

#### A Great Hometown... Let Us Show You!

Planning, Zoning & Building Department
12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

#### MASTER PLAN AMENDMENT APPLICATION

#### **INSTRUCTIONS TO APPLICANTS:**

- 1. Please complete all sections of this application. If not applicable, indicate with N/A.
- 2. Provide required attachments as shown on the attached checklist

I. PROPER	TY OWNER AND AGENT INFORMATION	
Property Owner(s) of Record: (See attack	ned list).	
	_ City: ST:	Zip:
	FAX:	
Applicant (if other than owner): Equestri	ian Sport Productions, LLC	
Address: 14440 Pierson Rd	City: Wellington	ST:
<u>FL</u> Zip: <u>33411</u>	#	
Phone: 561-793-5867	FAX: <u>561-792-2</u> 4	127
Agent & Company Name: Sexton Engine	eering Associates, Inc.	
Address: 110 Ponce de Leon Street, Suit	e 100 City:	Royal Palm Beach
ST: FL Zip: 33411		
Phone: 561-792-3122	FAX: <u>561-792-</u>	3168
	please attach a separate list of all consultants me, address, telephone number, and fax num	
	II. PROPERTY LOCATION	
D 25. 20. 40.	e mile of another municipality?[ ] yes[X ]	no
B. Property Control Number (PCN): If addi PCN: (See attached list).	tional PCNs, list on a separate sheet and atta	ch to the application.
C. Section:16Township: <u>44S</u>	Range: 41E Total Acreage	of Subject Property : 59.4
D. Project Name: <u>Equestrian Village</u>		
E. Project Address: 13500 South Shore Bl	lvd, Wellington, FL	
F. General Location Description (proximity	y to closest major intersection in miles or fra	ctions thereof): The
northeast corner of the South Shore Blvd a	and Pierson Road intersection	

#### V. TABULAR DATA (See Attached)

PROJECT DATA	LAST BCC OR VC APPROVAL	LAST DRC APPROVAL	REQUIRED PER CODE	PROPOSED	+/- CHANGE
	Tract 30 C		1	Tract 30C-2	
Total Gross Acreage	67.9 Ac.	59.4 Ac.	N/A	59.4 Ac.	N/A
Lot Frontage (ROW feet)	07.5710.	33.4 AC.	IVA	39.4 Ac.	11///
Lot depth (maximum)					
Lot Width (minimum)					
Setbacks: Front/Rear					
Side Interior/Side Corner	- Constant Control of the Control of				
Total Dwelling Units (du's)	4		N/A	4	0
# of Single Family (SF)	Т		IN/A		<u> </u>
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)	4		N/A	4 MF	0
# of PODs			IVA	7 1/11	U
Total Gross Density	0.4 du's		71		
Gross Density by POD	0.10 du/ac			0.1 du/ac	
# Dwelling Units by POD	- 170 C - Avian C				
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)					
Total Sq. Footage	N/A	55,190 SF		55,190 SF	0
Commercial SF					
Industrial SF	A CONTRACTOR OF THE PROPERTY O				
Other SF					
Total Acres & Percentage					
Lakes/Waterways	400				
Right of Way Area	100000000000000000000000000000000000000				
Open Space Area					
Recreation Area	The state of the s			CONTRACTOR DESCRIPTION	
Preserve Area					
Civic Area					
# of Acres of Public					
# of Acres of Private		11			
Impervious Area	N/A	10.5 Ac.		10.5 Ac.	0
Pervious Area	N/A	48.80 Ac.	N/A	48.8 Ac.	0

Describe proposed modifications: <u>(See Attached Statement)</u>	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

#### V. Tabular Data.

	V. Tabular Data	V ≠	
Tract No.	Dwelling Units	Acres	DU/AC
Tract 30C-2			DOME
	4	59.4	0.07
Commercial Recreation		03.1	0.07

Describe proposed modifications: This application requests identification of 59.4 acres of property contained within Tract 30C of the Wellington PUD as a stand-alone tract on the Master Plan; requests that the 59.4 acres be renamed from Polo & Tennis Facility to Commercial Recreation and requests a corrective amendment to the Wellington PUD Master Plan to reflect an access point on Pierson Road in proximity to the existing driveway and culvert crossing.

The remaining area of Tract 30C will be 8.3 acres and will continue to be named Polo and Tennis Facility.

\*This application is being submitted pursuant to the settlement agreement between the Applicants and the Village of Wellington and is without prejudice to the Applicants' rights.

### **RECEIVED**

By Planning and Zoning at 1:52 pm, Jun 17, 2013

A Great Hometown... Let Us Show You!



## Planning, Zoning & Building Department 12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

#### MASTER PLAN AMENDMENT APPLICATION

#### **INSTRUCTIONS TO APPLICANTS:**

- 1. Please complete all sections of this application. If not applicable, indicate with N/A.
- 2. Provide required attachments as shown on the attached checklist

I. PROPERTY	OWNER AND AGENT INF	ORMATION		
Property Owner(s) of Record: (See attached	d list).			
Address:				
Phone:				
Applicant (if other than owner): Equestriar				
Address: 14440 Pierson Rd	City:	Wellington	S	ST:
FL Zip: <u>33411</u>				
Phone: 561-793-5867		FAX: 561-792-2	427	
Agent & Company Name: Sexton Engineer				
Address: 110 Ponce de Leon Street, Suite	100	City:_	Royal Palm B	each
ST: FL Zip: 33411				
Phone: 561-792-3122		FAX: 561-792	-3168	
Consultants: If applicable to your request, ple on this request. You should include the name professional service provided.				
	I. PROPERTY LOCATION			
A. Is the subject property located within one if 'yes' please specify:	mile of another municipal		] no	
<ul><li>B. Property Control Number (PCN): If addition</li><li>PCN: (See attached list).</li></ul>	nal PCNs, list on a separ	ate sheet and atta	ach to the application	
C. Section:16Township:44S	Range: <u>41E</u>	Total Acreage	of Subject Property	<u>59.3</u>
D. Project Name: Equestrian Village				
E. Project Address: 13500 South Shore Blvc	l, Wellington, FL			
F. General Location Description (proximity t			actions thereof):	The

#### PROPERTY OWNERS

Far Niente Stables II, LLC Mark Bellissimo, Managing Member 14440 Pierson Road Wellington, FL 33414

PCN: 73-41-44-16-00-000-5060

Polo Field One, LLC Mark Bellissimo, Managing Member 14440 Pierson Road Wellington, FL 33414

PCN: 73-41-44-16-00-000-5010

Stadium North, LLC Mark Bellissimo, Managing Member 14440 Pierson Road Wellington, FL 33414

PCN: 73-41-44-1600-000-5050

Stadium South, LLC Mark Bellissimo, Managing Member 14440 Pierson Road Wellington, FL 33414

PCN: 73-41-44-16-00-000-5030 73-41-44-16-00-000-5040

#### III. PROJECT HISTORY

(List in sequence from first application to most recent – attach additional page if necessary):

The Applicants believe that all known and/or relevant and/or applicable project history information is listed below.
 The Applicants are aware of other development orders and/or approvals associated with the Wellington PUD but the Applicants believe that they do not have an effect on this request.

Petition Number	Request	Action	Date	Resolution Number
2007-005	Master Plan Amendment	Approved	May 1, 2009	R2009-47
2011-033 MPA 1	Master Plan Amendment	Approved	February 1, 2012	R2012-07
2011-033 CUI	Equestrian Arena CD	Approved	February 2, 2012	R2012-08
n/a	Status Review Hearing	Revoked R2012-07	May 22, 2012	R2012-41
	Status Review Hearing	Revoked R2012-08	February 11, 2013	R2013-19
2012-064 MPA	Master Plan Amendment	Approved	February 26, 2013	R2013-09
	LDP	Revoked	2011	LDP 11-1304
	Site Plan Amendment	Approved	Nov 9, 2011	DRC Certification
	Site Plan Amendment	Approved for CD	2012	DRC Certification
	Subdivision Plan	Approved	March 26, 2012	Approval Engineering
	Building Permit	Approved/Issued		BP: 12 00000140
	Building Permit	Approved/Issued		BP: 11 00004488
	Building Permit	Approved/Issued		BP: 11 00004473
	Building Permit	Approved/Issued		BP: 11 00003526
	Building Permit	Approved/Issued		BP: 11 00003525
			-	

#### IV. ADJACENT PROPERTIES

Adjacent Property to the:	Land Use Designation	Zoning Designation	Existing Use(s) of Property	Approved Use(s) of Property*	Petition & Resolution Number
SUBJECT SITE	Comm. Rec.	PUD/CR/EOZD	Equestrian	CR/Equestrian	
NORTH	Comm. Rec./Res	PUD/CR; PUD/MF	CR/ Residential	CR/Residential	
SOUTH	Comm. Rec.	PUD/EOZD	Equestrian	CR	
EAST	Residential D	PUD/MF	Residential	Residential	
WEST	Community/Comm.	PUD/Comm.	Commercial	Commercial	

 If adjacent land supports a previous approval by Wellington, please include a brief description of the approved use(s) and the approved square footage or number of dwelling units.

On February 26, 2013 the Village Council approved Resolution 2013-09, a Master Plan Amendment to the Wellington PUD. R2013-09 involved the White Birch Farm property, which is adjacent to the 59.4 acre Property addressed herein. R2013-09 modified the Wellington PUD by labeling a 36.8 portion of tract 30C as 30C-4 and as a "Private Residential Polo Facility." It also established one access point along the north side of Pierson Road and converted the assigned housing type from two multi-family dwelling unto two single family dwelling units.

#### V. TABULAR DATA (See Attached)

PROJECT DATA	LAST BCC OR VC APPROVAL	LAST DRC APPROVAL	REQUIRED PER CODE	PROPOSED	+/- CHANGE
Total Cross Asronge					4
Total Gross Acreage					
Lot Frontage (ROW feet)					
Lot depth (maximum)					
Lot Width (minimum)					
Setbacks: Front/Rear					
Side Interior/Side Corner					
Total Dwelling Units (du's)					
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)					
# of PODs					
Total Gross Density					
Gross Density by POD					
# Dwelling Units by POD					
# of Single Family (SF)					
# of Zero Lot Line (ZLL)					
# of Townhouses (TH)					
# of Multi-Family (MF)					
Total Sq. Footage					
Commercial SF					
Industrial SF					
Other SF					
Total Acres & Percentage					
Lakes/Waterways					
Right of Way Area					
Open Space Area					
Recreation Area					
Preserve Area					
Civic Area					
# of Acres of Public					
# of Acres of Private					
Impervious Area					
Pervious Area					

Preserve Area				
Civic Area				
# of Acres of Public				
# of Acres of Private				
Impervious Area				
Pervious Area				
Describe proposed modifica	illons. <u>(See All</u>	acrieu Staterriei	iity	

#### V. Tabular Data.

V. Tabular Data					
Tract No.	Dwelling Units	Acres	DU/AC		
Parcel 30C-1 Tennis & Polo Facility	0	8.3	0		
Parcel 30C-2 Commercial Recreation	4	59.4	0.07		
Total	4	67.70	0.07		

Describe proposed modifications: This application requests identification of 59.4 acres of property contained within Tract 30C of the Wellington PUD as a stand-alone tract on the Master Plan; requests that the 59.4 acres be renamed from Polo & Tennis Facility to Commercial Recreation and requests a corrective amendment to the Wellington PUD Master Plan to reflect an access point on Pierson Road in proximity to the existing driveway and culvert crossing.

<sup>\*</sup>This application is being submitted pursuant to the settlement agreement between the Applicants and the Village of Wellington and is without prejudice to the Applicants' rights.

## VII. COMPLIANCE (Attach additional sheets, if necessary)

	(See Attached Statement)
	Report on the status of all previous conditions of approval:
	(See Attached Statement)
	VIII. APPLICANT'S STATEMENT OF JUSTIFICATION (Attach additional sheets if necessary)
he	applicant is to explain how the request conforms to the following:
١.	That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.
	(See Attached Justification Statement)
	That the proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards).
	(See Attached Justification Statement)
<b>.</b>	That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards and minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
	(See Attached Justification Statement)

#### VII. Compliance

(A) Is the property in compliance with all previous conditions of approval and/or applicable LDRS requirements?

The Property was not platted by April 1, 2012 as required by Condition 7 of the Master Plan Amendment passed by the Village Council through R2012-07 on February 1, 2012 and was not platted by March 31, 2012, as required by Condition 35 of the Compatibility Determination passed by the Village Council through R2012-08 on February 2, 2012. Applicants believe that the failure to plat the Property by March 31, 2012 and/or April 1, 2012, resulted in the revocation of R2012-07 by the Village Council on May 22, 2012, the revocation of Resolution 2012-08 (the Commercial Equestrian Arena Compatibility Determination) by the Village Council on July 10, 2012, the denial of an extension of time to comply with a land development permit for the Property which expired on February 2, 2013, and the revocation of Certificates of Occupancy and Certificates of Completion for structures on the Property, among other things. The history of the approvals and revocations is complex and they are the subject of numerous legal challenges by the Applicants and other interested parties. However, it is the Applicants' position and belief that the Property is not in violation of any LDRS or conditions of approval that would impede this requested Master Plan Amendment. Nonetheless, several conditions of the previously approved development orders were not complied with due to the revocations.

