

December 20, 2024

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

**Re: Park Place MPA - #PTC23-001O.2  
2023-0005-MPA**

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 Simmons & White dated November 26, 2024, was reviewed. No new parking analysis was provided. The resubmittals addressed our traffic comments. We have no new comments. The project is summarized below:

|                         |  |
|-------------------------|--|
| <b>Proposed Uses:</b>   | 89 Multi-Family Low Rise Residential Units   |
|                         | 80 Room Hotel                                |
|                         | 49,000 SF General Office                     |
|                         | 35,000 SF Retail                             |
|                         | 18,000 SF Fine Dining Restaurants            |
|                         | 15,000 SF High Turnover Sit Down Restaurants |
| <b>Daily Trips:</b>     | 3,624  |
| <b>Peak Hour Trips:</b> | AM: 144 In, 90 Out, 234 Total                |
|                         | PM: 174 In, 158 Out, 332 Total               |

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington. The following items are required prior to Village Council.

1. A Palm Beach County TPS approval letter with land uses that match the site plan is required prior to the first Village Council meeting..
2. A phased parking analysis shall be completed and approved prior to the first Village Council meeting.

We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2027, unless a time extension has been approved by the Village.
2. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

3. The Property Owner is required to make a proportionate share payment of 3.2% 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 plat.
4. The Property Owner is required to make a proportionate share payment of 0.13% of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth Road from 2 to 4 lanes prior to the first plat.
5. The property owner shall complete the following intersection improvements at Greenview Shores Boulevard and South Shore Boulevard. Construction shall begin prior to the first building permit and shall be complete prior to first certificate of occupancy.
  - a. A second eastbound right turn lane on Greenview Shores Boulevard at South Shore Boulevard.
  - b. A northbound right turn lane on South Shore Boulevard.
  - c. Provide additional pavement and reconstruction of curb and sidewalk for northbound U-turn movements on South Shore Boulevard as determined by the Village Engineer.
  - d. Any signal modifications as necessary.
6. Provide additional pavement and reconstruction of curb and sidewalk for southbound U-turn movements on South Shore Boulevard at Sheffield Street as determined by the Village Engineer.
7. No parking spaces shall be reserved for any other uses other than the residential use.
8. An annual monitoring study shall be completed for the site to include peak season weekday and weekend parking counts. The monitoring study shall commence upon certificate of occupancy for the first phase of development. The Village will be notified of the days of the monitoring study one week prior to being undertaken. If occupied parking spaces are greater than those projected in the parking study, additional paved parking and/or parking garages will be required. The annual monitoring study shall be completed for 10 years.

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 Troutman*

Andrea M. Troutman, P.E.  
President