

Exhibit H - PBC Traffic Approval Letter



January 20, 2026

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

**RE: K-Park MUPD
Project #: 250505
Traffic Performance Standards (TPS) Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated May 14, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated November 20, 2025, 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:

Municipality:	Wellington
Location:	SWC of Stribling Way and SR-7
PCN:	73-42-43-27-05-026-0011/73-41-44-24-06-003-0000
Access:	Two full access and one right-in/right-out driveway connections onto Stribling Way; one full access and one right-in/right-out driveway connection onto SR-7 <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Church/Synagogue = 31,396 SF
Proposed Uses:	Add Multi-Family Mid-rise Residential, Hotel, Private School, General Office, and Retail Shopping Center to the Existing Development, resulting in the following Land Use on the site: Multi-Family Mid-rise Residential = 215 DUs, Hotel = 180 Rooms, Private School (K-12) = 1,750 Students, Church/Synagogue = 31,396 SF, General Office = 75,000 SF, and Retail Spaces = 335,000 SF
Net Daily Trips:	15,064 (Proposed-Existing)
Net Peak Hour Trips:	1,369 (860/509) AM; 1,295 (589/706) PM (Proposed-Existing)
Proj Daily Trips:	15,291
Proj Peak Hour Trips:	1,378 (866/512) AM; 1,309 (596/713) PM
Build-out:	December 31, 2030

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

**Engineering and
Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov



**Palm Beach County
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1. No Building permits for the site may be issued after December 31, 2030.
2. The Property Owner/Developer shall make proportionate share payments for the following roadway improvements:
 - i. A proportionate share contribution payment in the amount of \$261,874 toward the widening of Stribling Way from Forest Hill Boulevard to Fairlane Farms Road from two (2) lanes to four (4) lanes.
 - ii. A proportionate share contribution payment in the amount of \$260,742 toward the widening of Stribling Way from Fairlane Farms Road to Castellina Way from two (2) lanes to four (4) lanes.
 - iii. A proportionate share contribution payment in the amount of \$235,688 toward the widening of Stribling Way from Castellina Way to SR-7 from two (2) lanes to four (4) lanes.
 - iv. A proportionate share contribution payment in the amount of \$32,215 toward the widening of Big Blue Trace from Wellington Trace to South Shore Blvd two (2) lanes to four (4) lanes.
 - v. A proportionate share contribution payment in the amount of \$24,502 toward the widening of Southern Blvd from SR-7 to Lyons Road from eight (8) lanes to eight plus (8+) Lanes.

Proportionate Share Agreement must be executed before the project is approved by the Village. Unless a phasing plan for the proportionate payments has been determined by the Property Owner and agreed upon by the County, all proportionate share payments will be due before the issuance of the first building permit for the project. If a phasing plan for the proportionate share payment has been prepared by the Property Owner and approved by the County, it should be included in the Proportionate Share Agreement.

3. In recognition that construction prices may change over the life of the project, the proportionate share payments included in the above condition shall be subject to the following escalator calculation:

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor, Where,

Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

Cost Adjustment Factor =

$$\frac{\text{Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment)}}{\text{Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution)}}$$

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.



If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect.

4. The Property Owner shall construct i) right turn lane north approach on SR-7 at the proposed retail access ii) Two left turn lanes south approach on SR-7, one right turn lane north approach on SR-7, and two left turn lanes west approach, all at the proposed main entrance on SR-7 iii) One left turn lane east approach and one right turn lane west approach on Stribling Way at the mixed use entrance (full access, second driveway from the west), iv) either a roundabout or a signal at the intersection of Stribling Way and School entrance/Castellina Way, in which case, a west approach right turn and an east approach left turn lane shall also be constructed.

This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. All the turn lanes and other construction shall be as approved by the appropriate authorities responsible for permitting and approving such constructions.

- a. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for the project.
5. As agreed by the Property Owner/Developer, the Property Owner/Developer shall fund design and construction of the following improvements at the intersection of Stribling Way and SR-7, in accordance with Palm Beach County and FDOT standards.
 - i. One (1) additional northbound left-turn lane (NBL);
 - ii. One (1) additional eastbound left-turn lane (EBL);
 - iii. One (1) additional eastbound right-turn lane (EBR); and
 - iv. One (1) additional receiving lane at Stribling Way (west approach).

Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. These costs will be impact fee and proportionate share fee creditable, subject to County Engineer approval.

- a. Construction shall be completed prior to the issuance of the first Certificate of Occupancy.



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6. The Property Owner shall fund the cost of signal installation and install the signal, either as a School Signal or a regular signal, as approved by the County/FDOT, at the main project entrance on SR-7. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
 - a. No Building Permits for the proposed development shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.
 - b. The signal shall be constructed by the Property Owner and fully operational prior to the issuance of the first Certificate of Occupancy for the project.
 - c. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the signal is complete, inspected, accepted by the County/FDOT, and fully operational. The Traffic Division shall have 60 days from receiving this notice to release the surety to the Property Owner.

A Proportionate Share Agreement must be executed BEFORE the Village can give final approval to this project. An approval without the executed Proportionate Share Agreement will render this TPS approval null and void.

All of the conditions, numbered 1 through 6 above, shall be incorporated into the municipal Development Order exactly as set forth above. No later than ten calendar days after approval of the Development Order, the municipality shall transmit an official, recorded copy of same to the County Engineer. In the event: 1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain conditions 1 through 6 exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County.

Please note that none of the municipal roadway/intersection analysis was reviewed as part of this TPS review, since the TPS standards do not apply to the municipal roadways/intersections. The Village is encouraged to do its own evaluation of the school circulation, as well as the parking analysis, as these items were not reviewed by the County.

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 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.



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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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Moshir Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:yg

cc: Addressee

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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