#### (B) Report on the status of all previous conditions of approval.

As described above, several conditions of previous approvals were not complied with due to the revocations.

D.	Property Development and Planned Development District).
_	(See Attached Justification Statement)
E.	Provide the overall design concept and show that the design of the proposed request minimizes
	adverse effects, including visual impact and intensity of the proposed use on adjacent lands.
	(See Attached Justification Statement)
F	That the proposed request is in compliance with the LDRS (Supplementary Regulations).
	(See Attached Justification Statement)
G.	That the proposed request is consistent with applicable neighborhood plans.
	(See Attached Justification Statement)
Н.	That the proposed request will result in a logical, timely and orderly development pattern.
	(See Attached Justification Statement)
	That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.
	(See Attached Justification Statement)

## Justification Statement

#### VIII. Applicant's Statement of Justification

A. That the proposed request is consistent with the purposes, goals, objective and policies of the Comprehensive Plan.

Applicants believe that the proposed modifications to Tract 30C of the Wellington PUD are consistent with Wellington's Comprehensive Plan and further the goals, objective and policies of the Comprehensive Plan. The Master Plan Amendment will better enable the Property to be used for its historic purpose, hosting equestrian events and housing equestrian support facilities by providing an additional access point for better traffic circulation.

" TETALINA

In particular, Goal 1.0 of the Equestrian Preservation Element of the Comprehensive Plan states as follows:

GOAL 1.0 - The goal of this element is to ensure the preservation and protection of the neighborhoods which comprise this area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preserve. (Emphasis added)

The proposed modifications to the Wellington PUD are consistent with the preservation and protection of the equestrian industry in Wellington, as set forth in Goal 1.0, since the Property is within the EOZD and the modifications enable the Property's continued use as a location that hosts equestrian events, in particular international caliber dressage competitions as well as other equestrian activities. The presence of such a venue will help promote and preserve the equestrian industry.

Further, the proposed modifications are consistent with Policy 1.3.15 of the Land Use Element of Wellington's Comprehensive Plan which states as follows:

Policy 1.3.15 Commercial Recreation -- Properties designated Commercial Recreation support commercial uses which are recreational in nature and are compatible with residential and rural development patterns. Uses such as equestrian arenas, stadiums and show rings, golf courses, clubhouses, tennis houses, pools and other private recreational facilities are consistent with this designation. There are also a variety of quasi-commercial uses such as veterinary clinics, feed stores, tack shops and commercial stables scattered throughout the Equestrian Preservation Area of Wellington that are ancillary to the equestrian community and will be permitted in the Commercial Recreation Land Use Plan Sub-category. Commercial Recreation properties shall retain a Category B underlying Land Use Plan designation. Maximum building coverage 10%. Maximum FAR 0.10. (Emphasis added).

The Property is designated as Commercial Recreational and is located with the EOZD. Policy 1.3.15 indicates that equestrian arenas, stadiums, show rings and stables are consistent with a property designated as commercial recreation. These are the types of uses that the Comprehensive Plan intends for Commercial Recreational properties.

The proposed modifications are also consistent with Objective 1.2 and Policy 1.2.2 of the Equestrian Preservation Element of the Comprehensive Plan which state as follows:

Objective 1.2 The Village of Wellington has adopted as part of its Comprehensive Plan, a Future Equestrian Circulation Map. The objective of this map is to provide a plan for the creation of separation of vehicular and equestrian traffic to the greatest extent possible to ensure the safety of both motorists and equestrians. This objective shall be made measurable by its implementing policies and by creation of an equestrian transportation system in accordance herewith through the implementation of capital improvement projects and other actions by the Wellington Council.

Policy 1.2.2 Wellington shall construct safe and controlled equestrian crossings along South Shore Boulevard, Pierson Road, Lake Worth Road and at other intersections of equestrian trails and roadways identified on the Future Equestrian Circulation Map and as provided in the Capital Improvements Element.

The Applicants have submitted a land development permit application that includes the construction of a bridle path along a portion of the north side of Pierson Rd. Moreover, as one of the conditions of this Master Plan Amendment, Applicants will agree to construct a signalized horse crossing on Pierson Road, east of the Pierson and South Shore intersection, in order to provide a safe way, away from the intersection, for horses to get from the Property to the existing bridle path on the south side of Pierson Rd. The congestion of horse traffic and vehicular traffic at the Pierson Rd and South Shore Blvd. intersection and the safety concerns associated with such congestion will be minimized by the bridle path ending east of South Shore. Accordingly, the bridle trail and equestrian signal crossings will help separate equestrian and vehicular traffic and are consistent with Objective 1.2 and Policy 1.2.2 of the Equestrian Preserve Element.

## B. The proposed request is in compliance with Article 11 of the LDRS (Adequate Public Facility Standards)

The Applicants believe that the proposed modifications to Tract 30C of the Wellington PUD Master Plan do not affect the adequacy of Public Services since the request is for graphic changes to the Master Plan in order to redevelop the site from a Polo Stadium Facility to a Commercial Equestrian Arena. However, a similar request (which was associated with much more intense use of the Property) was reviewed by Wellington's Traffic Consultant in December of 2011 and found to be in compliance with Wellington's Standards subject to modified conditions. Moreover, the Applicants hired their own traffic engineer to update the traffic study and the Applicants' traffic engineer found the request to be in compliance with Wellington's Starndards and Palm Beach County Standards. Lastly, Wellington water and sewer service has been provided to the properties at this time, and all other necessary infrastructure is already available to accommodate the development as proposed.

C. That the proposed request is in compliance with Article 9 of the LDRS (Environmental Standards) and minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

The Applicants believe that Article 9 of the LDRS is not applicable to this request as the request merely seeks a graphic change to a Master Plan and does not create environmental impacts. However, the proposed request's companion application for a Commercial Equestrian Arena Compatibility Determination seeks to minimize environmental impacts to the Property through the implementation of Wellington's Best Management Practices and through environmental permitting with local, state and federal agencies in accordance with the Surface Water Management Plan attached to the Master Plan Amendment Application.

D. That the proposed request is in compliance with Article 6 of the LDRS (Zoning District, Use, Property Development and Planned Development District).

The Applicants believe that the proposed modifications to Tract 30C of the Wellington PUD Master Plan are in compliance with Article 6 of the LDRS because the Property has an underlying land use designation of commercial recreational and is within the EOZD. First, a change of name from Polo & Tennis Facility to Commercial Recreational is in compliance with the LDRS because the Property is already designated as commercial recreational. The reason the Applicants have chosen the name Commercial Recreational is so that the name reflects the tract's underlying land use designation as the phrase "Polo & Tennis Facility" has created confusion in the past, despite the fact that it is meaningless nomenclature. Accordingly, the change will update the Wellington PUD Master Plan to reflect the tract in the simplest and clearest way possible by reiterating the tract's underlying land use designation. Moreover, the additional access point simply helps facilitate circulation and traffic flow on the Property, accessibility for horse trailers entering and exiting the Property, as well as the ability to use the Property as a Commercial Equestrian Arena venue. Section 6.10.7 of the LDRs indicate that a Commercial Equestrian Arena is a permitted use in the EOZD on Property with an underlying land use of commercial recreational. Accordingly, the request for an additional access point is in compliance with Article 6.

E. Provide the overall design concept and show the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The proposed amended Master Plan is attached to this application. The Applicants believe that the modifications proposed by this application (identification of 59.4 acres contained within Tract 30C as 30C-2, renaming 30C-2 to Commercial Recreational, and the depiction of the Pierson Road access point) do not have a visual impact on adjacent lands and do not impact the intensity of use on adjacent lands. Nonetheless, if considered as an overall project with the companion Commercial Equestrian Arena Compatibility Determination, this use will create a possible increase in traffic. The attached report conducted by the Applicants' Traffic Engineer clearly outlines the steps that will be taken to minimize any adverse effects on adjacent properties caused by increased traffic. The application for the Commercial Equestrian Arena Compatibility Determination provides a detailed layout of planned improvements that will help minimize any potential adverse impacts on adjacent lands.

#### F. That the proposed request is in compliance with the LDRS (Supplementary Regulations).

Section 6.6 of the LDRS is entitled Supplementary Regulations. It regulates accessory uses and structures. The proposed modifications to Tract 30C do not contemplate any accessory uses or structures. Accordingly, the Applicants believe that section 6.6 of the LDRS is inapplicable to the proposed modifications to Tract 30C.

#### G. That the proposed request is consistent with applicable neighborhood plans.

The subject Property is not included in a neighborhood plan. However, the Applicants believe that the request is consistent with Wellington PUD development as it merely updates the Wellington PUD's Master Plan by codifying a pre-existing driveway as an access point, clarifies the existence of separate tracts within Tract 30C, and renames the Property in a clear way to reflect its underlying land use designation. Moreover, the Property is consistent with the intent of the EOZD.

### H. That the proposed request will result in a logical, timely and orderly development pattern.

The approval of this application will allow the Applicants to obtain an access point that will help facilitate circulation and traffic flow on the Property, will provide accessibility for horse trailers entering and exiting the Property, and will provide for access points that will optimize the accessibility to the Property as a commercial equestrian arena. The Property historically housed a Polo Stadium where equestrian and community events took place. However, the Polo Stadium was demolished in 2007 after it was severely damaged by several very destructive hurricanes. The Applicants believe that the proposed request, which facilitates the creation of a permanent commercial equestrian arena, results in a logical, timely and orderly development pattern because it merely develops the Property from a competitive polo stadium facility to a competitive dressage arena facility, which preserves the Property as a destination for equestrian competitions. This is consistent with Goal 1.0 of the Equestrian Preservation Element of Wellington's Comprehensive Plan as it aids in the preservation of the equestrian industry within the EOZD. Further, as Wellington has continued to evolve as an equestrian destination, the proposed dressage facility meets a need for a world-class venue for dressage in Wellington. Currently, there are no other public venues in Wellington for top caliber dressage competition. Moreover, Policy 1.3.15 of the Land Use Element of Wellington's Comprehensive Plan specifically contemplates eventual development of commercial

equestrian uses such as "equestrian arenas, stadiums and show rings" on commercial recreational property within the EOZD. The purpose of a Comprehensive Plan is to "serve as a policy guide[] for future growth and development."

The requested modifications will also help facilitate the expansion of Wellington's equine transportation system as well as the separation of equine and vehicular traffic because it will provide a bridle path and horse crossing with connections to the existing bridle path system. The construction of these improvements is consistent with Objective 1.2 and Policy 1.2.2 of the Equestrian Preservation Element of Wellington's Comprehensive Plan. Accordingly, the requested modifications, as well as the overall project are a logical, timely and orderly development.

I. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.

The Applicants believe that Wellington's building standards are inapplicable to the proposed modifications to Tract 30C because the Master Plan Amendment does not call for the construction of any buildings. The proposed bridle path will be constructed in accordance with all relevant and applicable provisions of the LDRS.

OWNER ACKNOWLEDGEMENT
I/We: Far Niente Stables II, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application
I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.
I/We further consent to the Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.  Signature(s) of Owner(s)
Print Name(s) Mark Bellissimo, Managing Member
CONSENT STATEMENT Owner to complete if using agent/representative
I/We, the aforementioned owner(s), do hereby give consent to Sexton Engineering Associates, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.  Signature(s) of Owner(s)
Print Name(s) Mark Bellissimo, Managing Member
NOTARY
STATE OF FLORIDA COUNTY OF Palm Beach
The foregoing instrument was acknowledged before me this

OWNER ACKNOWLEDGEMENT
I/We: Far Niente Stables II, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application
I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.  Signature(s) of Owner(s)  Print Name(s) Mark Bellissimo, Managing Member  Signature(s) of Owner(s)
Print Name(s)
NOTARY
STATE OF FLORIDA COUNTY OF Palm Beach  The foregoing instrument was acknowledged before me this

OWNER ACKNOWLEDGEMENT
I/We: Polo Field One, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application
I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.
I/We further consent to the Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.  Signature(s) of Owner(s)
Print Name(s) Mark Bellissimo, Managing Member
CONSENT STATEMENT
Owner to complete if using agent/representative
on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.  Signature(s) of Owner(s)  Print Name(s) Mark Bellissimo, Managing Member
NOTARY
STATE OF FLORIDA COUNTY OF Palm Beach
The foregoing instrument was acknowledged before me this day of, 20_/3_ by
Helli Lery My Commission Expires:
(Signature of Notary)  KELLI PEREZ  Notary Public - State of Florida  (NOTARY'S SEAL OF STANYComm. Expires Sep 23, 2014)
(Name – Must be typed, printed, or stamped)  Commission # EE 29084

OWNER ACKNOWLEDGEMENT
I/We: Polo Field One, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application
I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.  Signature(s) of Owner(s)  Print Name(s) Mark Bellissimo, Managing Member  Signature(s) of Owner(s)
Print Name(s)
NOTARY
STATE OF FLORIDA COUNTY OF Palm Beach
The foregoing instrument was acknowledged before me this

