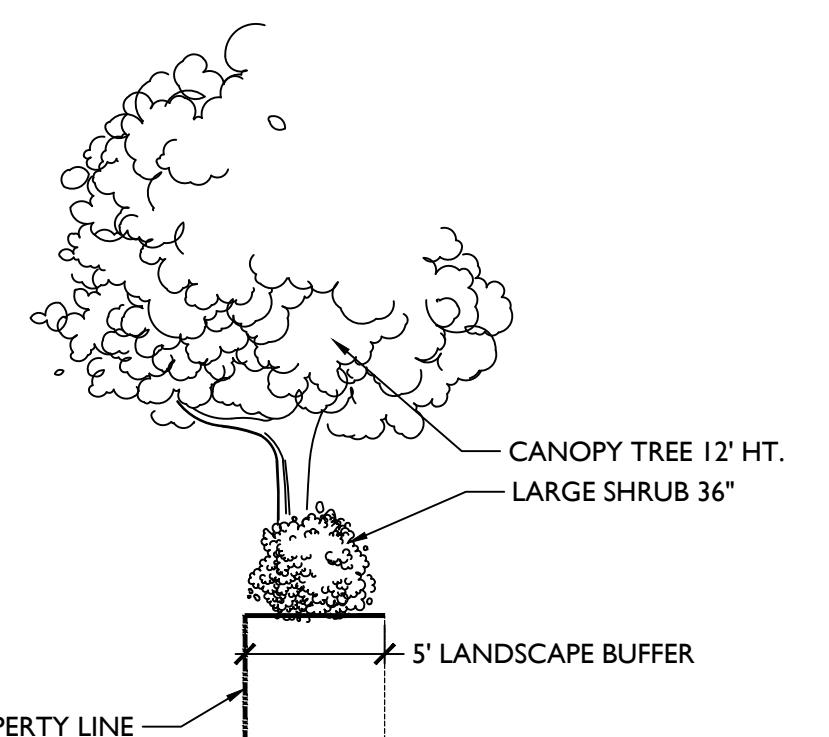
BUFFERS	REQUIRED	PROVIDED
BUFFER A - 5' COMPATIBILITY BUFFER 4,331 LF.	- 217 TREES (1 TREE @ 20' O.C.) - 36" CONTINUOUS HEDGE	- 217 TREES - 36" CONTINUOUS HEDGE
BUFFER B - 25' R.O.W. BUFFER 2,857 LF.	- 143 TREES (1 TREE @ 20' O.C.) - 1 SHRUB PER 1/25 S.F. (2,857 SHRUBS)	- 143 TREES - 2,857 SHRUBS CONSISTING OF LARGE, MEDIUM, SMALL SHRUBS AND GROUND COVER
BUFFER C - 25' LANDSCAPE BUFFER 470 LF.	- 19 TREES (1 TREE @ 25' O.C.) - CONTINUOUS 4' HEDGE	- 19 TREES (1 TREE @ 25' O.C.) - CONTINUOUS 4' HEDGE

**A BUFFER A - 5' COMPATIBILITY BUFFER (200' TYPICAL SECTION)**

PLAN VIEW - 1"=20'

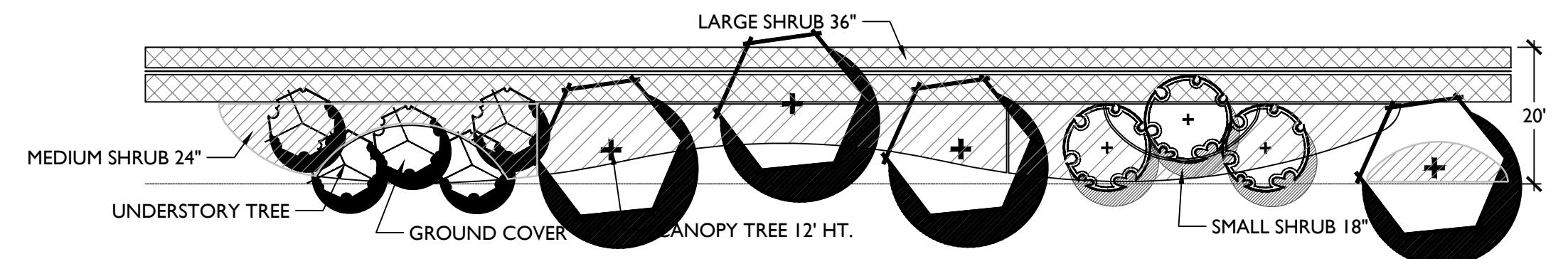


SECTION VIEW - 1"=10'

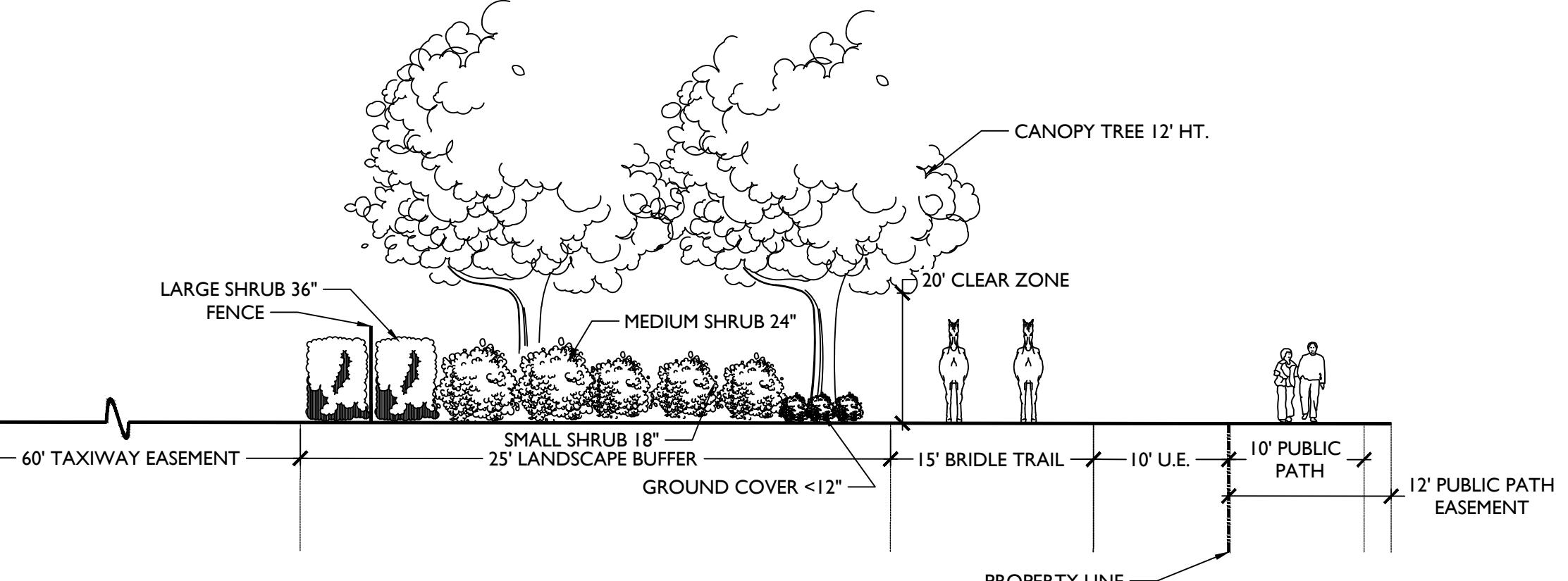


**B BUFFER B - 25' R.O.W. BUFFER (200' SECTION) - SECTION B - B'**

PLAN VIEW - 1"=20'

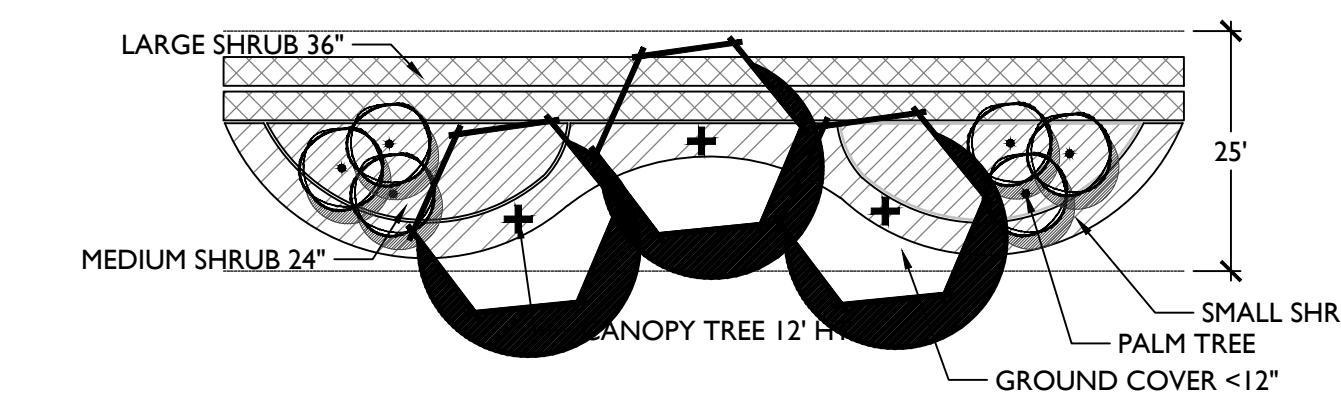


SECTION VIEW - 1"=10'

