



Transportation Consultants

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Certificate of Authorization Number: 7989

November 2, 2022

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

**Re: Iorizzo Lock up Storage Master Plan Amendment - #PTC22-001L.2
2022-0002-MPA**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment application. Specifically, we have reviewed the submitted Traffic Generation Statement completed by Simmons & White dated October 18, 2022. The resubmittal responded to our comments and the project is summarized below:

Approved Uses:	20,000 SF Medical Office 8,800 SF Quality Restaurant
Proposed Uses:	107,988 SF Self Storage 8,800 SF Quality Restaurant
Net Daily Trips:	-535
Net Peak Hour Trips:	AM: -39 In, -8 Out, -47 Total PM: -15 In, -42 Out, -57 Total

It has been demonstrated that the proposed development results in a decrease in trips; therefore, the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County. We recommend the following conditions of approval.

1. The development shall be restricted to 107,988 SF of self-storage and 8,800 SF of quality restaurant.
2. No building permits are to be issued after December 31, 2025, unless a time extension has been approved.

Please contact me at atroutman@pindertroutman.com if you have any questions or need any additional information.

Sincerely,

Andrea M. Troutman, P.E.
President