



November 12, 2024

Ms. Kelly Ferraiolo  
Wellington  
Planning, Zoning & Building Department  
12300 W. Forest Hill Boulevard  
Wellington, FL 33414

**Re: Isla Carroll MP - #PTC24-0011.1  
2024-0002-MP**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted Master Plan Amendment Application for the above referenced project. The Traffic Analysis completed by Kimley-Horn dated October 11, 2024, was reviewed. The resubmittals addressed our comments. We have no new comments. The project is summarized below:

**Proposed Uses:** 40 Single Family Residential Units  
6 Grooms Quarters  
24 Equestrian Stables  
107,013 SF of Air-conditioned space that includes:  
Event Barn, Clubhouse, Pool, Fitness Center, Spa

**Daily Trips:** 1,214

**Peak Hour Trips:** AM: 43 In, 42 Out, 85 Total  
PM: 61 In, 54 Out, 115 Total

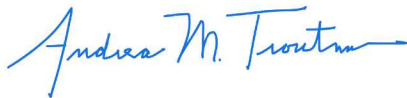
It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington. We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2028, unless a time extension has been approved.
2. Prior to Village Council, a Palm Beach County TPS approval letter is required.
3. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.
4. The Property Owner is required to make a proportionate share payment of 2.82% of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120<sup>th</sup> Avenue prior to the first building permit.

5. The property owner shall construct a northbound left turn lane or dedicate additional right-of-way for a roundabout at their main entrance to 120<sup>th</sup> Avenue South prior to the first certificate of occupancy.
6. The southern driveway shall be utilized as a service entrance only.
7. An annual monitoring study shall be completed for the site to include peak season weekday and weekend parking counts and traffic counts at all project entrances. The Village will be notified of the days of the monitoring study one week prior to being undertaken. If vehicular trips are more than 25% above that included in the traffic study, additional mitigation may be required. If occupied parking spaces are greater than that projected in the parking study, additional paved parking will be required. The annual monitoring study shall be completed for 10 years.
8. Special use permits will be required for any events. Adequate ingress and egress directly to 120<sup>th</sup> Avenue South shall be maintained at all times and shall not disrupt normal traffic circulation patterns.

Please contact me by phone or at [atroutman@pindertroutman.com](mailto:atroutman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.  
President

Enclosures