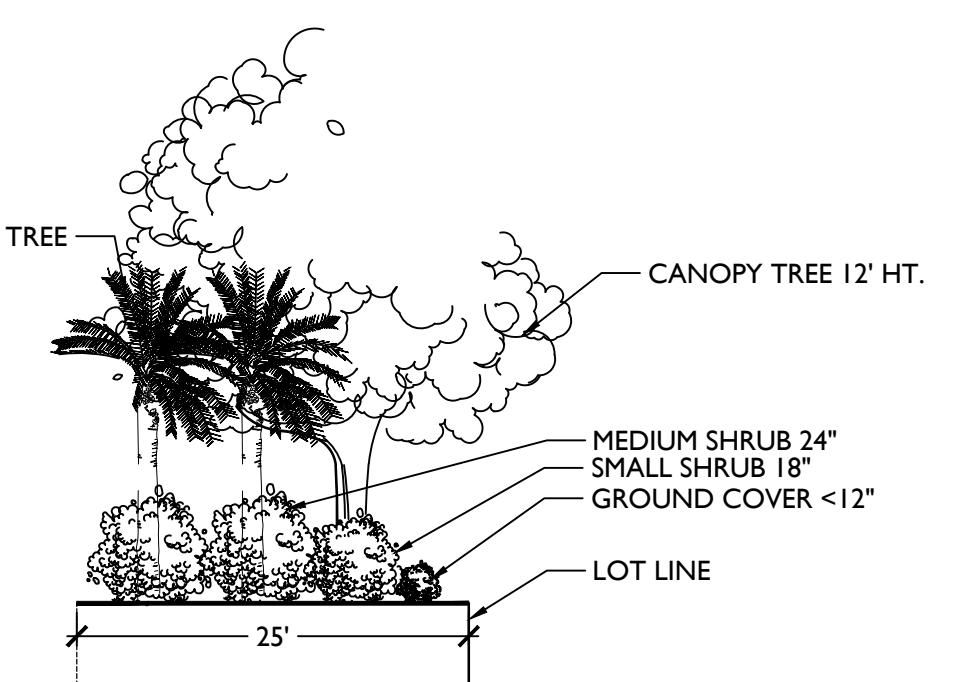


**C BUFFER C - 25' LANDSCAPE BUFFER (100' TYPICAL SECTION)**

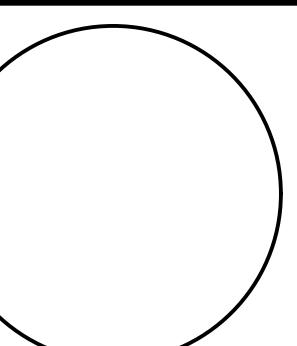
PLAN VIEW - 1"=20'



SECTION VIEW - 1"=10'



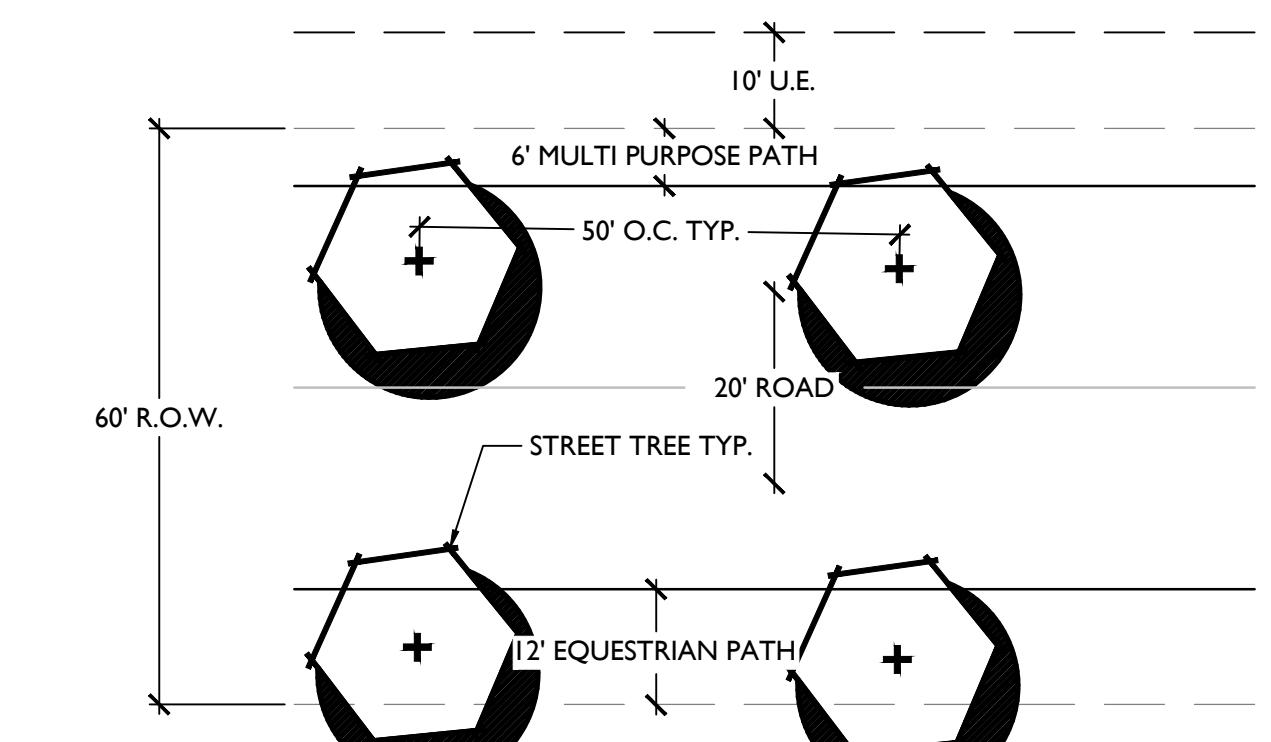
REVISION DATES		
DATE	APPROVAL	NOTES
08/02/14		INITIAL SUBMISSION
08/07/14		INITIAL SUBMISSION
08/19/14		PERMIT CERTIFICATION FOR PUBLIC HEARING RE-SUBMITTAL



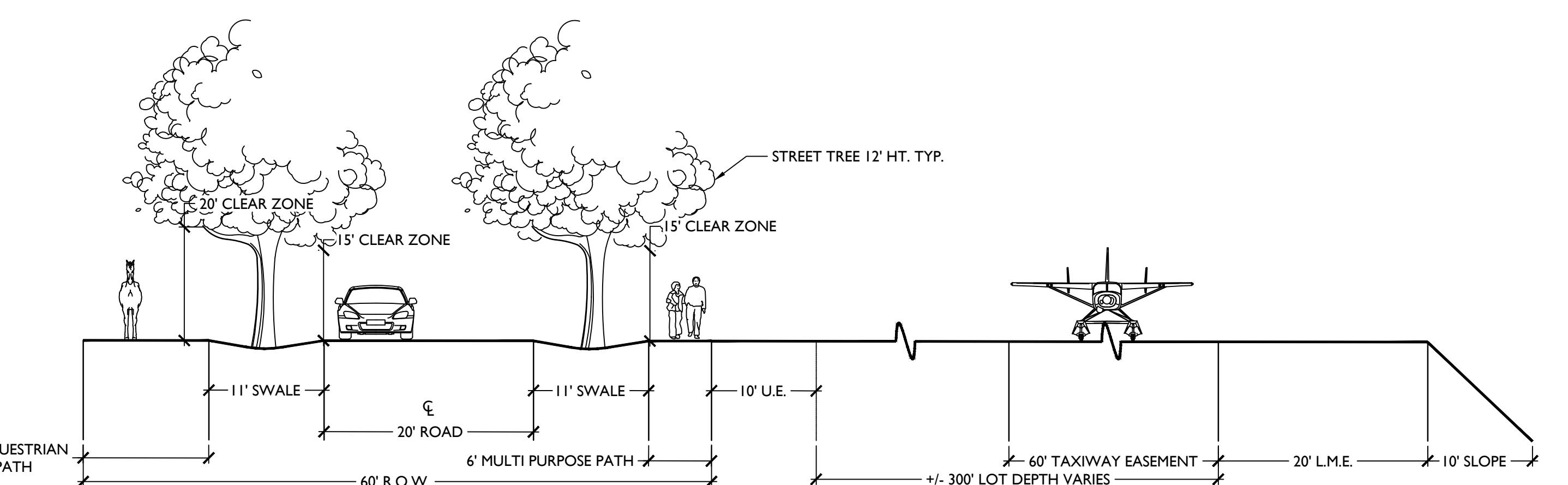
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**D TYPICAL ROADWAY - SECTION A - A'**