OWNER ACKNOWLEDGEMENT					
I/We: Stadium North, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application					
I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.					
I/We further consent to the Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.  Signature(s) of Owner(s)					
Print Name(s) Mark Bellissimo, Managing Member					
CONSENT STATEMENT Owner to complete if using agent/representative					
I/We, the aforementioned owner(s), do hereby give consent to <u>Sexton Engineering Associates, Inc.</u> to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(\$) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.  Signature(s) of Owner(s)					
Print Name(s) Mark Bellissimo, Managing Member					
NOTARY					
STATE OF FLORIDA COUNTY OF Palm Beach					
The foregoing instrument was acknowledged before me this 17th day of June, 2013 by  Mark Bellissimo He/She is personally known to me or has produced  as identification and did/did not take an oath.					
(Signature of Notary)    My Commission Expires:   (Signature of Notary)   KELLI PEREZ					

OWNER ACKNOWLEDGEMENT
I/We: Stadium North, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application
I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved.  Signature(s) of Owner(s)  Print Name(s) Mark Bellissimo, Managing Member
Signature(s) of Owner(s)  Print Name(s)
NOTARY
STATE OF FLORIDA COUNTY OF Palm Beach  The foregoing instrument was acknowledged before me this // day of June , 20 /3 by Mark Bellissimo

OWNER ACKNOWLEDGEMENT					
I/We: Stadium South, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application					
I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments and fee become part of the official record of the Planning & Zoning Department of Wellington and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by Wellington in order to process this application.					
I/We further consent to the Wellington to publish, copy or reproduce any copyrighted document for any third party submitted as part of this application.  Signature(s) of Owner(s)					
Print Name(s) Mark Bellissimo, Managing Member					
CONSENT STATEMENT  Owner to complete if using agent/representative					
I/We, the aforementioned owner(s), do hereby give consent to <u>Sexton Engineering Associates, Inc.</u> to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.  Signature(s) of Owner(s)					
Print Name(s) Mark Bellissimo, Managing Member					
NOTARY					
STATE OF FLORIDA COUNTY OF Palm Beach  The foregoing instrument was acknowledged before me this					
as identification and did/did not take an oath.					
(Signature of Notary)    Kelli Perez					
Commission # EE 29084					

OWNER ACKNOWLEDGEMENT
I/We: Stadium South, LLC , do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application
I/We certify that there is the necessity for site plan approval of individual development pods or parcels by Wellington, that there is a need to plat property, or phases thereof, prior to the issuance of building permit (excluding building permits for dry models), that there is a requirement for underground installation of all utilities and that Wellington may initiate a revocation of the master plan approval and a rezoning of the property to a zoning district consistent with the comprehensive plan if good faith efforts to initiate development have not occurred within four (4) years following the date the master plan is approved. Signature(s) of Owner(s)  Print Name(s) Mark Bellissimo, Managing Member  Signature(s) of Owner(s)
Print Name(s)
NOTARY
STATE OF FLORIDA COUNTY OF Palm Beach
The foregoing instrument was acknowledged before me this

# Planning, Zoning & Building Department 12300 Forest Hill Blvd., Wellington, FL 33414 (561) 753-2430 pzapplications@wellingtonfl.gov

#### MASTER PLAN AMENDMENT SUBMITTAL CHECKLIST

PLF	ASE CH	IECK		I. GENERAL
YES		N/A	a.	A completed application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than owner. An electronic copy of application.
X			b.	Required application fees.
			C.	Five (5) copies of a warranty deed including property control number or folio number and legal description of the property.
			d.	A recent aerial photograph of the site with a minimum scale of 1" =300.
X			e.	Area location map.
X			f.	A list of all property owners within a five hundred (500) foot radius of boundary lines of the subject property from the most recent tax roll information as provided by the Palm Beach County Property Appraiser's Office.
X			g.	Executed affidavit signed by the person responsible for completing the property owner list.
			h.	Two (2) sets of POSTAGE PAID envelopes with the typed names of the owners within a five hundred (500) foot radius of the boundary lines of the subject property, Wellington's return address and completed certified mail cards required.
		⅓	i.	Executed acknowledgement of Wellington site plan approval for individual development pods or parcels; the need to plat property or phases thereof prior to issuance of building permits (excluding building permits for dry models); the requirement for underground installation of all utilities, and Wellington's right to initiate a revocation of master plan approval or rezoning of the property.
X			j.	Five (5) copies of all Ordinances / Resolutions affecting the property.
×			k.	Five (5) copies of the previously approved and certified Master Plan.
			1.	Legal description of property (8.5' X 14' with 1' margins) on disc (word format).

PLE YES	ASE CH	IECK N/A		II. CURRENT CONDITIONS MAP (Twelve copies)
			a.	Provide number of acres, rounded to the nearest one-tenth (1/10) acre.
			b.	Comprehensive plan, existing land use and zoning designation of the site and of properties within 300' of the site.
			d.	Existing principal structures on the site and of properties within 300' of site.
<b>X</b>			e.	Lakes or bodies of water on the site.
<b>X</b>			f.	Principal vehicular access points.
X		UEIC.	g.	Proposed alignment of State, County or Wellington roads.
DIE	A OF OU	FOK	1	III. MASTER PLAN (No larger than 24" x 36" with scale not smaller than 100' to an inch)
YES	ASE CH NO	N/A	a.	Scale (graphic and written), date, north arrow, vicinity sketch, project name, revision dates on each drawing, if multiple sheets provide page numbers and clearly identify match lines.
<b>X</b>			b.	Five (5) hard copies each of the regular and reduced size copies of the proposed Master Plan and a computerized copy on disc.
			c.	Location Map- clearly showing the location of the property in relation to existing roads and landmarks, including at least one north-south and one east-west thoroughfare plan road.
<b>X</b>	in the state of th	Susa 1 1 San	d.	Name, address and telephone number of the developer, along with the name and address of the engineer, surveyor, planner and/or other professional consultant(s) responsible for the plan, plat and supporting documents.
	X		e.	Written legal description, including Section, Township, Range and parcel, tract, plat name or number.
K			f.	Tabular Project Data (total number acres, gross density for the entire project and for each separate pod, number of individual development pods, number and type of dwelling units (total and by each pod), civic sites by number of acres and whether private/public, percentage and number of acres of open space, percentage and number of total and minimum acres of common space required for the entire site and for each pod developed, percentage and number of acres of lakes and waterways, percentage and number of acres of preserves, percentage and number of acres of recreation, percentage and number of acres of public right-of-way and whether private/public, Wellington zoning case number, existing and proposed zoning and land use designation, and type of use and ownership.)
K			g.	Provide proposed individual development pods.

	ASE CH			
YES	NO 	N/A	h.	Proposed vehicular and non-vehicular circulation including but not limited to major roadways, principal vehicular access points, and location (generalized) pedestrian and bicycle path detail, and signage, if applicable.
		X	i.	Location of sites to be dedicated for public use including but not limited to schools, parks, or other public facility.
		X	j.	Location of major private recreational amenities including but not limited to golf courses, tennis courts, private parks, club houses, swimming pools, and similar features.
		X	k.	Provide major easements, or right-of-way for public utilities, canals, and similar improvements, and any easements or rights-of-way proposed to be abandoned.
		X	l.	Location, size and orientation of development signs.
		X	m.	Provide estimated square footage of commercial or non-residential uses and dimensions and acreage of out parcels.
			n.	Location of lots including dimensions (size, width and depth), maximum building coverage, minimum open space per lot, maximum buildable area, building setbacks and/or separation (front, side, side corner, rear, garage and second floor), maximum building height (feet and number of stories), and minimum accessory setbacks (pools, screen enclosures, sheds, detached garages)
		X	0.	Provide typical lake cross sections and slopes.
		X	p.	Location and acreage of institutional and other allowable nonresidential uses.
T TETE			1	IV. LANDSCAPE PLANS (Twelve Copies)
YES	ASE CH NO	N/A	a.	Provide typical landscape standards, signed, sealed and prepared by a Florida Registered Professional, for single-family and multiple-family dwellings; street tree Plantings; open space plantings; median plantings; arterial/collector plantings (including but not limited to grade and size of landscape materials); maintenance of median, open space and arterial/collector plantings; irrigation; standard planting details and use of xeriscape or similar materials.
		X	b.	Provide perimeter buffer detail, prepared by a Florida Registered Professional, including but not limited to: width, general details (berm, fencing, wall etc.), and proposed cross section (dimensions, typical trees and plant material, typical spacing, fencing, berms and similar information)

#### IV. OTHER (Twelve Copies) PLEASE CHECK YES N/A NO X Provide environmental assessment. a. X b. Provide tree survey. C. Provide proof of concurrency for all required services, including concurrency reservation for traffic issued By Palm Beach County Traffic Engineering Division. X d. Provide conceptual architectural styles and conceptual colored building elevations, color palettes and typical materials to be utilized. X Provide elevations of common elements, including walls, clubhouses, entry e. features and similar features. X f. Provide master sign plan including but not limited to the following: location of signs, types of signs (entry feature, entrance and directional), architectural elevations (sign design, content, dimensions, materials and colors), statement of consistency with Wellington sign regulations, and typical landscaping (type of trees, shrubs and ground cover associated with the proposed sign. X A survey (not more than a year old) including any and all easements of g. record (reference by OR Book and page, prepared by a surveyor registered in the State of Florida) including major public or private canals, rights-of-way. and overhead or underground easements. П X Overall phasing plan including residential and nonresidential parcels, h. number of dwelling units, and nonresidential uses and square feet. X i. Conceptual drainage plan signed and sealed by a Florida Registered engineer.

36; PARCEL 75 - REDUCE FROM 8 DU'S TO 1 DU.

REVISED BY \_\_\_\_\_ DATE: \_\_\_\_

29. Parcel 78-Reduce from 382 to 288 units

Parcel 79 increase from 282 to 368 units and

convert 64 NF trits to TH - total reduction of 30 tritis 3/15/95

TO PARCEL 44. DEBIGHATE TWO PHASES (ASB), INCREASE AGREACE (ASB), INCREASE AGREACE ASB A AND DECREASE ACREAGE OF PARCEL 22. \$716108 NAA

48A TEAT ACRES HULTI-FAMILY OF 1112 UNITS

LOSSY . SET THES THE PROPERTY OFFE THE THE STATE TO TANKENT BA THE

1444.75 ACRES CONNERCIAL

OF RESO-12-8-98

10-30-97

ARECEL GAN RESULT FROM SG UNITS TO 31 UNITS!

PARCEL 63 RECUICE FROM 39 UNITS TO 33 UNITS.

QF:

To 0 Multi-Family Units | Parcel 62c-Reduce 2 Multi-Family Units To 1 Multi-Family Unit | Parcel 65-Reduce 418 Multi-Family

16. PARTE 30 - MONE 110 PALOSERIES 'U 100 PRICE; PONCE 167 Apreti-Franci Units 10 100 Hall-Party Duits

35. PARCEL 75 - ADD 4 SINGLE FAMAY DU'S... REMOVE INTERHAL ACCESS TO PUD. ADD ACCESS TO PIERSON ROAD.
REVISED BY ENVIRONMENT DESIGN GROUP. DATE: 2-14-2008

Units To 120 Multi-Family Units : Net Reduction DI 355 Links 3/4102

FOR A HET LOSO OF H WHITE GIZIAL

## EQUESTRIAN VILLAGE LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PART OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16: THENCE SOUTH 89°37'54" EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR SOUTH SHORE BLVD. AS SHOWN IN GREENVIEW SHORES NO. 2, RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 136, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH LINE OF ACME IMPROVEMENT DISTRICT CANAL C-23; THENCE NORTH 00°51'23" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 702.42 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1440.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'05", A DISTANCE OF 514.84 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A", EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 35, PAGE 187, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, ALONG SAID PARCEL "A", A DISTANCE OF 2.18 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'26" WEST; THENCE NORTHEASTELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'37": A DISTANCE OF 79.36 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 90°00'00" EAST, ALONG SAID SOUTH LINE OF PARCEL "A". A DISTANCE OF 68.82 FEET: THENCE NORTH 51°06'56" EAST. ALONG SAID PARCEL "A", A DISTANCE OF 204.71 FEET; THENCE NORTH 38°53'04" ALONG SAID PARCEL "A", A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL "B" OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF PARCEL "B" AND "C", OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 952.69 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID PARCEL "C", THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENCE SOUTH 89°37'54" EAST, ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 3.00 FEET TO A POINT AT THE NORTHWEST CORNER OF POLO ISLAND A CONDOMINIUM, AS RECORDED IN OFFICAL RECORD BOOK 3391, PAGE 606, PUBLIC RECORDS OF PALM BEACH, COUNTY; THENCE SOUTH 00°22'06" WEST ALONG SAID POLO ISLAND A CONDOMINIUM AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 50, PAGE 155, PUBLIC RECORDS OF PALM BEACH COUNTY,

#### EQUESTRIAN VILLAGE LEGAL DESCRIPTION

FLORIDA, A DISTANCE OF 1290.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 162.28 FEET TO A POINT ON THE NORTH LINE OF SAID ACME IMPROVEMENT DISTRICT CANAL C-23, SAID POINT ALSO BEING 50.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 16, THENCE NORTH 89°37'54" WEST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2218.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.37 ACRES MORE OR LESS

	NOTICE AFFIDAVIT
	TE OF FLORIDA JNTY OF Florida
Befo swor	re me this day personally appeared <u>Michael F. Sexton</u> who being duly n, deposes and says:
1.	The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls of the Palm Beach County Property Appraiser for all property within five hundred (500) feet of the below described parcel of land.
2.	The accompanying Property Owners List included, to the best of his/her knowledge, all affected municipalities and/or counties, in accordance with Wellington notice requirements and/or policies.
3.	A tax map highlighting the properties located within five hundred feet of the parcel of land that is the subject of the request is attached as part of this application. The accompanying Property Owner's list contains the required information for all properties highlighted on the tax map.
4.	Public notice, which is his/her obligation to provide, will be in accordance with Wellington requirements
The	property in question is: [ ] legally described as follows [ ] see attached legal description
Sign	ALL A LANGE
Mi	chael F. Sexton
Print	type or stamp name here
	NOTARY
	TE OF FLORIDA

COUNTY OF Palm Beach The foregoing instrument was acknowledged before me this \_\_\_\_\_14th\_ day of June 20 13

, who is personally known to me or has produced

as identification and who did/did not take an oath.

