



Transportation Consultants

Exhibit "C"

Traffic Letter

Staff Report 2020-0002-CU

2005 Vista Parkway, Suite 111

West Palm Beach, FL 33411-6700

(561) 296-9698

Certificate of Authorization Number: 7989

September 2, 2020

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

**Re: 13931 Morning Glory Drive - #PTC20-001H
Hibiscus Place CLF Type 2B Conditional Use
2020-0002-CU**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Conditional Use application for the above referenced project. Specifically, we have reviewed the Traffic Statement, prepared by Kimley Horn dated August 11, 2020. The project is summarized below:

Existing Uses:	4 Multifamily Low Rise DUs
Proposed Uses:	21 Assisted Living Facility Beds
Net New Daily Trips:	+26
Net New Peak Hour Trips:	AM: +3 In, -1 Out, +2 Total
	PM: +1 In, +2 Out, +3 Total

The proposed project generates less than 20 peak hour trips; therefore a Traffic Impact Study is not required. The project trips were assigned to the directly accessed link of Greenview Shores Boulevard and the level of service standards for this link are projected to be met. The proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County.

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

Sincerely,

Andrea M. Troutman, P.E.
President