PLAN VIEW - 1"=20'



SECTION VIEW - 1"=10'

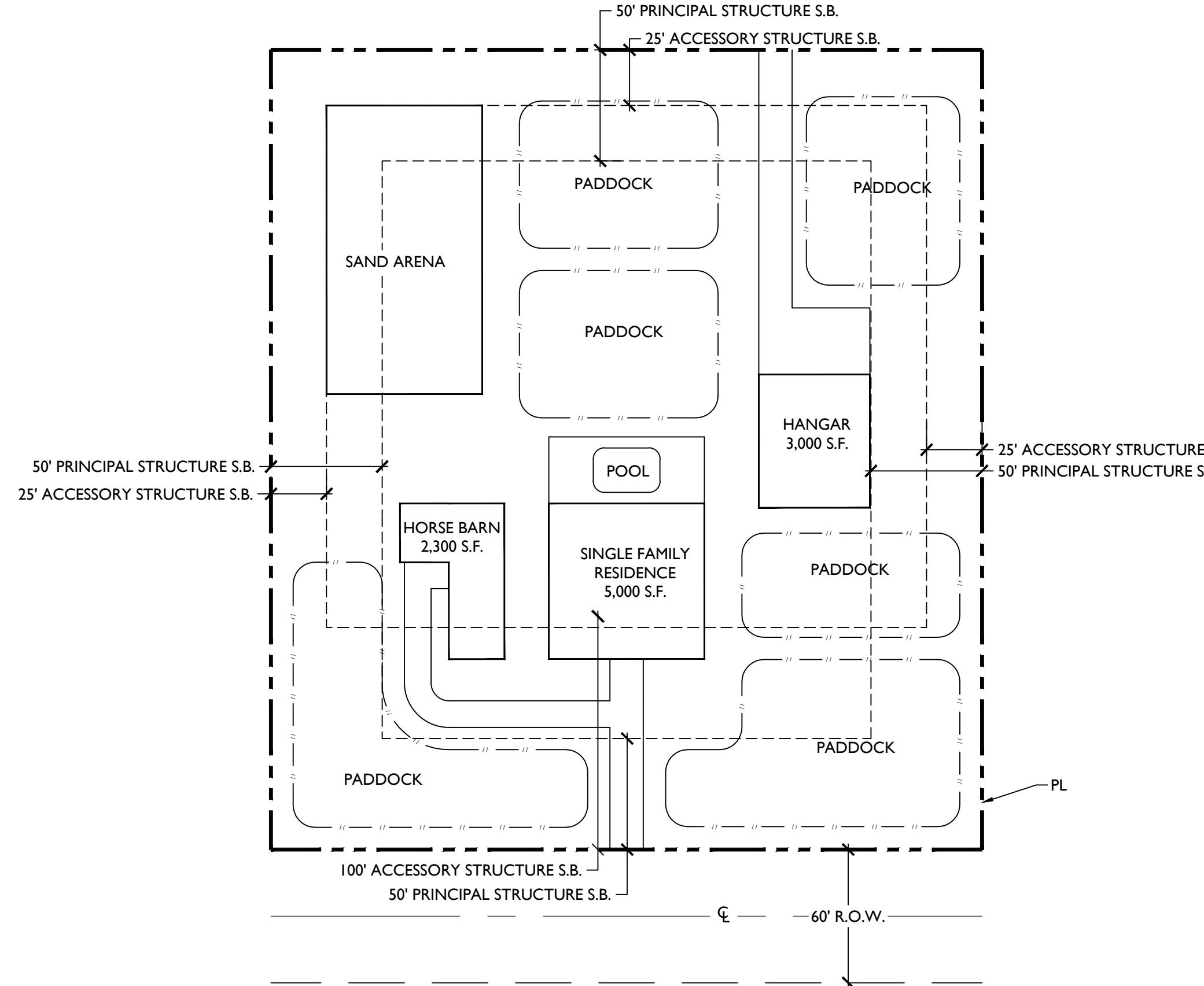


SCALE: VARIES  
DRAWN BY: CMR  
DRAWING #: LP\_1639.00.dwg  
FILE #: 1639.00

**SHEET #  
RP.2**

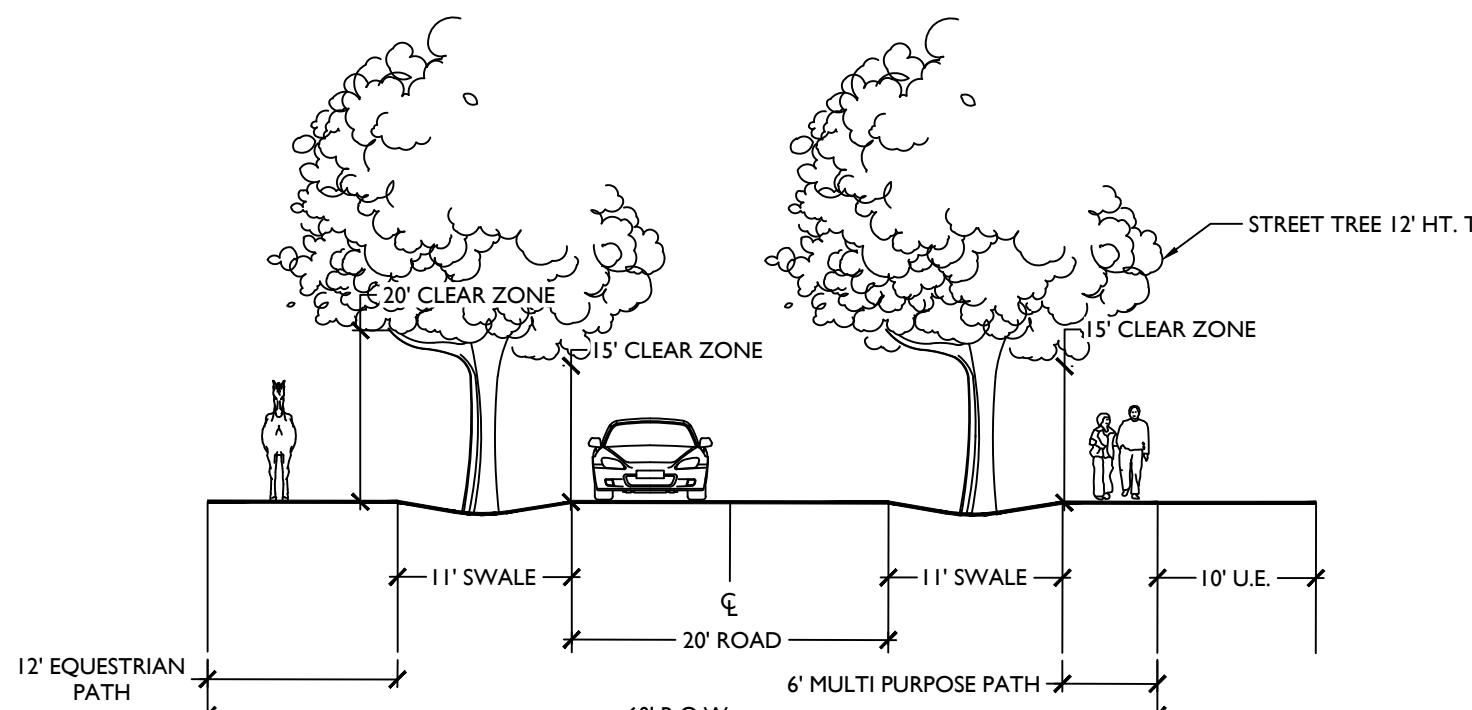
# A CONCEPTUAL LOT FIT STUDY

SCALE: N.