Signature of person taking Acknowledgement

Kelli Perez

**Printed Signature** 

My Commission Expires:

By Michael F. Sexton



## **RECEIVED**

By Planning and Zoning at 1:54 pm, Jun 17, 2013

7341440902000091 SCHOOL BOARD OF PALM BEACH CO 3300 FOREST HILL BLVD C-110 WEST PALM BEACH FL 33406	500 UNTY FL	73414409020640130 CANDUSSO ANTHONY J & 2981 BOLTON CT WELLINGTON FL 33414 7661	500	73414409020650170 POINT DU JOUR ALBERTA * * CONFIDENTIAL RECORD * * * * * * FS SECTION 119.07 * * * *	5(
73414409020000170 ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	500	73414409020640140 LONDONO DIANA M 2963 BOLTON CT WELLINGTON FL 33414 7661	500	73414409020650180 CANO ADOLFO 13763 NORWICK ST WELLINGTON FL 33414 7651	5(
73414409020640010 MORRISSEY MATTHEW 2890 DOVEDALE CT WELLINGTON FL 33414 7616	500	73414409020640150 ALVAREZ ALFREDO A & 2945 BOLTON CT WELLINGTON FL 33414 7661	500	73414409020650190 PINE TREE FARMS INC 14265 STROLLER WAY WELLINGTON FL 33414 6813	5(
73414409020640020 AMANIEH FARIBA 2908 DOVEDALE CT WELLINGTON FL 33414 7616	500	<b>73414409020650010</b> HOTZ JOHN C SR & 5 HARMONY LN BERLIN NJ 08009 1975	500	73414409020650200 MAFFEO DAVID & 1520 FIRETHORN DR WELLINGTON FL 33414 8644	5(
<b>73414409020640030</b> MARTIN GARFIELD & 2926 DOVEDALE CT WELLINGTON FL 33414 7616	500	<b>73414409020650020</b> WOOD JOSEPH R & 13708 SHEFFIELD CT WEST PALM BEACH FL 33414 7642	500	<b>73414409020660030</b> SWEETNAM SHANE 13773 SHEFFIELD ST WELLINGTON FL 33414 7643	50
<b>73414409020640040</b> LEE MINH TRUST & 5245 SANTERRE CIR LAKE WORTH FL 33463	500	<b>73414409020650030</b> WENTZ RICHARD & 13724 SHEFFIELD ST WELLINGTON FL 33414 7642	500	<b>73414409020660040</b> TOLMAN VICTOR K & 13757 SHEFFIELD ST WEST PALM BEACH FL 33414 7643	50
<b>73414409020640090</b> HIRSCH DANIEL 2945 DOVEDALE CT WELLINGTON FL 33414 7617	500	73414409020650040 LARKIN DAVID 13740 SHEFFIELD ST WELLINGTON FL 33414 7642	500	73414409020660050 AFANADOR RODRIGO & 13741 SHEFFIELD ST WELLINGTON FL 33414 7643	5(
73414409020640100  HARRIS ELISHA D &  * * CONFIDENTIAL RECORD * *  * * * * FS SECTION 119.07 * * * *	500	<b>73414409020650050</b> PEAT DAVID L & 13756 SHEFFIELD ST WELLINGTON FL 33414 7642	500	<b>73414409020660060</b> KOR HIAN C 12825 PECONIC CT  WEST PALM BEACH FL 33414 5575	5(
<b>73414409020640110</b> HILL RICHARD W & 2962 BOLTON CT WELLINGTON FL 33414 7661	500	<b>73414409020650060</b> VAZQUEZ ROGER R & 13772 SHEFFIELD ST  WELLINGTON FL 33414 7642	500	73414409020660070  JARUSEWSKI THEODORE H & 13709 SHEFFIELD ST  WELLINGTON FL 33414 7643	5(>
<b>73414409020640120</b> HERNANDEZ ORESTES A & 2980 BOLTON CT WELLINGTON FL 33414 7661	500	73414409020650160 CABRERA RAFAEL & 13799 NORWICK ST WELLINGTON FL 33414 7651	500	<b>73414409020660080</b> MORRIS RAE 13693 SHEFFIELD ST WELLINGTON FL 33414 7678	5(

73414409020660090	500	73414416000005020				
MASTERSON DARYL K &		WHITE BIRCH FARM INC	500	73414416020012010	5(	
13677 SHEFFIELD ST		80 FIELD POINT RD		AMSTAR INVESTMENTS LLC		
WELLINGTON FL 33414 7678		GREENWICH CT 06830 6416		3060 MALLET HILL CT		
				WELLINGTON FL 33414 6801		
73414409020660100	400	and the second and the second				
PALM BEACH POLO HOLDINGS INC	500	<u>73414416000007030</u>	500	73414416020012020	F(	
11198 POLO CLUB RD		PALM BEACH POLO INC		HINSDALE IRENE C	50	
WELLINGTON FL 33414 6064		11198 POLO CLUB RD		294 N WINGOSKI AVE		
W-12010111233111,0004		WELLINGTON FL 33414 6064		BURLINGTON VT 05401 3674		
73414409020710120						
USBE LLC	500	73414416010000061	500	73414416020021010	FC	
21063 BELLA VISTA CIR		PALM BEACH INVESTORS CORP		BULLS BOBBY S & MADELINE C TRUST	5(	
BOCA RATON FL 33428 3533		1530 INDIAN PASS RD		167 DOGWOOD RD		
DOCK 104 1014   F 22450 2223		PORT SAINT JOE FL 32456 7811		AIKEN SC 29803 7455		
7241440000007404			4.1			
73414409020710130	500	73414416010010010	500	73414416020021020		
PALLKOTT MANAGEMENT CO		SPERIN LLC		WELLINGTON PROP LLC	50	
312 N COUNTRY CLUB DR		13410 S SHORE BLVD		41 E 65TH ST		
LAKE WORTH FL 33462 1002	к	WELLINGTON FL 33414 7204	3	NEW YORK NY 10065	-	
			-	1000		
73414409020710140	500	72414416010040000	1	A TANK A SAME AND A SA		
A&D CONDO INVSTMNTS LLC	300	73414416010010020	500	73414416020022010	50	
21063 BELLA VISTA CIR		SPERIN LLC		VIESTE SERIES LLC		
BOCA RATON FL 33428 3533		13410 S SHORE BLVD		505 FRENCH POINT CT		
		WELLINGTON FL 33414 7204		MILLERSVILLE MD 21108 1570		
73414409020710150	500	7241444504004004				
MACLEOD JANET A	300	73414416010040000	500	73414416020022020	5(	
12820 S SHORE DR		PALM BEACH POLO & COUNTRY CLUB		SNYDER JOHN F 3RD		
PALM BEACH GARDENS FL 33410 2056		11199 POLO CLUB RD		PO BOX 128		
		WELLINGTON FL 33414 6000		WEST CHESTER PA 19381 0128		
73414409020710200	500					
ADIG LLC	500	73414416010070000	500	73414416020031010	50	io.
21063 BELLA VISTA CIR		PALM BEACH POLO & COUNTRY CLUB	4	JOHNSON PHILLIP J &	5.	
BOCA RATON FL 33428 3533		PROP OWNERS ASSN INC		13334 POLO CLUB RD # 209		
233 126 3333		11199 POLO CLUB RD		WELLINGTON FL 33414 7226		
		WEST PALM BEACH FL 33414 6000				
73414409020710212	500	73414416010090000	F0.0			
URBAN WEST INC		P B POLO & COUNTRY CLUB PROP	500	73414416020031020	50	
12820 SHORE DR		11199 POLO CLUB RD		WANNIUS JAN OLOF		
PALM BEACH GARDENS FL 33410 2056		WELLINGTON FL 33414 6000	2	BOX 91		
				23921 SKANOR SWEDEN		
73414409020710214	500	73/1//16020044046				
MARAIST SOPHIA	300	73414416020011010	500	<u>73414416020032010</u>	50	-
13972 FOLKESTONE CIR # D		WILLIAMS SUE B	6.	FITZGERALD CARMELA C		
WELLINGTON FL 33414 2709		8947 CHESTNUT RIDGE RD MIDDLEPORT NY 14105 9661		137 LAKE AVE		
		. WODEEL OKT 141 14102 3001		SAINT JAMES NY 11780 2931		
73414416000005010	EOO	72/4/44/00/00/00/00/00/00/00/00/00/00/00/0				
POLO FIELD ONE LLC	500	73414416020011020	500	73414416020032020	5(	
14440 PIERSON RD		WHITEHEAD NANCY		CARLSON TOBY		
WELLINGTON FL 33414 7673		10416 N CLARK RD		140 OLD NORTHPORT RD		
2000 200 200 11 7000		RICHMOND IL 60071 9626		KINGS PARK NY 11754 4211		
				* * * * * * * * * * * * * * * * * * * *		

73414416020041010 GLEN YOUELL LLC 16530 ROBINSON RD SNOHOMISH WA 98296 4816	500	73414416020062010 NELSON SANDRA 13334 POLO CLUB RD APT 320 WELLINGTON FL 33414 7241	500	73414416020091010 EZRA ARTHUR A 17 ANTHONY CT AMITYVILLE NY 11701 1548	5(
73414416020041020 ENTERPRISE FARM SOUTH LLC 263 W 11TH ST NEW YORK NY 10014 2412	500	73414416020062020 PLANKAR CRAIG F 13334 POLO CLUB RD # 322 WEST PALM BEACH FL 33414 7241	500	73414416020091020 EDWARDS PAMELA 13334 POLO CLUB RD UNIT 102/I WELLINGTON FL 33414 7213	50
<b>73414416020042010</b> WELLINGTON CAPITAL LLC 13334 POLO CLUB RD # 312 WELLINGTON FL 33414 7241	500	73414416020071010 WELLINGTON PROPERTIES LLC 41 E 65TH ST NEW YORK NY 10065	500	73414416020092010 SOBKE CATHERINE & 13334 POLO CLUB RD APT 333 WELLINGTON FL 33414 7242	5(
<b>73414416020042020</b> ENTERPRISE FARM SOUTH LLC 263 W 11TH ST NEW YORK NY 10014 2412	500	<b>73414416020071020</b> CROOKS SHOW JUMPING LLC 13334 POLO CLUB RD # 226 WELLINGTON FL 33414 7228	500	<b>73414416020092020</b> MALLON RICHARD C  13334 POLO CLUB DR # I-202  WELLINGTON FL 33414 7213	5(
<b>73414416020051010</b> CONNELLY KAREN E 13334 POLO CLUB RD # 216 WEST PALM BEACH FL 33414 7227	500	73414416020072010 CAROLI FRANCESCA 240 REDFERN WESTMOUNT QUEBEC H3Z 2G3 CANADA	500	73414416020101010 EQUELLEUS 900 THIRD AVE FL 31ST NEW YORK NY 10022 4776	50
<b>73414416020051020</b> GARDENSIDE PROPERTIES LTD 20283 STATE ROAD 7 STE 300 BOCA RATON FL 33498 6903	500	73414416020072020 NEAL RONALD T 13334 POLO CLUB RD APT 326 WELLINGTON FL 33414 7241	500	<b>73414416020101020</b> CHAVARRIA SMITH ISOLDA G 13334 POLO CLUB RD # J102 WELLINGTON FL 33414 7213	5(
73414416020052010 CAVIEDES ALVARO I & 13334 POLO CLUB RD WELLINGTON FL 33414 7213	500	73414416020081010  BAGATTELLE CONDOMINIUM ASSN INC 3461 FAIRLANE FARMS RD UNIT B WELLINGTON FL 33414 8752	500	<b>73414416020102010</b> WERTHAN JONI P 1395 KITTRELL RD FRANKLIN TN 37064 7433	5(
73414416020052020  POLO REAL ESTATE CORP  CLUB COSTA MARINA 1 APT 3C  AVE GALICIA FINAL  CAROLINA PR 00983	500	<b>73414416020081020</b> ROCHE JOHN B 55 CAMBRIDGE RD STAMFORD CT 06902 4418	500	73414416020102020 CARTA ALINA M 13334 POLO CLUB RD # 339 WELLINGTON FL 33414 7242	50
73414416020061010 TECHNOLOGY & TRADE INTL CORP 13 BUCKFIELD LN GREENWICH CT 06831 2601	500	73414416020082010 WHEELER KENNETH L & ROCK HOUSE WEST HARPTREE BRISTOL BS406EG GREAT BRITAIN & NRTHRN IR	500	73414416020111010 HOPPER DAVID 419 LEEDSVILLE RD AMENIA NY 12501 5830	.50
<b>73414416020061020</b> R & S DAVIS MANAGEMENT LLC 11924 FOREST HILL BLVD STE 22 WELLINGTON FL 33414 6208	500	<b>73414416020082020</b> SOLOMON NANCY & 674 COOLEDGE AVE NE ATLANTA GA 30306 3636	500	73414416020111020 DAMMERMAN DENNIS & 2954 HURLINGHAM DR WELLINGTON FL 33414 8409	5(