## TYPICAL R.O.W. SECTION

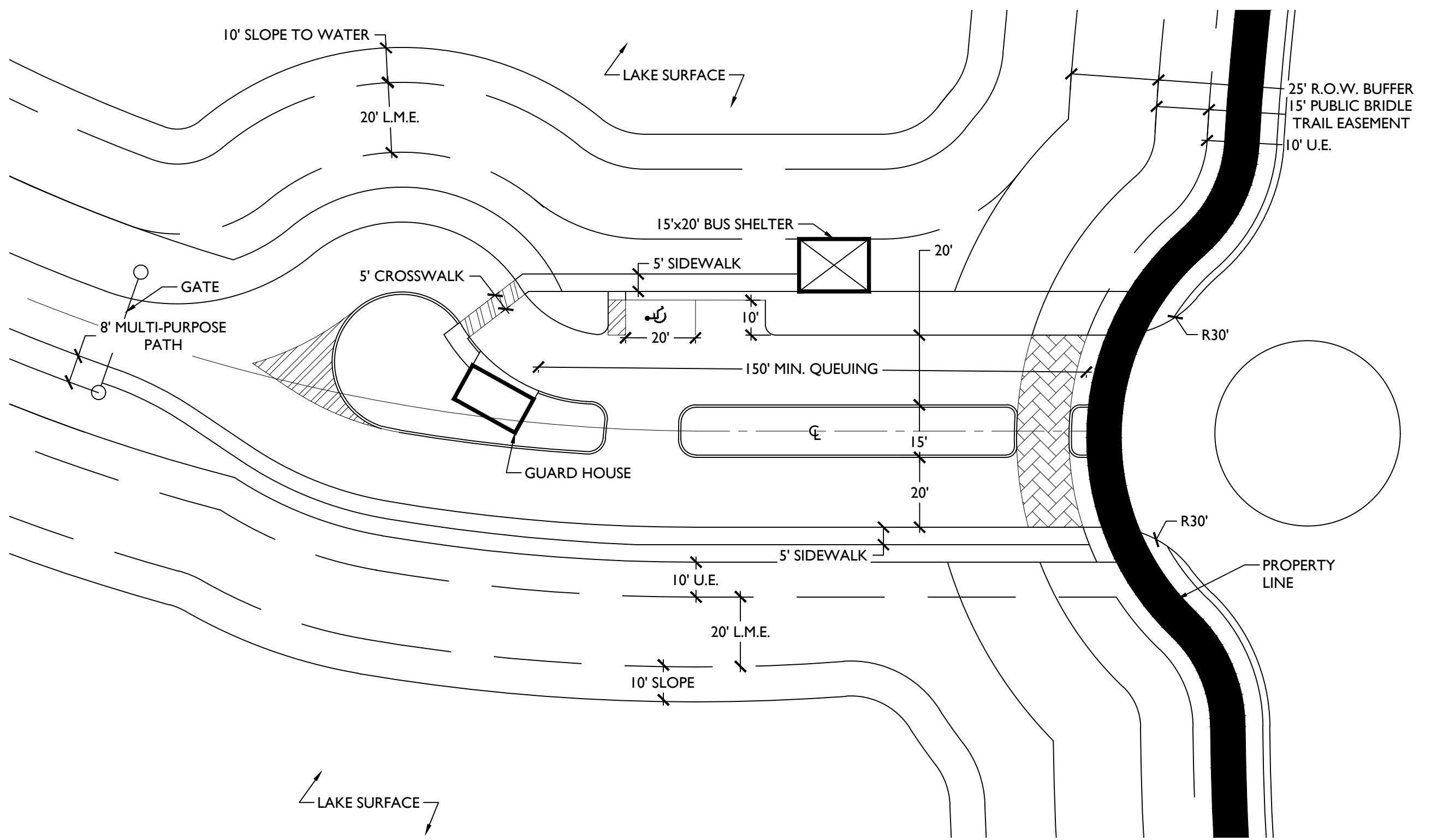
SCALE: N.



## **B** ENTRY GATEWAY

## PLAN VIEW - 1"=30'

CALE: N.T.S.



## **TYPICAL LAKE CROSS SECTION**

NOTES:

1. LITTORAL ZONE REQUIRED: 8 S.F./LINEAR FOOT OF SHORELINE
2. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN  
TO BE DECIDED BY THE PROJECT'S ENGINEER

This cross-section diagram illustrates the transition from a proposed shoreline to a natural lake bank. The proposed shoreline is shown with a 'GRADE TO FIT PROPOSED ELEVATION' and a '1:8 MAX SLOPE'. A '20' L.M.E.' (Low Mean Elevation) line is marked 20 feet above the proposed grade. A '10' SLOPE' line indicates a steeper slope leading down to a 'LITTORAL SHELF (VARIES IN LENGTH)'. The shelf is 5' above the 'CONTROLLED WATER LEVEL', which is marked with a triangle. The natural lake bank has a '1:10 MAX SLOPE' leading down to a 'TYPICAL LAKE SLOPE (1:4 MAX SLOPE)'. The lake bottom is at a '20' MAX. DEPTH'. The diagram also shows 'SOD LIMITS' where the proposed slope meets the natural bank.

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SCALE: VARIES

DRAWN BY: CMR  
DRAWING #: MP\_1639.00.dwg  
FILE #: 1639.00

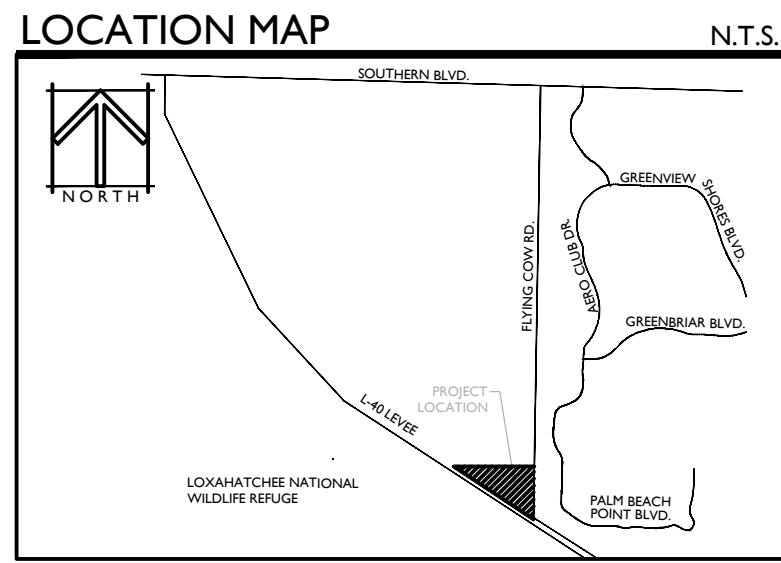
SHEET #

R P I

**FLYING COW RANCH  
CIRCULATION PLAN**  
WELLINGTON, FLORIDA

**Staff Report Exhibit "G"**  
Proposed Flying Cow Ranch Circulation Plan

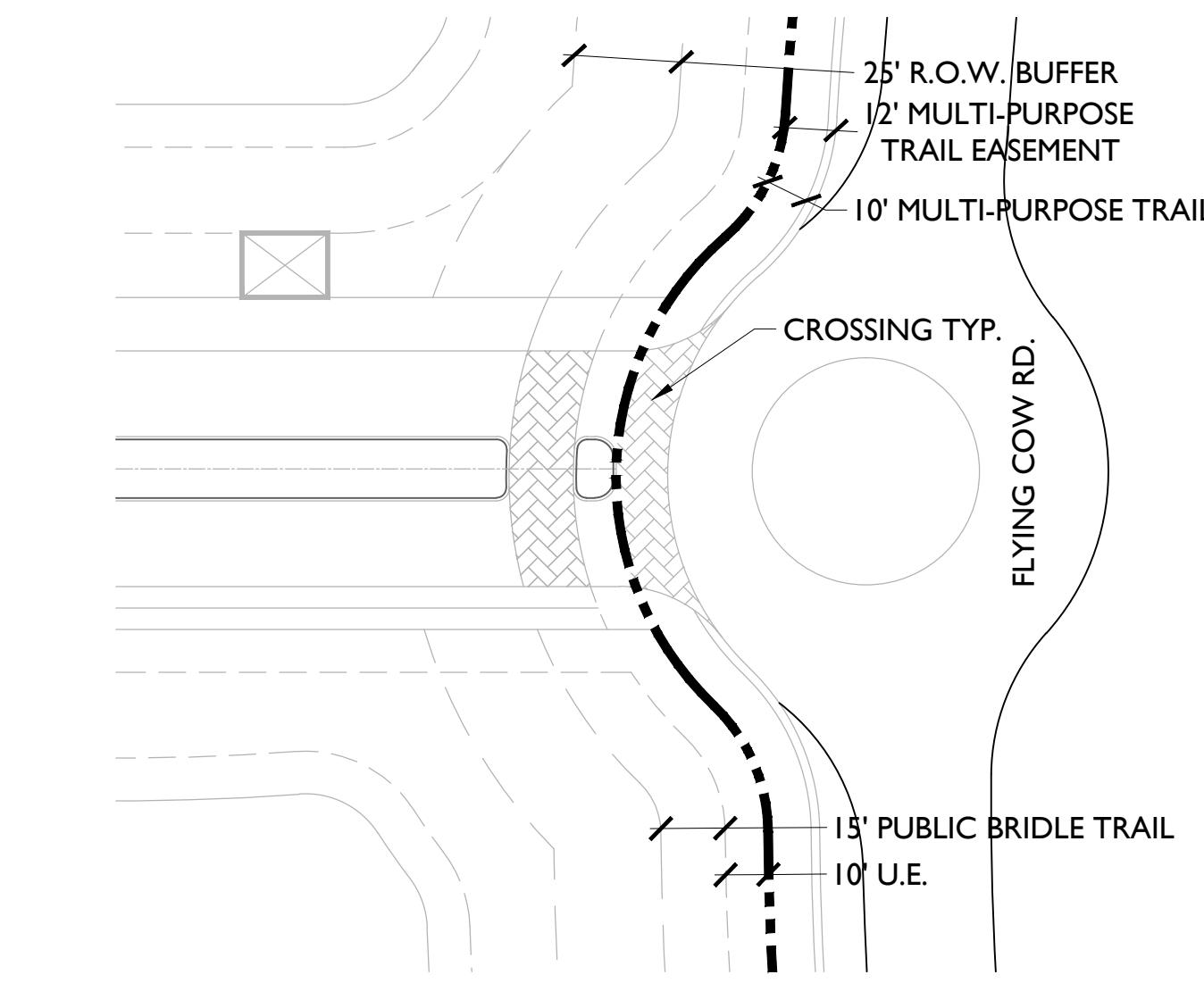
Connection to White Trail



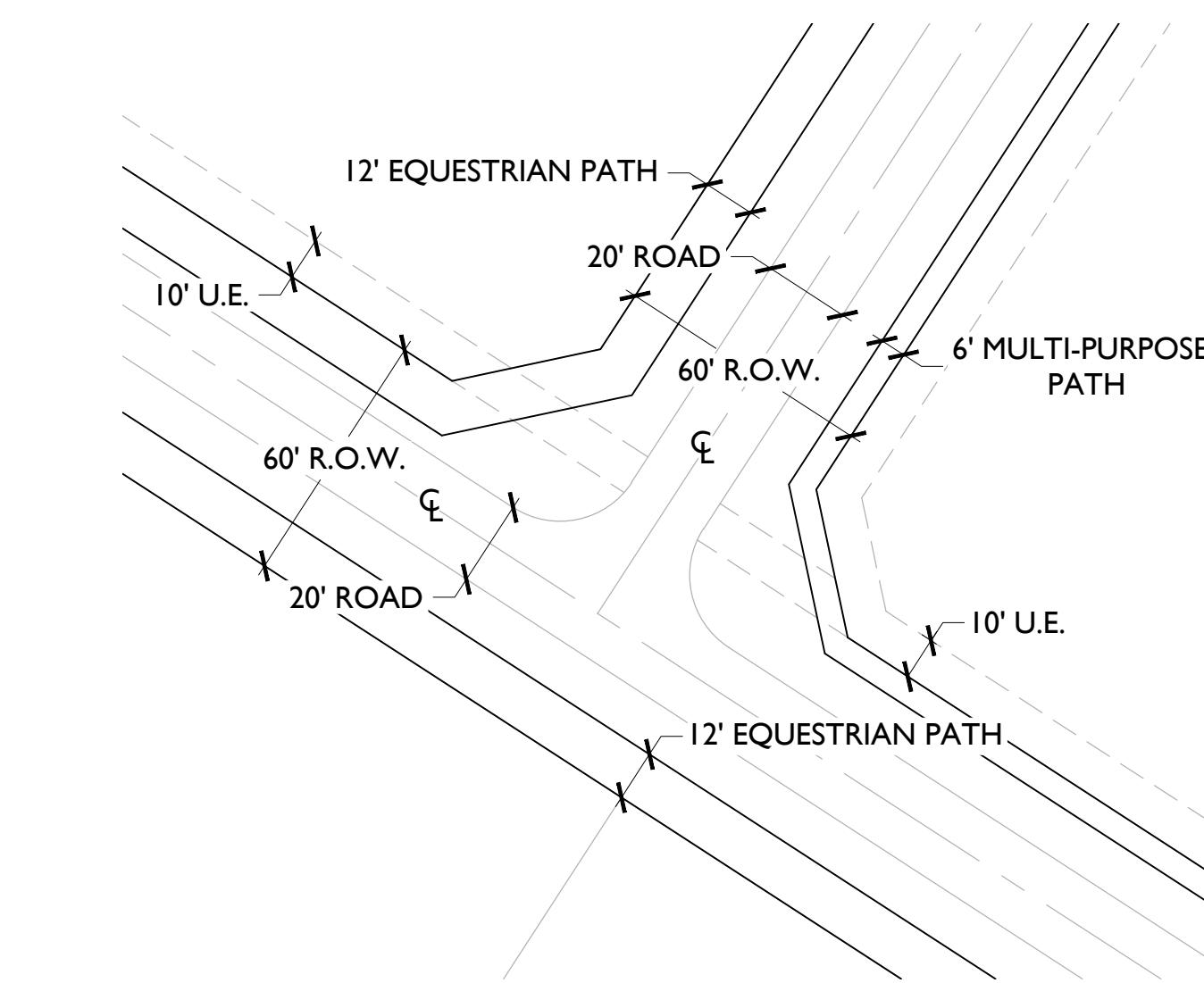
**Legend**

- Automotive
- Plane
- Equestrian
- Multi-Purpose

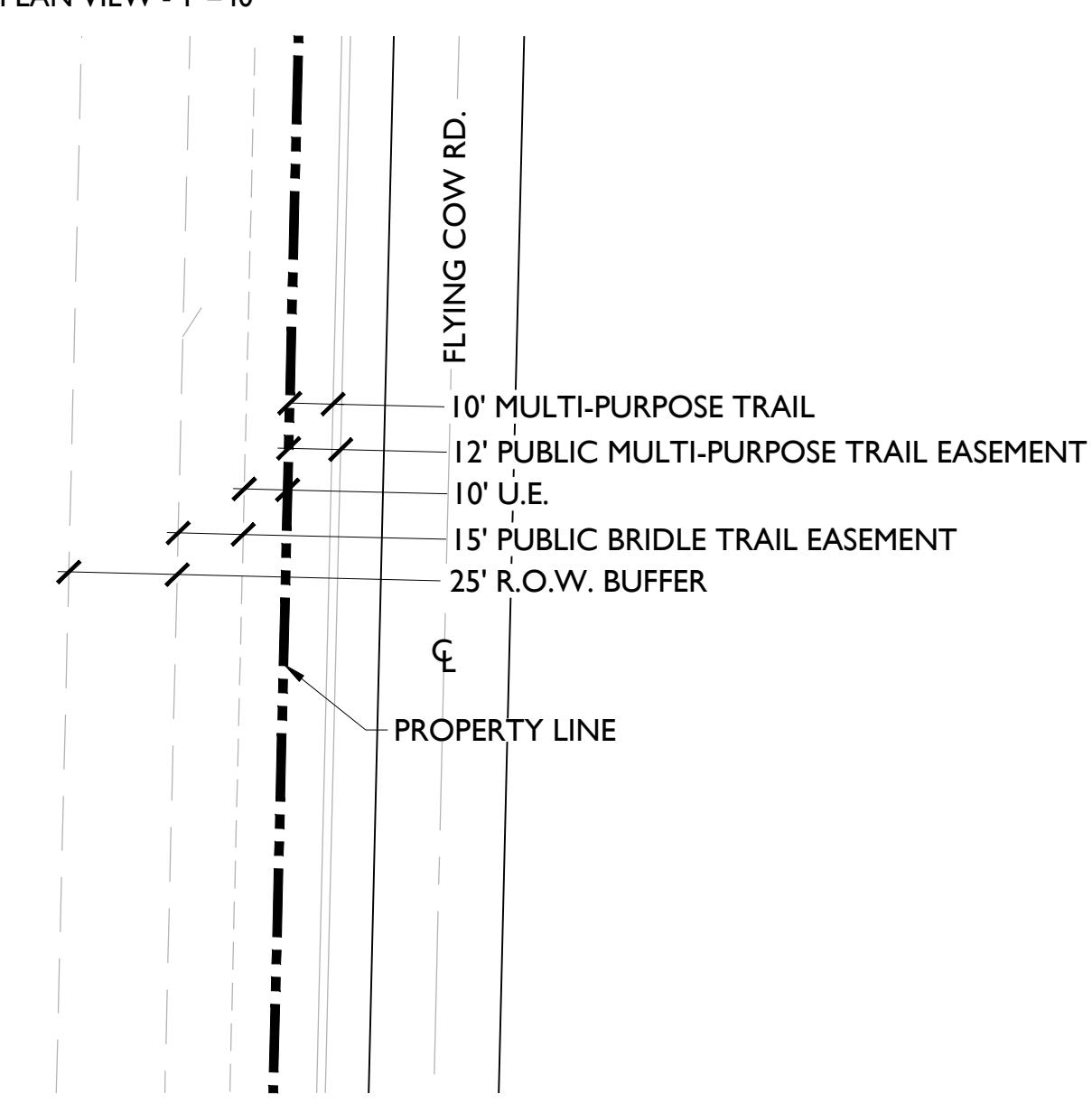
**ENLARGEMENT 'A'**  
PLAN VIEW - 1"=40'