73414416020112010	500	73414416030011010	500	73414416030021020	-24
DAYTON DEBORAH		DOVER ROBERT J &		WHEELER RICHARD &	50
41 FOX VALLEY RD CHESAPEAKE CITY MD 21915 1335		13380 POLO CLUB RD W # 101A		13388 POLO CLUB RD W # B-102	
CHESAPEAKE CITY MD 21912 1332		WELLINGTON FL 33414 7238		WELLINGTON FL 33414	
73414416020112020	500	73414416030011020	500	No. and the second	
ROMAIN MARTEAU CORP	500	LUCZAK MARY MITCHELL TRUST	500	73414416030022010	5(
13334 POLO CLUB RD # 343		13380 POLO RD W APT 102A		BICKEL WANDA L 13388 POLO RD W # 201B	
WELLINGTON FL 33414 7243		WELLINGTON FL 33414 7238		WEST PALM BEACH FL 33414 3217	
73414416020121010	500	73414416030011030	- 20.0		
REYERS JOHANNA	500	RALSTIN ANNA H	500	73414416030022020	50
13334 POLO CLUB RD # 244		PO BOX 781771		BICKEL WANDA L TR	
WELLINGTON FL 33414 7230		WICHITA KS 67278 1771		13388 POLO CLUB RD W # B201 WELLINGTON FL 33414	
		4		12.00	
73414416020121020	500	73414416030011040	500		
HASTINGS DEAN	200	BERNEWITZ TORSTEN &	500	73414416030023010	50
11 CROSSLEY CT		13380 POLO RD W APT 104		JACKSON RICHARD L 13388 POLO RD W # 301B	
NIANTIC CT 06357 2342	0 00 0	WELLINGTON FL 33414 7263		WELLINGTON FL 33414 3218	r( -> -> ->
73414416020122010	500	73414416030011050	500	73414416030031010	
MAROLD THOMAS R		SIEGEL RONALD K		JOHNSTON DIANE G TRUST &	50
163 HOSMER ST WEST BOYLSTON MA 01583 1503		13380 POLO RD W APT A105		300 S MAIN ST	
Ee, 2012310M PM 01303 1303		WELLINGTON FL 33414 7215		COHASSET MA 02025 2013	
73414416020122020	500	73414416030012020	FOO	704444	
KHAZANOVA VERA		ROTHENBERG RICHARD	500	73414416030031020 CHESHIRE ELIZABETH &	50
13334 POLO CLUB RD # 346		9 E 67TH ST # 4A		210 ALMERIA RD	
WELLINGTON FL 33414 7243		NEW YORK NY 10065 5819		WEST PALM BEACH FL 33405 1204	
73414416020131010	-	244226 15	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
OLEINIKOVA ELENA	500	73414416030012030	500	73414416030031030	50
* * CONFIDENTIAL RECORD * *		TOWER LAND & INVESTMENT CO PO BOX 1477		PANTHOR INC	Article .
* * * * FS SECTION 119.07 * * * *		LITTLE ELM TX 75068 1477		8405 NW 53RD ST STE B-220 MIAMI FL 33166 4544	
				112411112 33100 4344	
73414416020131020	500	73414416030012040	500	73414416030031040	rı
CLM GRD ENTERPRISES LLC		BOONE SAMUEL A B		HURLINGHAM C 104 LLC	50
4101 RAVENSWOOD RD STE 117-119 DANIA BEACH FL 33312 5373		1725 WALNUT HILL RD	191	13304 INDIAN MOUND RD	
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		LEXINGTON KY 40515 9508		WELLINGTON FL 33414 6913	
73414416020132010	500	73/1//16020012050	es.		
GARDNER CYNTHIA A	200	73414416030012050 DENNIS PATRICK T	500	73414416030032020	5(
13334 POLO CLUB RD # 349		13380 POLO CLUB RD W # 205A		B4 FAMILY LIMITED PARTNERSHIP 3560 AMBASSADOR DR	
WELLINGTON FL 33414 7243		WELLINGTON FL 33414		WELLINGTON FL 33414 6816	
73414416020132020	EVV	7241441602067464			
DEGEN JOHN & MARIE &	500	73414416030021010 BALLARD WILLIAM D &	500	73414416030032030	5(
13334 POLO CLUB RD # M350		1715 CONC RD RR 1		GOZAR	
WEST PALM BEACH FL 33414 7213	2 -	TOTTENHAM ON		4675 PONCE DE LEON BLVD STE 305 MIAMI FL 33146 2113	
		LOG1WO CANADA			

۲ 1	3414416030032040 NAJUVA INC 842 WILTSHIRE VILLAGE DR VELLINGTON FL 33414 8976	500	73414416040001043 HALLMAN BRIDGET G 13368 POLO RD W WEST PALM BEACH FL 33414 3216	500	73414416040002033 PHELPS MASON JR 13368 POLO RD W # 203C WEST PALM BEACH FL 33414 3215	5(
V 5	3414416040001011 VELLINGTON REALTY LIMITED 05 PARK AVE EW YORK NY 10022 9328- >= >=	500	<b>73414416040001051</b> GANNON KATHLEEN 13329 POLO CLUB RD W APT A105 WELLINGTON FL 33414 7234	500	<b>73414416040002041</b> ROLDAN DAGMAR & 13329 POLO CLUB RD WELLINGTON FL 33414 7274	50
M 1	3414416040001012 ICKECHNEAY DOUGLAS & 3362 POLO RD W /ELLINGTON FL 33414 3214	500	<b>73414416040001053</b> HEBRON MICHAEL 495 LANDING AVE SMITHTOWN NY 11787 1144	500	73414416040002043 HORN SUSAN J 887 BAY STREET APARTMENT 1608 TORONTO ON M5S 3K4 CANADA	5(
D 13	3414416040001013 ELUCA MARK C 3368 POLO CLUB RD W # 101C /ELLINGTON FL 33414	500	73414416040001061 MCMILLAN JUNE A 25 OTTER TRL WESTPORT CT 06880 4920	500	<b>73414416040002051</b> MCCLUNG CRAIG T &  13329 POLO CLUB RD # 205A  WELLINGTON FL 33414 7273	5(
RI 12	<b>3414416040001021</b> EDLICH SARAH J 21 NEW PLACE RD JRLINGAME CA 94010 6447	500	73414416040001063 GERHARDT RICHARD & PO BOX 3416 WARRENTON VA 20188 8016	500	73414416040002053 SHORE ALLAN & JILL 36 TARLETON RD BEDFORD NY 10506 1060	5(
KE 23	3414416040001022 ESSLER MURRAY & B14 IRON WORKS PIKE EXINGTON KY 40511 9181	500	73414416040002012 OBRIEN ERIN 44 COCOANUT ROW PALM BEACH FL 33480 4069	500	73414416040002061 STEINER BETSY D 13329 POLO CLUB RD # A206 WELLINGTON FL 33414 7273	5(
W 87	3414416040001023 EEDEN ROBERT '6 LANE LORRAINE ST .KE FOREST IL 60045 1643	500	73414416040002021 CARTA ALVARO L 2628 MUIRFIELD CT WELLINGTON FL 33414 7049	500	73414416040002063 GOMEZ FERNANDO 13368 POLO RD W APT C206 WELLINGTON FL 33414 3215	5(
CF 35	<b>8414416040001031</b> HESHIRE KATHLEEN M & 35 HEBRON RD ENDERSONVLLE NC 28739 7766	500	73414416040002022 VILLARE FRANCESKA 560 MANTUA AVE PAULSBORO NJ 08066 1177	500	73414416040003012 QURAESHI SHAHMIR 13362 POLO DR # B102 WELLINGTON FL 33414	.5(
VA 13	RGAS WILLS EMILIA 368 POLO RD W APT C103C ELLINGTON FL 33414 3216	500	73414416040002023  BELLIN HOWARD T  13368 POLO RD W # 202-C  WELLINGTON FL 33414 3215	500	73414416050011010 TREDENNICK JOHN C & 1 COUNTRYSIDE LN LITTLETON CO 80121 2000	- 50
PA PC	414416040001041 RISDEAL PROPERTIES LLC D BOX 60 TTERSVILLE NJ 07979 0060	500	73414416040002031 LANGMEIER KENNETH R & 100 HATCHETT HILL RD EAST GRANBY CT 06026 9528	.500	73414416050011020 VINIOS LOUIS N & 2021 OYSTER HBR OSTERVILLE MA 02655 2494	50

4442303032003777					
73414416050011030	500	73414416050031020	500	73414416050082030	50
BOLFO HEESOO	÷	GELB JOHN T		MARSHALL H C JR & JEAN'S	3(
115 CENTRAL PARK W		5 LAKE DR		214 LAWRENCE HILL RD	
NEW YORK NY 10023 4198		RIVERSIDE CT 06878 2014		COLD SPRING HARBOR NY 11724 1911	
73414416050011040	500	73414416050031030	F00	A SALES DE LA COMPANION DE LA	
JACOBS CHARLES &	3,55	BLUESTONE LESLIE &	500	73414416050101010	5(
40 FOUNTAIN PLAZA		93 GRANDVIEW ST		ORIGINAL SCRIPT INC	
BUFFALO NY 14202 2229	-100	HUNTINGTON NY 11743 3536		BOX 513	
		A CONTRACT CONTRACT SHEET		OAKBANK MB ROE IJO CANADA	
73414416050012020	500	72414415050004040			
STARTING GATE COMMUNICATIONS INC	300	73414416050031040	500	73414416050101020	50
401 ATHONE AVE # 201		PELLERANO EDUARDO J &		C L LEEMON INC	
OTTAWA ONTARIO		2810 POLO ISLAND DR APT C104 WELLINGTON FL 33414 7245		11924 FOREST HILL BLVD #22-338	
K1Z 5M6 CANADA		WELLING FOR FE 33414 7245		WEST PALM BEACH FL 33414 6256	
7241444605004000					
73414416050012030	500	73414416050032020	500	73414416050102010	5(
WAYMAN ROSEMARY S PO BOX 628		GARVEY-SIOUFI DANA W &		KRAVITZ JAMES B &	50
BIG HORN WY 82833 0628		2810 POLO ISLAND DR APT C202		2201 BARREN HILL RD	
516 HORRY WT 82833 0828	Anne	WELLINGTON FL 33414 7286		CONSHOHOCKEN PA 19428 2426	200
<u>73414416050021010</u>	500	73414416050032030	500	73414416050102020	
MICHELIS ANNE-LAURE &		NIVES FRED	300	MUELLER ALICE D	5(
2312 LAS CASITAS DR		849 LAKE AVE		2785 POLO ISLAND DR # J202	
WELLINGTON FL 33414 5875		GREENWICH CT 06831 3019		WELLINGTON FL 33414 7281	
73414416050021020	500	73414416050081010	500	73414416050103010	and a
SAMUEL MARK C		MANSFIELD DAVID &	500	GRIMES JOHN R &	50
2182 LAKESHORE RD E		2835 POLO ISLAND DR APT H101		2785 POLO ISLAND DR APT J301	
OAKVILLE ONTARIO		WELLINGTON FL 33414 7244		WELLINGTON FL 33414 7282	
L6J 1M3 CANADA				WEELINGTON 12 33414 7202	
73414416050022010	500	72/1//// (050001000	F0 8		
COCHRAN WILLIAM R & DONNA E	300	73414416050081020	500	73414416050111010	5(
5740 GRIFFITHS LN		GROULX JOCELYNE L &		KEENAN PAMELA C	1 e 6
POWELL OH 43065 9621		155 ST HENRI		1170 FIFTH AVE APT 7-A	
		QUEBEC J0P 1W0 CANADA		NEW YORK NY 10029 6527	
		JOI TWO CANADA			
73414416050022020	500	73414416050081030	500	73414416050111020	
LONG BARBARA J TR		BANE PATRICIA M	300	KAUFFMAN ROBERT	5(
120 SUNSET AVE # 2B W		2835 POLO ISLAND DR # 103H		1900 VALLEYVIEW RD	
PALM BEACH FL 33480 3969		WEST PALM BEACH FL 33414 7244		MOUNT JOY PA 17552 8667	
73414416050023010	500	73414416050081040	500	73414416050111030	F.
MCERLEAN HENRY J	3:	GALLAGHER KATHERINE A TRUST	200	TUERK SAMANTHA E	50
2770 POLO ISLAND DR # B301		158 NORTH ST		PO BOX 85	
WELLINGTON FL 33414 7279		MATTAPOISETT MA 02739 1202		ISLAMORADA FL 33036 0085	
73414416050031010	500	73414416050082020	500	73414416050111040	50
WITT STEPHEN J		CRAWFORD WARREN J &		WHEELER MARILYN B	20
2810 POLO ISLAND DR # C101		8151 HORTON HWY		2735 POLO ISLAND DR # 104K	
WELLINGTON FL 33414 7245	Y	COLLEGE GROVE TN 37046 9182		WELLINGTON FL.33414 7237	
				The second secon	

73414416050112020	500	73414416060001203	500	73414416060003102	
FARRINGTON LYNDA		ERLBAUM MICHAEL &	500	GRAHAM KIRBY S &	5(
2735 POLO ISLAND DR # 202K		811 SPRING MILL RD		25 MORGAN LN	
WELLINGTON FL 33414 7275		VILLANOVA PA 19085 2046		LOCUST VALLEY NY 11560 2418	
73414416050112030	500	73414416060001205	500	73414416060003103	5(
CHAPERNAL CORP 6200 GRANADA BLVD		WALKER ALEXANDRA TERFLOTH		HUNDT DOUGLAS &	31
MIAMI EL 32146 2422		4178 CH STE ANGELIQUE		13321 POLO CLUB RD # C-103	
1. Trunk 1 C 22140 2452 7 7 7 10 10 10 10 10 10 10 10 10 10 10 10 10	191	ST LAZARE QUE J7T 2N4 CANADA		WELLINGTON FL 33414 7250	200
73414416060001101	500	73414416060001206	F00		
JIMENEZ HUMBERTO &		ALFAROD MIGUELANGAL	500	73414416060003104	5(
13260 POLO CLUB RD # 101A		13288 POLO CLUB RD # A-206		SOLAR SPORTSYSTEMS INC	
WELLINGTON FL 33414 7249		WELLINGTON FL 33414		40 FOUNTAIN PLAZA BUFFALO NY 14202 2229	
73414416060001102	500	73414416060001207	500	73414416060003105	5(
EISENPRESSER JACKSON CAESAR A		ALONSO LUIS M &		SOLAR SPORTSYSTEMS INC	50
1049 5TH AVE NEW YORK NY 10028 0115		13268 POLO CLUB RD # A207		40 FOUNTAIN PLAZA	
NEW TORK NY 10028 0115	1	WELLINGTON FL 33414 3222		BUFFALO NY 14202 2229	
72/1//15050001100	-0.745				
<b>73414416060001103</b> ROBBINS MARY LOU	500	<u>73414416060002101</u>	500	73414416060003106	5(
128 HAZELWOOD LN		LIPMAN RICHARD &		RUEGGER CATHERINE A	
FLORENCE AL 35634 2338		408 W 14TH ST		13307 POLO CLUB RD # C106	
3003 1 2530		NEW YORK NY 10014 1042		WELLINGTON FL 33414 7252	
73414416060001104	500	73414416060002102		200720000000000000000000000000000000000	
SMITH BONITA H	300	SHIMONI ODED	500	73414416060003107	5(
5135 HARDISON RD		13833 WELLINGTON TRCE # 150		MORAN JOHN R &	
CHARLOTTE NC 28226 6421		WELLINGTON FL 33414 2116		13307 POLO CLUB RD # C107 WELLINGTON FL 33414 7252	
22.7.2.2.2					
73414416060001105	500	73414416060002201	500	73414416060003202	5(
GARDENER CYNTHIA A &		DAMMERMAN DENNIS D & MARSHA		FILLINGAME LAUREN A	
3380 FAIRLANE FARMS RD STE 8 WELLINGTON FL 33414 8764		2954 HURLINGHAM DR		13321 POLO CLUB RD # C202	
WEELINGTON 1 E 33414 6704		WELLINGTON FL 33414 8409		WELLINGTON FL 33414 7292	
73414416060001106	500	73/1//16060000000			
REGISTER ALISON S	300	73414416060002202 BONVINO ROBERT &	500	73414416060003203	5(
190 MARKET ST		13274 POLO CLUB RD APT B202		JIMENEZ CARLOS &	
LEXINGTON KY 40507 1139		WELLINGTON FL 33414 7294		13321 POLO CLUB RD UNIT C-203 WELLINGTON FL 33414 7292	
2200					
73414416060001107	500	73414416060002301	500	73414416060003205	50
MICJENSAR REALTY WISCONSIN LIMITED	PARTI	CONNERS BARBARA S		MICJENSAR REALTY WISCONSIN	20
9667 S 20TH ST OAK CREEK WI 53154 4931		13274 POLO CLUB RD # 301B		9667 S 20TH ST	
5. II. GIVEEN WI 33134 4931		WEST PALM BEACH FL 33414 7295		OAK CREEK WI 53154 4931	8
73414416060001202	ENA	72414416060000000			
BUTTE ELAINE D	500	73414416060003101	500	73414416060003206	50
13260 POLO CLUB RD # 202		GOSNELL CLARENCE W JR &		STRANG ROBERT J &	
WELLINGTON FL 33414 7291		10052 POSSOM HOLLOW RD DELAPLANE VA 20144 1744		115 E 86TH ST # 32	
See	T 1	~ = 0 ii 0.0 ii		NEW YORK NY 10028 1057 -	

	73414416060003207	500	73414416090000100	500	73414416100000350	5(
	MODIC MICHAEL T TR PO BOX 27		MATTHEWS KATHRYN		ORKISZ KRYSTYNA	20
	SEVILLE OH 44273 0027		2882 POLO ISLAND DR		80 PRITCHARD RD	
			WELLINGTON FL 33414 7218		MIRAMAR BEACH FL 32550 3975	
	73414416090000010	500	77/11//11 6000000110			
	SANTANA PAULO SERGIO M &	300	<b>73414416090000110</b> BUSHEY VONETTA S	500	73414416100000360	5(
	2865 POLO ISLAND DR		2874 POLO ISLAND DR		GOFF CAROLYN M	
	WELLINGTON FL 33414 7216	-	WELLINGTON FL 33414 7218		13527 FOUNTAIN VIEW BLVD	THE ESTATE A
			30117210		WELLINGTON FL 33414 7744	
	73414416090000020	500	73414416090000120	500	72/11//15/100000000	
	BALLARD WENDY S &		ALEXANDER DEBORAH J	300	73414416100000370 TRAJAN ELIENNE &	5(
	2873 POLO ISLAND DR		2866 POLO ISLAND DR		13529 FOUNTAIN VIEW BLVD	
	WELLINGTON FL 33414 7216		WELLINGTON FL 33414 7218		WELLINGTON FL 33414 7744	
	481.01111111111					
	73414416090000030	500	73414416100000280	500	73414416100000380	50
	KAMPSEN KRIS 2881 POLO ISLAND DR		SHIMONI ODED		FARVER LARRY DONALD	51
	WELLINGTON FL 33414 7216		13833 WELLINGTON TRCE STE 150		1404 KURTZ RD	
	WEELINGTON 1 L 33414 / 210		WELLINGTON FL 33414 2116		MC LEAN VA. 22101 4019	
	73414416090000040	500	72/11//16100000000	+ A		
	TOOLE ALLAN L	500	73414416100000290 BERCHTOLD WALTER &	500	73414416100000390	50
	2889 POLO ISLAND DR		1299 HILL STREAM DR		MASACHESI JUAN A &	
	WEST PALM BEACH FL 33414 7216		GENEVA FL 32732 9612		13533 FOUNTAINVIEW BLVD	
			301.02 3012		WELLINGTON FL 33414 7744	
	73414416090000050	500	73414416100000300	500	73414416100000400	45
	ROSMAN DONNA		SHAPIRO NEAL	300	MERLOTTI LUIS O &	5(
	2897 POLO ISLAND DR		296 SHARON RD		3690 MIRAMONTES CIR	
	WELLINGTON FL 33414 7216		ROBBINSVILLE NJ 08691 2313		WELLINGTON FL 33414 8825	
	7241444 (0000000000		f. #			
	-73414416090000060 KRIEGE JOHN F IV &	500	73414416100000310	500	73414416100000410	5(
	2905 POLO ISLAND DR		GOZUKIZIL FRANK &		GONZALEZ MARIANO D	
	WELLINGTON FL 33414 7216		13517 FOUNTAINVIEW BLVD		3500 FAIRLANE FARMS RD STE 6	
	11/210		WELLINGTON FL 33414 7744		WELLINGTON FL 33414 8749	
	73414416090000070	500	73414416100000320	20.0	Gallactication and the second	
	COFFMAN CHRISTY L &	300	BHANDARY DEV RAM &	500	73414416100000420	50
	2906 POLO ISLAND DR		9785 STOVER WAY		PENNIMAN LEIGH ANN	
	WELLINGTON FL 33414 7218		WELLINGTON FL 33414 6491		13539 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7744	
20-	73414416090000080	500	73414416100000330	500	73414416100000430	50
	ROSEBROUGH DENNIS F &		PRETTNER HEIDI &	-\$e	GRANLEE JOEL M &	5(
	2898 POLO ISLAND DR		13521 FOUNTAIN VIEW BLVD		13541 FOUNTAINVIEW BLVD	
	WELLINGTON FL 33414 7218		WELLINGTON FL 33414 7744		WELLINGTON FL 33414 7744	
	73414416090000090	E00	7244444649999			
	JONES ROBERT A JR TRUST &	500	73414416100000340	500	73414416100000440	5(
	1658 E BURVILLE RD		13523 FOUNTAINVIEW BLVD LLC		WPC REAL ESTATE LLC	
	CRETE IL 60417 3440	Van	2077 SUNDERLAND AVE WELLINGTON FL 33414		1842 WILTSHIRE VILLAGE DR	
	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	~~			WELLINGTON FL 33414 8976	

73414416100000450 DEAN MARTIN 13545 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7744	500	<b>73414416100000560</b> MCKEE KAREN 13536 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	500	73414416100000660 MCCOSH BRIAN D & 13516 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	50
<b>73414416100000460</b> HOGAN POULSEN RUTH 3240 UPPER RD PLAINFIELD VT 05667 9645	500	73414416100000570 SOUSA ALVARO A & 13534 FOUNTAINVIEW BLVD WEST PALM BEACH FL 33414 7759	500	73414416100000670 FISCHER CRISTEL 2408 S CHURCH AVE TAMPA FL 33629 6805	.5(
73414416100000470 ONUC ANETA & 15744 84TH ST HOWARD BEACH NY 11414 2615	500	<b>73414416100000580</b> PEPPARD LAURA 12460 SUNNYDALE DR WEST PALM BEACH FL 33414 7060	500	73414416100000680 SIMMERS DONALD S & 13512 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	5(
<b>73414416100000480</b> SCHOCOFF EILEEN H TR 10545 PELICAN DR WELLINGTON FL 33414 6167	500	<b>73414416100000590</b> ALVAREZ SANTIAGO & 13530 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	500	73414416100000690 WOYWITKA DOUG & 353 RIVER RD RR#3 MERRICKVILLE ON K09 1N0 CANADA	50
<b>73414416100000490</b> WELLINGTON PLACE HOA INC 11360 FORTUNE CIR STE E6A WELLINGTON FL 33414 8778	500	<b>73414416100000600</b> - LOBOS REALTY LLC 3690 MIRAMONTES CIR WELLINGTON FL 33414 8825	500	73414416100000700 TUCCINARDI MICHAEL F & 13508 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7758	5(
73414416100000510 JKD PROPERTY MANAGEMENT LLC 4434 GEARHART RD APT 2703 TALLAHASSEE FL 32303 2498	500	<b>73414416100000610</b> GUSCOTT OLGA L 13526 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	500	73414416100000710 WILLIAMS LENA 13506 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7758	5(
73414416100000520 HANS GEORG LINSENMEYER SONNENHALL 3 91083 BAIERSDORF GERMANY	500	73414416100000620 OZAROW ELAINE 13524 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	500	73414416100000720 HERMAN KENNETH C & 13504 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7758	5(
<b>73414416100000530</b> OCONNOR HUGH F 13542 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759	500	<b>73414416100000630</b> SANTANA NICOLAS L & 13522 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7759	500	<b>73414416100000730</b> HAUSER SHEILA 13502 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7754	50
<b>73414416100000540</b> FOUCAULD JEAN & MIRNA 15330 OCEAN BREEZE LN WELLINGTON FL 33414 7131	500	<b>73414416100000640</b> SARROW JEFFREY A 6838 LONG LEAF DR POMPANO BEACH FL 33076 3945	500	73414416100000740 SIMON MARIE ANNE B.& 13500 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7754	- 50
	500	73414416100000650 TERRA ROSA LLC 15595 LINDBERGH LN	500	73414416100000750 NOGUERA GERMAN	5(
	DEAN MARTIN 13545 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7744  73414416100000460 HOGAN POULSEN RUTH 3240 UPPER RD PLAINFIELD VT 05667 9645  73414416100000470 ONUC ANETA & 15744 84TH ST HOWARD BEACH NY 11414 2615  73414416100000480 SCHOCOFF EILEEN H TR 10545 PELICAN DR WELLINGTON FL 33414 6167  73414416100000490 WELLINGTON PLACE HOA INC 11360 FORTUNE CIR STE E6A WELLINGTON FL 33414 8778  73414416100000510 JKD PROPERTY MANAGEMENT LLC 4434 GEARHART RD APT 2703 TALLAHASSEE FL 32303 2498  73414416100000520 HANS GEORG LINSENMEYER SONNENHALL 3 91083 BAIERSDORF GERMANY  73414416100000530 OCONNOR HUGH F 13542 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759  73414416100000540 FOUCAULD JEAN & MIRNA 15330 OCEAN BREEZE LN WELLINGTON FL 33414 7131	DEAN MARTIN 13545 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7744  73414416100000460 HOGAN POULSEN RUTH 3240 UPPER RD PLAINFIELD VT 05667 9645  73414416100000470 ONUC ANETA & 15744 84TH ST HOWARD BEACH NY 11414 2615  73414416100000480 SCHOCOFF EILEEN H TR 10545 PELICAN DR WELLINGTON FL 33414 6167  73414416100000490 WELLINGTON PLACE HOA INC 11360 FORTUNE CIR STE E6A WELLINGTON FL 33414 8778  73414416100000510 JKD PROPERTY MANAGEMENT LLC 4434 GEARHART RD APT 2703 TALLAHASSEE FL 32303 2498  73414416100000520 HANS GEORG LINSENMEYER SONNENHALL 3 91083 BAIERSDORF GERMANY  73414416100000530 OCONNOR HUGH F 13542 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7759  73414416100000540 FOUCAULD JEAN & MIRNA 15330 OCEAN BREEZE LN WELLINGTON FL 33414 7131  73414416100000550 GARTNER GRACE TRUST	DEAN MARTIN 1345 FOUNTAINVIEW BLVD WELLINGTON FL 33414 7744  ### WELLINGTON FL 33414 7744  ### WELLINGTON FL 33414 7759    Tall	DEAM MARTIN   1354 FOUNTAINVIEW BLVD   1536 FOUNTAINVIEW BLVD   1536 FOUNTAINVIEW BLVD   WELLINGTON FL 33414 7744   SOUS ALVARC A R   15334 FOUNTAINVIEW BLVD   WEST PALM BEACH FL 33414 7759   SOU	DEAN MARTIN   INCREE FARD   INCREE FARD