**ENLARGEMENT 'B'**  
PLAN VIEW - 1"=40'

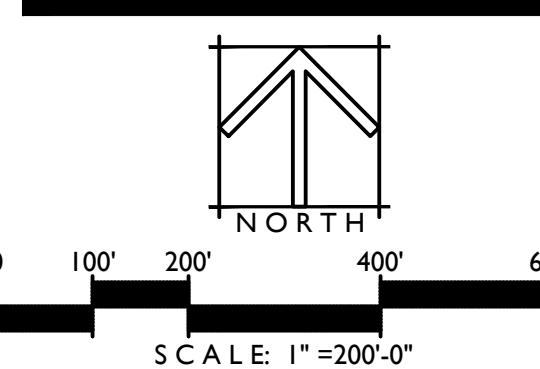


**ENLARGEMENT 'C'**  
PLAN VIEW - 1"=40'



REVISION DATES		
DATE	APPROVAL	NOTES
06/11/14	INITIAL SUBMITTAL	
10/1/14	RE-SUBMITTAL	
11/1/14	RE-SUBMITTAL	
9/1/15	RE-SUBMITTAL	
02/27/17	RE-SUBMITTAL	

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DRAWN BY: CMR  
DRAWING #: CP\_1639.00.dwg  
FILE #: 1639.00

SHEET #  
**CP.1**

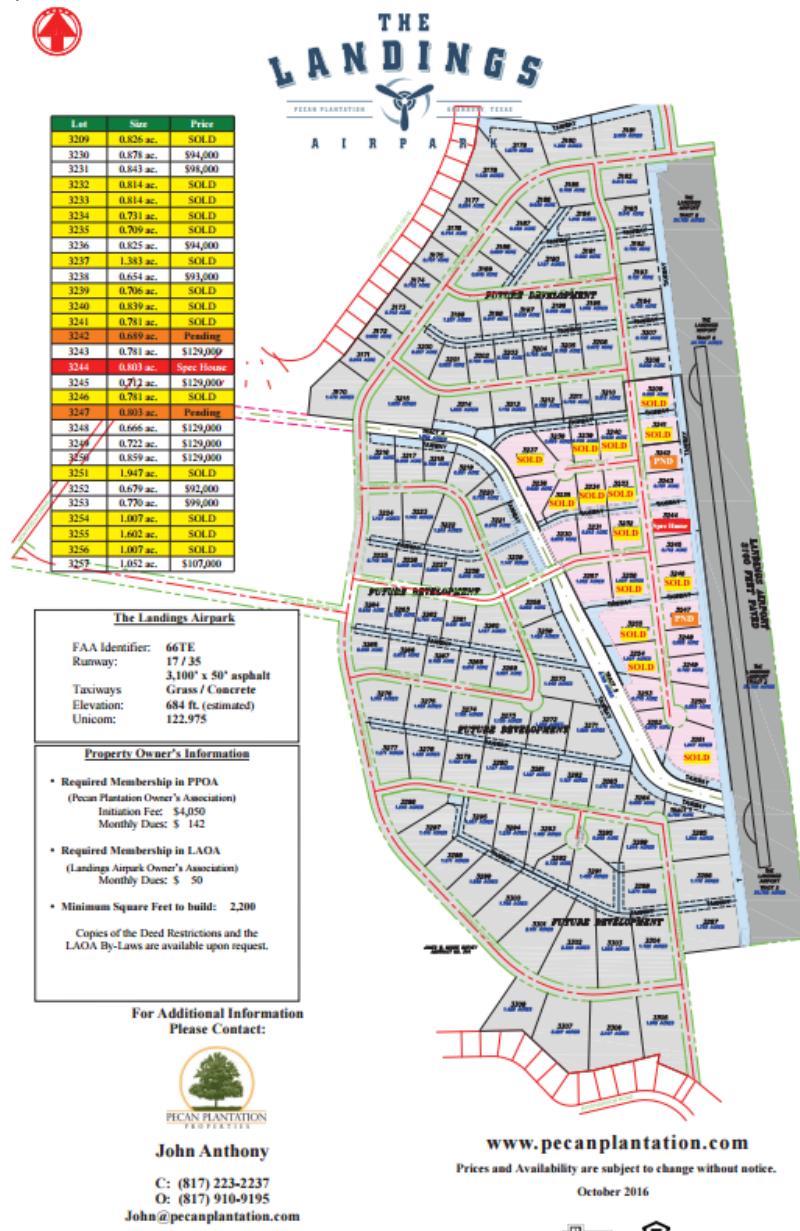
### Equestrian and Aviation Communities Exhibit

#### 1. Pecan Plantation

**Location:** 7900 Monticello Drive, Granbury, TX 76049

##### Features:

- The Landings Airpark at Pecan Plantation is a spectacular setting for the aviation enthusiast who desires the convenience of fly-in living. The Landings Airpark features a 3,100 foot paved runway, grass taxiways and a self-serve fuel station at the SE end of the runway.
- A home for your horse! The stables provide easy access and great care for your horse. Limited availability.



## **2. Lake Riverside Estates**

**Location:** 41610 Lakeshore Blvd. Aguanga, CA 92536

**Features:**

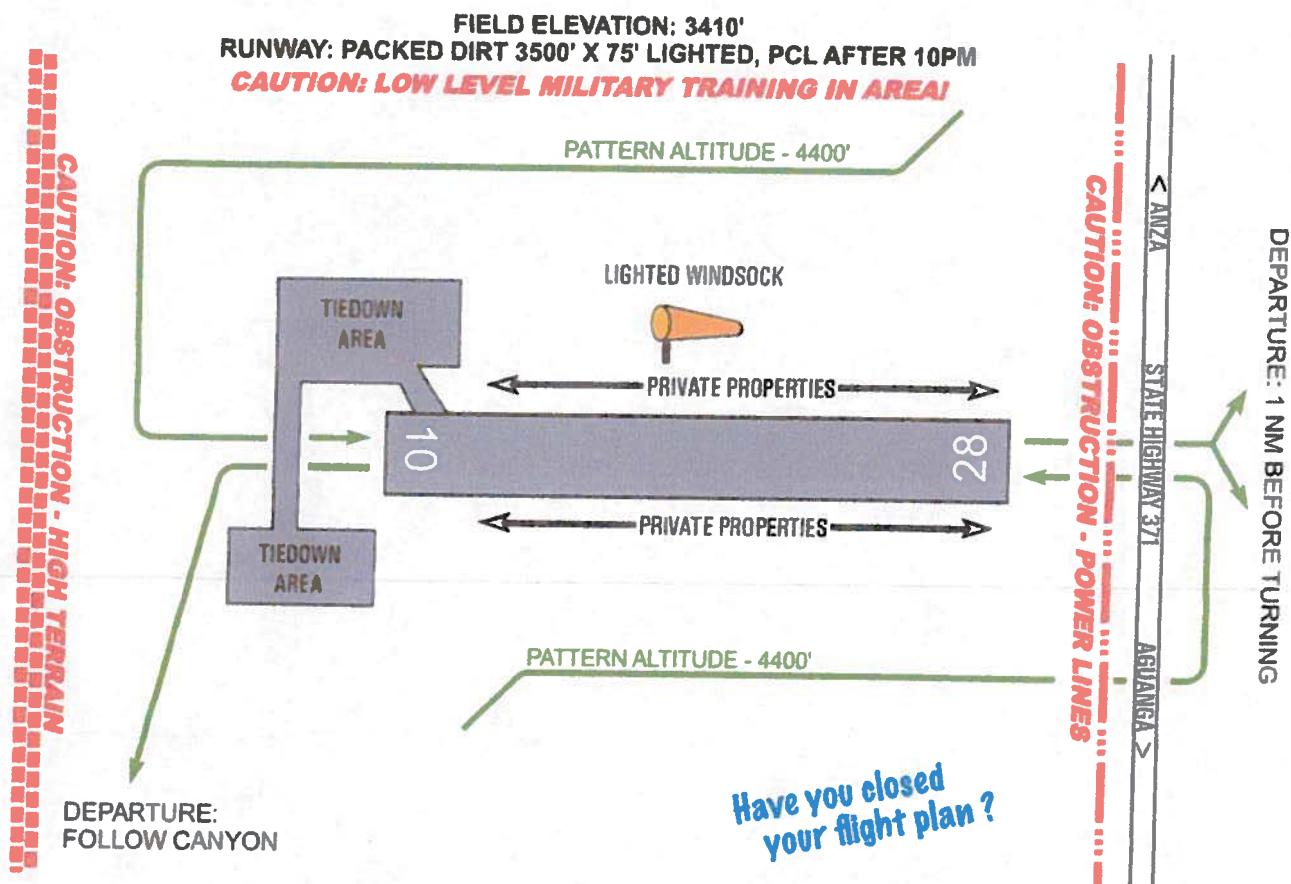
- The community allows equestrians to ride horses along all 55 miles of groomed roads. In addition to riding along roads, Equestrians can also enjoy passing through designated alleyways and riding in the community Equestrian Arena or on miles of National Forest Trails at the North side of the community.
- Lake Riverside Airport is an FAA restricted private-use airport, preserved for the use of property owners and guests of Lake Riverside Estates.