73414416100000760 HOHMANN MARGARET M 13496 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7754	500	73414416110020000 STONEGATE HMOWNERS ASSN INC 2470 LITLE ROCK CT WELLINGTON FL 33414 7786	500	73414416190003647 SOLUTIONS 4 RENTING LLC & 2 NE 40TH ST MIAMI FL 33137 3551	5(
73414416100000770 CHAVEZ AARON C 13494 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7754	500	73414416130000430 UNGER LARRY R & 2490 SANDSTONE CT WELLINGTON FL-33414 7785	500	<b>73414416190003649</b> VASQUEZ JUAN PO BOX 233	50
	J. 10. 400 -	WELLINGTON FE33414 //83		EAST NORWICH NY 11732 0233	
<b>73414416100000780</b> KOHN HENRY N 13492 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7754	500	7341441614000000 SCHOOL BOARD OF PALM BEACH COU 3300 FOREST HILL BLVD C-110 WEST PALM BEACH FL 33406	500 NTY FL	<b>73414416190003651</b> OCEAN TRUST LLC 115 LAKESHORE DR UNIT 347 NORTH PALM BEACH FL 33408 3643	5(
7341441610000790 SANTOS JOSE G & 13490 FOUNTAIN VIEW BLVD WELLINGTON FL 33414 7754	500	<b>73414416160000051</b> FENNER ROBERTA PO BOX 2874 PALM BEACH FL 33480 2874	500	<b>73414416200030000</b> BROADVIEW REALTY I LLC 14440 PIERSON RD WELLINGTON FL 33414 7673	50
73414416100000800 SHAW PHILIP M 13488 FOUNTAIN VIEW BLVD WEST PALM BEACH FL 33414 7754	500	<b>73414416160000052</b> GILPIN-HUDSON DAVID 15562 CYPRESS PARK DR WELLINGTON FL 33414 6381	500 ·	73414421010000010  ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785	50
<b>73414416100010000</b> WELLINGTON PLACE HOA 11360 FORTUNE CIR STE E6A WELLINGTON FL 33414 8778	500	73414416160000061 ROYAL BUILDING GROUP LLC 7240 7TH PL N ROYAL PALM BEACH FL 33411 3801	500	73414421010010100 JUCKETTE LINDA K TRUST 3386 CUMMING RD PO BOX 40 CUMMING IA 50061 0040	50
73414416110000440 KATZ IRWIN & 2500 SANDSTONE CT WELLINGTON FL 33414 7785	500	<b>73414416160000062</b> WICKS FREDRICK W 27032 CARRINGTON PL HARRISON TOWNSHIP MI 48045 6521	500	73414421010010120 ROFFMAN STUART 3060 MALLET HILL CT WELLINGTON FL 33414 6801	5(
<b>73414416110000450</b> TOWER GREGORY 2511 SANDSTONE CT WELLINGTON FL 33414 7785	500	73414416160000071 WICKS FREDRICK W 27032 CARRINGTON PL HARRISON TOWNSHIP MI 48045 6521	500	73414421010010150 BRADY SANDRA D 252 CHERRY LN PALM BEACH FL 33480 3401	50
73414416110000460 CALLOVI RACHEL R 2501 SANDSTONE CT WEST PALM BEACH FL 33414 7785	500	73414416160000072  PICCIANO JULIE- 1654 FARMINGTON CIR WELLINGTON FL 33414 8922	500	<b>73414421010010160</b> PBP INVESTMENTS LLC  1845 NW 112TH AVE STE 189  MIAMI FL 33172 1827	5(
<b>73414416110000470</b> MITCHELL COPELAND E & 2491 SANDSTONE CT WELLINGTON FL 33414 7785	500	73414416190003645  DEMETRIOU THEODORE  11 LOVERS LN  HUNTINGTON NY 11743 1856	500	73414421010010170 PBP INVESTMENTS LLC 1845 NW 112TH AVE STE 189 MIAMI FL 33172 1827	50

#### 73414421010190010

MALLET HILL PROP OWNERS ASSN INC 3461 B FAIRLANE FARMS RD WELLINGTON FL 33414 8752

#### 500 73414416000005070

POLO FIELD ONE LLC 14440 PIERSON RD WELLINGTON FL 33414 7673

#### 73414421030010000

PALM COAST EQUINE CTR CORP 444 MADISON AVE STE 1206 NEW YORK NY 10022 6957

#### 500 73414416000007020

**EQUESTRIAN REALTY LLC** 14440 PIERSON RD WELLINGTON FL 33414 7673

#### 73414421030010010

SOUTHFIELDS PH I HOA INC 2328 S CONGRESS AVE STE 2A WEST PALM BEACH FL 33406 7674

#### 500 73414416200010000

BROADVIEW REALTY I LLC 14440 PIERSON RD WELLINGTON FL 33414 7673

#### 73414421030010020

ACME IMPROVEMENT DIST 12300 FOREST HILL BLVD WELLINGTON FL 33414 5785

#### 73414421030020000

WELLINGTON LAND & CATTLE COMPANY 11198 POLO CLUB RD WELLINGTON FL 33414 6064

#### 500

500

1 22 200

#### 73414421030050000

ROCREATION CORP 444 MADISON AVE STE 1206 NEW YORK NY 10022 6957

#### 500

#### 73414416000005030

STADIUM SOUTH LLC. 14440 PIERSON RD WELLINGTON FL 33414 7673

#### 73414416000005040

STADIUM SOUTH LLC 14440 PIERSON RD WELLINGTON FL 33414 7673

#### 73414416000005050

STADIUM NORTH LLC 14440 PIERSON RD WELLINGTON FL 33414 7673

#### 73414416000005060

FAR NIENTE STABLES II, LLC 14440 PIERSON RD WELLINGTON FL 33414 7673

# **Equestrian Village**

## **Traffic Impact Study**

Prepared by:



MTP Group, Inc. 8401 Lake Worth Road, Suite 231 Lake Worth, Florida 33467 (561) 795-0678

Certificate of Authorization No. 6585





8401 Lake Worth Road, Suite 231 Lake Worth, Florida 33467-2400 Telephone: (561) 795-0678 Fax: (561) 795-0230

www.mtpgroup.net

June 17, 2013

Michael F. Sexton, PE, PSM President Sexton Engineering Associates, Inc. 110 Ponce de Leon Street, Suite 100 Royal Palm Beach, Florida 33411

Re: Equestrian Village

PCNs: 73414416000005030; 73414416000005040; 73414416000005050;

73414416000005060; and 73414416000005070

Dear Mr. Sexton:

Per your request, we are submitting this traffic study for the proposed **Equestrian Village** to be located on the northeast corner of the intersection of Pierson Road and South Shore Boulevard, in Wellington. The proposed development is to include 300 stable stalls and a commercial equestrian arena complex. This study has been performed using accepted traffic engineering principles following the requirements of *Palm Beach County and Wellington Traffic Performance Standards*.

Please, do not hesitate to contact me at your earliest convenience at (561) 795-0678 should you have any questions.

Sincerely

No. 44095

President S/ONAL EN

Florida Registration Number 44095

Attachments

#### TABLE OF CONTENTS

INTRODUCTION		1
TRAFFIC GENERATIO	N, DISTRIBUTION AND ASSIGNMENT	3
EXISTING ROADWAY	CONDITIONS	6
TEST ONE EVALUATI	ON	8
PART ONE – IN	TERSECTIONS	8
PART TWO – LI	NKS	10
TEST TWO EVALUAT	ON: FIVE YEAR ANALYSIS	13
EVALUATION OF DRI	VEWAYS	16
CONCLUSIONS		18
APPENDICES		
APPENDIX A	Preliminary Site Plan	
APPENDIX B	INTERSECTION ANALYSES & INPUT DATA	
APPENDIX C	PROFESSIONAL CENTER AT WELLINGTON TRAFFIC STATEM	ENT
APPENDIX D	INPUT DATA – LINKS – TEST ONE	
APPENDIX E	HIGHWAY CAPACITY ANALYSES	

#### LIST OF TABLES

Table 1	Trip Generation	4
Table 2	STUDY AREA DETERMINATION – TEST ONE	7
TABLE 3	PIERSON RD. & SOUTH SHORE BLVD – HIGHWAY CAPACITY ANALYSES	9
Table 4	TEST ONE EVALUATION – PART TWO LINKS – AM PEAK HOUR	10
TABLE 5	TEST ONE EVALUATION – PART TWO LINKS – PM PEAK HOUR	11
Table 6	STUDY AREA DETERMINATION – TEST TWO	14
Table 7	TEST TWO EVALUATION	15

#### LIST OF FIGURES

FIGURE 1	SITE LOCATION	2
FIGURE 2	TRAFFIC ASSIGNMENT	5
FIGURE 3	Driveway Volumes	17

#### INTRODUCTION

Equestrian Village is a proposed development to be located on the northeast corner of the intersection of Pierson Road and South Shore Boulevard, in Wellington, as presented in Figure 1. The proposed development is to include 300 stable stalls and a commercial equestrian arena complex. The project is expected to be built by the year 2016.

Access to the site will be provided through driveways along Pierson Road and South Shore Boulevard. A full access driveway is proposed on Pierson Road. Access on South Shore is through an existing right-turn-in/left-turn-in/right-turn-out driveway. Appendix A presents a reduced copy of the preliminary site plan.

MTP Group has been retained to conduct a traffic study to determine compliance with Palm Beach County and Village of Wellington Traffic Performance Standards. The purpose of this study is to determine the traffic generation of the proposed development and evaluate the traffic impact in the surrounding roadway system.

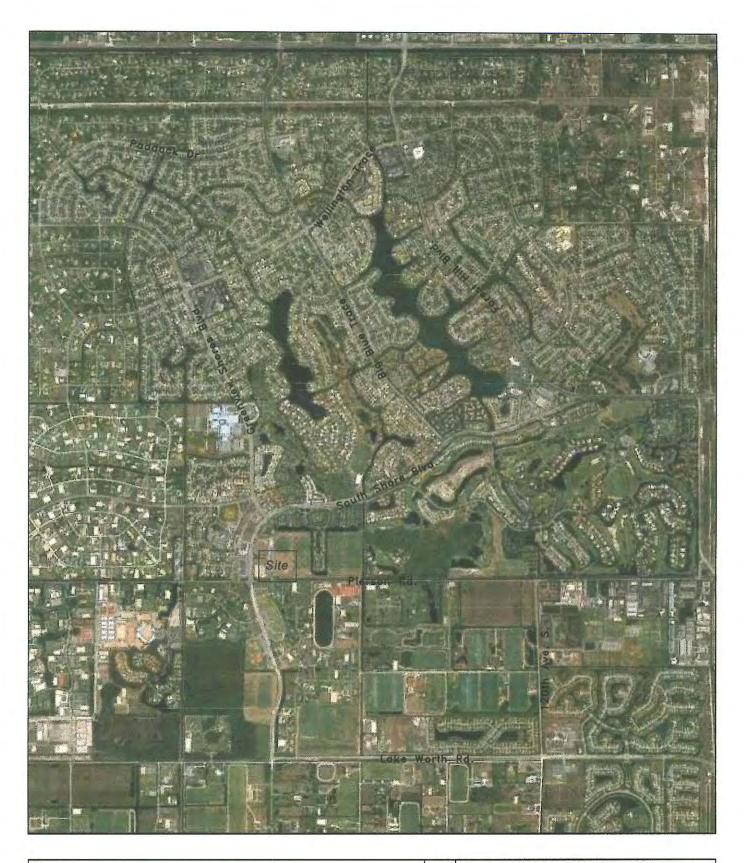


Figure 1: Site Location Equestrian Village





#### TRAFFIC GENERATION, DISTRIBUTION AND ASSIGNMENT

As discussed above, the project contains 300 stable stalls and a commercial equestrian arena complex. The complex is to include an outdoor derby arena, a main outdoor and open-air equestrian arena, multiple open-air secondary equestrian rings, a covered arena/equestrian ring, an equestrian show office, accessory equestrian structures, temporary event seating, and an event kitchen, and temporary banquet hall (tent).