# Lake Riverside Airport (PVT) 54CL

Lake Riverside Airport is an FAA restricted private-use airport, preserved for the use of property owners and guests of Lake Riverside Estates. Information regarding this airport is voluntarily supplied by the LRE Pilots Association. Strict adherence to all regulations promulgated by the FAA and the California Department of Aviation, as well as compliance with the LRE Airport Conditional Use Permit is required.

The LRE Pilots' Association is keenly interested in maintaining a safe, responsible and considerate flying community. We recognize that the LRE Airport is of significant benefit to the local community and to those LRE property owners who have invested significant time, money and energy in establishing and maintaining the airport. We petition you, the pilot, to respect this investment and cooperate with us in maintaining good-neighbor policies with our non-flying LRE and area residents.



**CTAF  
FREQ:  
122.9**

**CALL YOUR  
PATTERN!**

LOCATION:

N 33 31.22 W 116 47.91  
 HDF 114 RADIAL, 25 NM  
 OCN 048 RADIAL, 36 NM  
 JLI 320 RADIAL, 25 NM

NEAREST FBO:

F70 (FRENCH VALLEY)  
 090°, 17.5 NM

CONTACT:

(951) 763-4192 BUSINESS HRS.  
 (951) 303-5144 AFTER HRS.  
 E-MAIL: LREOffice@gmail.com

NOTES:

- PATTERN ALTITUDE: 4400' MSL, LEFT TRAFFIC CALM WIND RUNWAY IS 10
- DIRT RUNWAY-USE EXTREME CAUTION, ESPECIALLY AFTER RAINS
- DISPLACED THRESHOLD-BOTH ENDS
- DITCHES AND RUNWAY LIGHTS BOTH SIDES
- NO FUEL OR TRANSPORTATION AVAILABLE
- DO NOT PARK ON RUNWAY. MAINTAIN 75' BEHIND RUNWAY LIGHTS
- VISITING AIRCRAFT USE ANY UNRESERVED TIE-DOWN IN TIE-DOWN AREA
- ALL CONCRETE APRONS AND TIE-DOWNS ARE PRIVATE
- DEPARTING TRAFFIC USE FULL RUNWAY LENGTH

**DRAWING NOT TO SCALE. DIRECTIONS, ELEVATIONS, AND POSITIONAL INFORMATION ARE APPROXIMATE.**

rev. D 09/04/07 dwp

## **Lake Riverside Estates Community Association Rules and Regulations 10-15-05 (excerpt)**

**Aircraft/Airport Use.** The airport diagram and procedures available in the association office are considered a part of the airport rules. Lake Riverside Estates Airport is an FAA restricted private-use airport solely for use by LRE members and their guests. (CC&Rs p. 22)

1. All aircraft using the runway and designated parking areas must be insured for liability and property damage.
2. All pilots using the airstrip must be licensed, where required by the FAA, and meet all FAA requirements for piloting their aircrafts.
3. All aircraft using the tie-down areas must be no more than six months out of annual inspection. The Association has the right to remove non-compliant or abandoned aircraft from the tie-down area at the owner's expense.
4. No aircraft may park on the runway or within 75' of the edge of the runway.
5. Nothing shall be constructed or placed within the "Object Free Zone" in accordance with policies set forth by the FAA.
6. Aircraft not housed or tied down at a residence adjacent to the airport or in the designated tie-down areas must be towed to and from the airport.
7. All pilots utilizing the airport must have a copy of the Lake Riverside Estates Airport Information and Procedures Data Sheet. Copies may be obtained at the association office or from members of the Lake Riverside Estates Airport Committee.
8. All aircraft using the runway must be equipped for two-way radio communication.
9. All pilots using the runway must announce their intentions on 122.90 before taking the runway, entering the pattern or back taxiing.
10. All pilots must follow the appropriate traffic pattern on the diagram.
11. Members must be present to meet their guests as they arrive or provide a letter of authorization.
12. No parking on a private lot adjacent to the runway is permitted unless invited by the owner.
13. No touch and goes are allowed.
14. When departing pilots should use the best angle of climb and be noise sensitive at all times. Calm wind runway is 10.
15. No unauthorized vehicles or persons are permitted on the runway.
16. Guests of LRE property owners may park their aircraft in the designated transit parking area for a period of not more than (30) consecutive days in a twelve (12) month period of time from the first day the aircraft arrives. Any longer stay requires write Board approval. ( revised August 15, 2015)

### 3. North Carolina Horse Farm with Private Airstrip

**Link:** <http://www.kennelsandhorsefarms.com/detail.php?id=5060>

**Features:** FAA approved airstrip, hanger, help apartment, separate office which can also be used as living or guest quarters, 6 stall shed row barn and room in another barn for 12 more stalls, four run in sheds, board fenced pastures, and garages galore for your other toys. Even tie downs for the bigger planes on the concrete access to the landing strip.

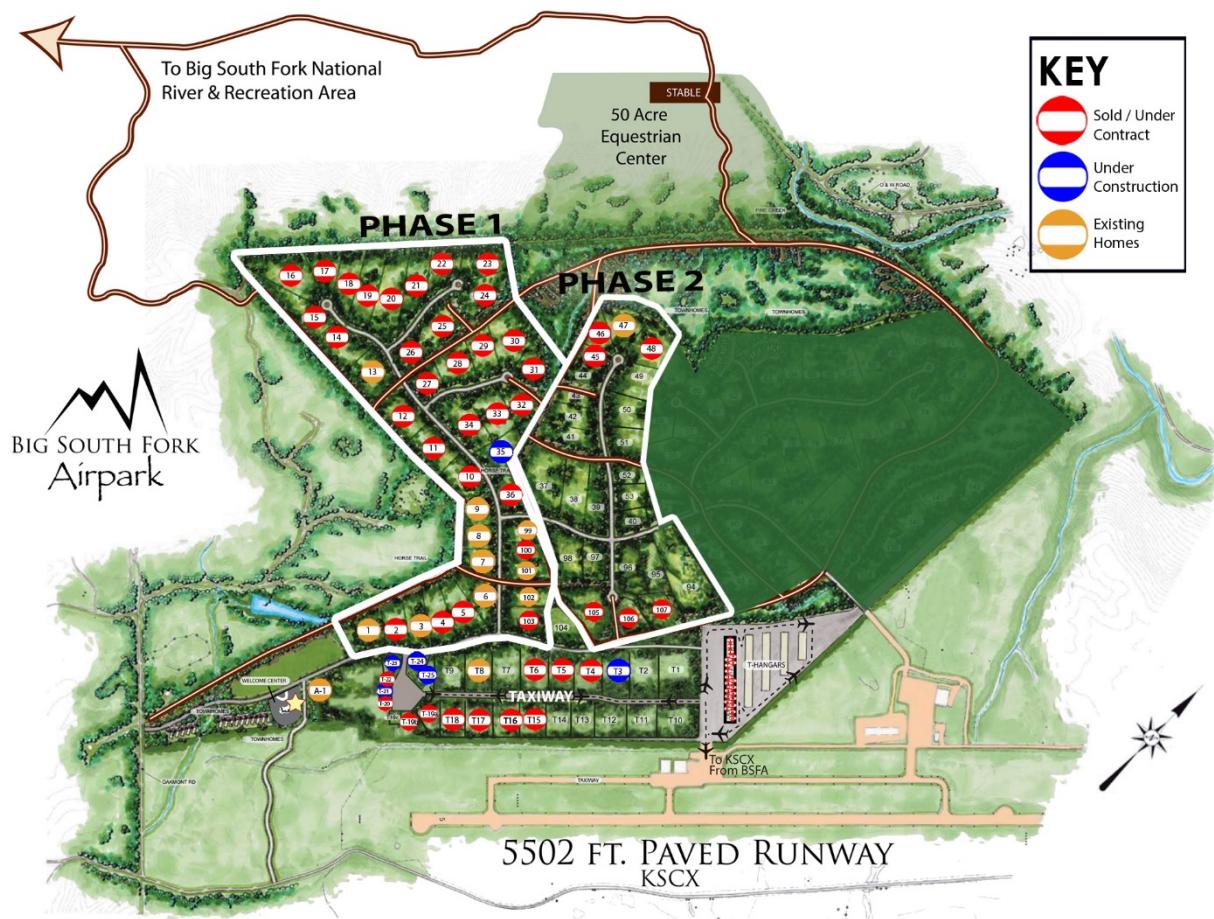


#### 4. Big South Fork Airpark

**Location:** 1 Airpark Way, Oneida, TN 37841

## Features:

- A residential fly in community, intertwines lifestyle and beautiful living for aviators. In a casual, rustic setting aviation enthusiasts have the exclusive opportunity to live in a high-quality home only seconds away from their plane and runway.
- This residential airpark is a unique neighborhood with access to a 5,500 ft. runway with 3 instrument approaches and an on-site maintenance facility.
- Big South Fork Airpark is also an upscale equestrian community designed for people who expect nothing but the best in their homes and for their horses.
- Surrounded by natural Tennessee beauty, this rural yet sophisticated community is designed so that rustic living complements the equestrian lifestyle. It integrates your love for horses into your everyday life, and you and your family will connect to nature with an extensive network of easily accessible forested equestrian riding trails. The 400 acres of BSF Airpark trails connect directly to an additional 180 miles of trails in the Big South Fork NRRA.
- This scenic community provides direct access to over 125,000 acres in the Big South Fork National River and Recreation Area located near Onieda, Tennessee.



## 5. Alpine Airpark

**Location:** 646 Co Rd 100, Alpine, WY 83128

**Features:**

- This world class fly-in community is set on the banks of the Palisades Reservoir and the confluence of 3 trophy trout streams.
- Outdoor activities are endless thanks to the neighboring Bridger-Teton and Caribou-Targhee National Forests that provide 6.4 million acres of public land. Mountain biking, boating, camping, horse-back riding, kayaking, hiking, hunting, skiing, site-seeing, dirt biking, and snowmobiling are a few of the activities that locals enjoy.

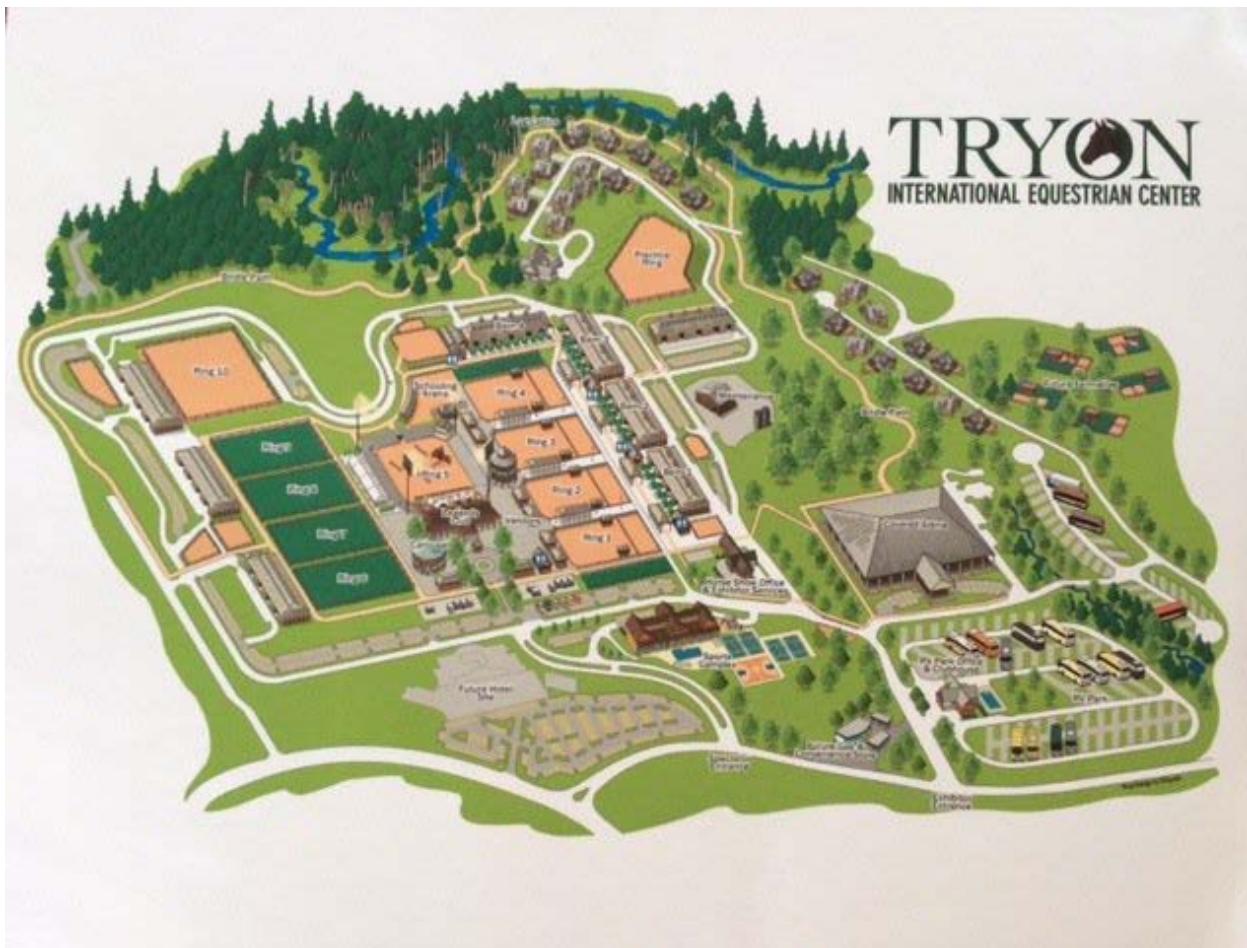


## **6. Tyron International Equestrian Center (RESORT)**

**Location:** 100 Orchard Inn Lane, Saluda, NC 28773

## Features:

- The world-class equestrian center also features up to 10 riding arenas, 1,000 permanent stalls, 6,000-capacity stadium, viewing decks, and a covered riding facility
- Tryon Resort is conveniently located near public and private airports: one hour west of Charlotte International Airport, 30 minutes north of Greenville/Spartanburg International Airport, 30 minutes south of Asheville Regional Airport, and 15 minutes from Rutherfordton private airport. There is also an on-site heliport that supports commercial travel.





**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

[www.pbcgov.com](http://www.pbcgov.com)

■

**Palm Beach County  
Board of County  
Commissioners**

Mary Lou Berger, Mayor

Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

**County Administrator**

Verdenia C. Baker

**Staff Report Exhibit "I"  
Palm Beach County Traffic Division Letter**

August 25, 2016

Dave Flinchum  
Village of Wellington  
12794 W. Forest Hill Boulevard, Suite 10  
Wellington, FL 33414

**RE: Flying Cow Ranch  
Project #: 160809  
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Dave:

The Palm Beach County Traffic Division has reviewed the **Flying Cow Ranch** Traffic Impact Analysis prepared by Wantman Group, Inc., dated August 2, 2016, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

**Municipality:** Village of Wellington  
**Location:** West of Flying Cow Ranch Road, north of L-40 canal  
**PCN #:** 73-40-44-25-00-000-1040; 73-40-44-24-00-000-5010; 00-40-44-25-00-000-1030 (To be annexed by Village of Wellington)  
**Existing Uses:** Agriculture use  
**Proposed Uses:** Phase I: 30 single family dwelling units  
Phase II: 36,000 SF of general office and 36,000 SF of general commercial  
**Access:** Driveway connecting a roundabout on Flying Cow Ranch Road  
**New Net Daily Trips:** 2,592  
**New Net PH Trips:** 116 AM (84/32) and 236 PM (104/132)  
**Build-Out:** December 31, 2021

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County, subject to the following phasing condition:

- 1) No building permits shall be issued for the 36,000 SF general office and 36,000 SF general commercial uses (Phase II development) until the contract has been let for the Assured Construction of Southern Boulevard from Seminole Pratt Whitney Road to Binks Forest Drive as a 6-lane divided road.

Please note the receipt of a Traffic Performance Standards (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 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 684-4030 or email to [quyan@pbcgov.org](mailto:quyan@pbcgov.org).

Sincerely,

Quan Yuan, P.E.  
Professional Engineer  
Traffic Division

QY:saf  
cc: Addressee  
Juan F. Ortega, P.E., Ph.D – Wantman Group, Inc.  
Quazi Bari, P.E., Professional Engineer – Traffic Division  
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2016\160809 - FLYING COW RANCH.DOC

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Staff Report Exhibit "J"  
Wellington Traffic Consultant's Letter

Transportation Consultants



2005 Vista Parkway, Suite 111

West Palm Beach, FL 33411-6700

(561) 296-9698 Fax (561) 684-6336

Certificate of Authorization Number: 7989

August 16, 2017

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

**Re: Flying Cow Ranch - #PTC16-001Y  
Master Plan  
HTE 16-116 (2016-50 MP 1)**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the response to comments and revised intersection analysis for the Master Plan application for the above referenced project. The resubmittal responded to our comment. We have no further comments and we recommend the following condition of approval:

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the development shall be issued after December 31, 2021. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.

Sincerely,



Andrea M. Troutman, P.E.  
President

ec: Cory Lyn Cramer  
Patrick Barthelemy