The commercial equestrian arena will be utilized primarily for Dressage Equestrian Competitions with equestrian competitions within the equestrian show rings during weekdays. Traffic generated by the equestrian complex during weekdays has been estimated based on information provided by the owner/operator. This complex will also host larger evening events which will attract a significant amount of spectators. These events, which are expected during the weekends or on a Friday evening starting at 7:30 p.m. or later, have not been evaluated in this report as they do not occur during the a.m. and p.m. peak hours of the adjacent street.

The following users are expected at the equestrian complex during a weekday competitions:

- Exhibitors: These are the riders with their respective horses. While the majority of these will have the horses housed in the on-site stables, it is estimated that a maximum of 25 exhibitors may be transported to the property by horse trailers to compete on a daily basis.
- Spectators: As multiple equestrian classes are occurring throughout the day, spectators will come and go to attend a specific class. Spectators enter and exit the site at different times. These are not expected to spend the whole day at the site.
- Staff/Officials: The event operators will maintain both staff members and officials on-site during the equestrian events in addition to the support staff for the stabling facilities.

The trip generation characteristics of the proposed development have been determined using information provided by the owner/operator as well as trip generation rates provided by Palm Beach County. Table 1 presents trip generation characteristics of the proposed development.

TABLE 1
TRIP GENERATION

Land Hea	Amount	Daily	Al	VI Peak Ho	our	PI	A Peak Ho	our
Land Use		Traffic	Total	In	Out	Total	ln	Out
Stables	300	624	48	23	25	37	14	23
Exhibitor - Trailer	25	50	5	5	0	5	0	5
Event Spectators	500	666	133	113	20	133	20	113
Staff - Officials	30	75	24	22	2	24	2	22
Net Traffic		1,415	210	163	47	199	36	163

#### Trip Generation Rates

Land Use	ITE Code	Daily Trip		AM Peak Hour			PM Peak Hour		
	I I Code	Gen.	Total	ln.	Out	Total	ln	Out	
Stables	PBC	2.079	0.16	47%	53%	0.123	38%	62%	
Exhibitor - Trailer	Assumed	2.000	0.20	90%	10%	0.20	10%	90%	
Event Spectators	*	1.332	0.27	85%	15%	0.27	15%	85%	
Staff - Officials	Assumed	2.500	0.80	90%	10%	0.80	10%	90%	

#### \* Trip Generation for Events

500 1.5

Spectators on typical day: Vehicle occupancy: Total vehicles:

Total Traffic: 666
Daily Trip Gen. Rate: 1.3
AM Peak Hour: 209

Directional Split In-Out: PM Peak Hour: Directional Split In-Out: 333 666 1.332

20% of daily 85% - 15% 20% of daily

15% - 85%

Independent Variable:
Stable: Stalls

Based on the table above, the proposed development has the potential to generate 210 net new trips during the a.m. and 199 net new trips during the p.m. peak hour.

Existing and proposed developments in the area, functional classification of the surrounding roadways, and travel time characteristics of the roadway network have been used to estimate project traffic distribution and assignment. The assignment is presented in **Figure 2**.

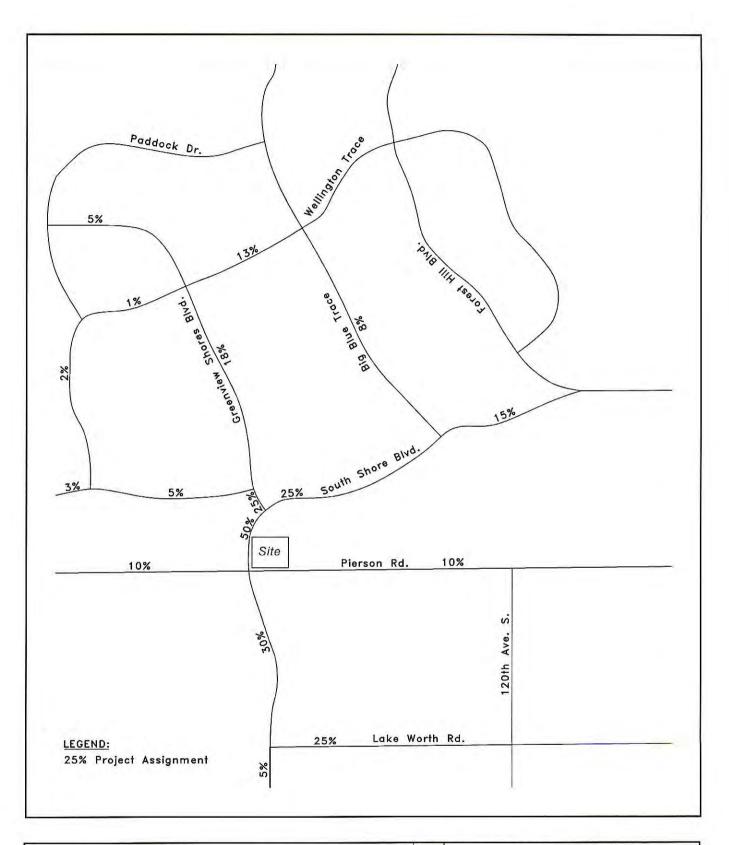


Figure 2: Traffic Assignment Equestrian Village





MTP Group, Inc. 8401 Lake Worth Rd, Suite 231 Lake Worth FL 33467 Phone: (561) 795–0678 www.mtpgroup.net

#### **EXISTING ROADWAY CONDITIONS**

The main thoroughfare roadways serving the site are Pierson Road and South Shore Boulevard. Pierson Road has a two-lane cross-section along its entire length. South Shore Boulevard has a two lane cross-section south of Pierson Road and a four-lane-divided cross-section north of Pierson Road. Traffic signals control operations at the intersections of South Shore Boulevard with both, Pierson Road and Greenview Shores Boulevard.

Based on Table 12.B.2.D-7 3A of the Palm Beach County *Traffic Performance Standards*, the Test One maximum radius of development influence for a project generating 210 two-way peak hour trips is two miles. However, some links within this radius are expected to carry project traffic lower than one percent of the adopted level of service (LOS) for that particular facility. **Table 2** presents the determination of roadway links to be included in the study.

As presented in Table 2, the following thoroughfares need to be evaluated:

- South Shore Boulevard from Lake Worth Road to Forest Hill Boulevard;
- Greenview Shores Boulevard from South Shore Boulevard to Wellington Trace;
- Big Blue Trace from South Shore Boulevard to Wellington Trace;
- Lake Worth Road from South Shore Boulevard to 120<sup>th</sup> Avenue South;
- Pierson Road from 150<sup>th</sup> to 120<sup>th</sup> Avenue South; and
- Wellington Trace from Greenview Shores Boulevard to Big Blue Trace.

TABLE 2 STUDY AREA DETERMINATION - TEST ONE

		Number		Ado	pted	Project	1	M Peak Ho	ur	F	M Peak Ho	ur
Roadway Link	Direction	of Lanes	Class	Level of Service	Service Volume	Traffic Assignment	Project Traffic	Project Impact	Significant Impact?	Project Traffic	Project Impact	Significan Impact?
South Shore Boulevard			0.0		100							102
South of Lake Worth Rd	SB NB	2L 2L	Uninterr. Uninterr.	E	1,440 1,440	5% 5%	2	0.14%	No No	8 2	0.56%	No No
	SB	2LD	Class I	E	880	30%	14	1.59%	Yes	49	5.57%	20.54
Lake Worth Rd to Pierson Rd	NB	2LD	Class I	E	880	30%	49	5.57%	Yes	11	1,25%	Yes Yes
	SB	4LD	Class II	D	1,770	25%	12	0.68%	No	41	2.32%	Yes
Pierson Rd to Project	NB NB	4LD	Class II	D	1,770	25%	41	2.32%	Yes	9	0.51%	No.
	SB	4LD	Class II	D	1,770	50%	82	4.63%	Yes	18	1.02%	Yes
Project to Greenview Shores Blvd	NB	4LD	Class II	D	1,770	50%	24	1.36%	Yes	82	4.63%	Yes
	SB	4LD	Class I	D	1,960	25%	41	2.09%	Yes	9	0.46%	No
Greenview Shores Blvd to Big Blue Tr	NB	4LD	Class	D	1,960	25%	12	0.61%	No	41	2.09%	Yes
	SB	4LD	Class	D	1,960	15%	24	1.22%	Yes	5	0.26%	No
Big Blue Tr to Forest Hill Blvd	NB	4LD	Class I	D	1,960	15%	7	0.36%	No	24	1.22%	Yes
Greenview Shores Boulevard	I NO	400	Cidasi		1,300	1370		0.5070	140	24	1.2270	163
South Shore Blvd to Greenbrier Blvd	SB	4LD	Class II	D	1,770	25%	41	2.32%	Yes	9	0.51%	No
3000 Shore Biva to Greenbrier Biva	NB	4LD	Class II	D	1,770	25%	12	0.68%	No	41	2.32%	Yes
Greenbrier Blvd to Wellington Tr	SB	4LD	Class I	D	1,960	18%	29	1.48%	Yes	6	0.31%	No
Greenbler blvd ib Weilingbit 11	NB	4LD	Class I	D	1,960	18%	8	0.41%	No	29	1.48%	Yes
Wellington Tr to Paddock Dr	SB	2L	Class I	D	880	5%	8	0.91%	No	2	0.23%	No
Wellington (1 b) Faudock b)	NB	2L	Class I	D	880	5%	2	0.23%	No	8	0.91%	No
Big Blue Trace	1		1				6,4.1		1000	200		100
South Shore Blvd to Wellington Tr	SB	2L	Class I	D	880	8%	13	1.48%	Yes	3	0.34%	No
311902-0190-1902-01902	NB	2L	Class I	D	880	8%	4	0.45%	No	13	1.48%	Yes
Lake Worth Road	6.5	100	Salarity and		0.75		0.0	Secretary 1	100	- San 1		1000
South Shore Blvd. to 120th Ave S	EB	2L	Uninterr.	E	1,440	25%	12	0.83%	No	41	2.85%	Yes
	WB	2L	Uninterr.	E	1,440	25%	41	2.85%	Yes	9	0.63%	No
Pierson Road		- 60	4490				.55	49.6	37	2.1	4 222	in.
150th Ave S to South Shore Blvd	EB	2L	Uninterr.	E	1,440	10%	16	1.11%	Yes	4	0.28%	No
	WB	2L	Uninterr.	E	1,440	10%	5	0.35%	No	16	1.11%	Yes
South Shore Blvd to Project	EB	2L	Class I	E	880	15%	24	2.73%	Yes	5	0.57%	No
	WB	2L 2L	Class I	E	880	15% 10%	7	0.80%	No	24	2.73%	Yes
Project to 120th Ave S	EB WB	2L 2L	Class I	E	880 880	10%	5 16	1.82%	No Yes	16 4	1.82% 0.45%	Yes No
Greenbrier Boulevard	100		Oldsor		000	1070	1,0	1.0270	100	4.	0.4076	110
Assa Club Data Mbillianta Ta	EB	2L	Class I	E	880	3%	5	0.57%	No	1	0.11%	No
Aero Club Dr to Wellington Tr	WB	2L	Class I	E	880	3%	1	0.11%	No	5	0.57%	No
Wellington Tr to Greenview Shores Blvd	EB	2L	Class I	D	880	5%	8	0.91%	No	2	0.23%	No
Wellington 11 to Greenview Shores blvd	WB	2L	Class I	D	880	5%	2	0.23%	No	8	0.91%	No
Wellington Trace			6.3.1									20
Paddock Dr to Greenview Shores Blvd	EB	2L	Class I	D	880	1%	2	0.23%	No	0	0.00%	No
, action of a discition of the bird	WB	2L	Class I	D	880	1%	0	0.00%	No	2	0.23%	No
Greenview Shores Blvd to Big Blue Tr	EB	4LD	Class I	D	1,960	13%	6	0.31%	No	21	1.07%	Yes
	WB	4LD	Class I	D	1,960	13%	21	1.07%	Yes	5	0.26%	No

Adopted Level of Service: LOS "D" other than Equestrian Preserve Area where LOS "E" applies Project Impact: Project traffic as a percentage of the adopted service volume

Significant Impact?:

Greater or equal to 1% of the adopted service volume



#### TEST ONE EVALUATION

#### Part One - Intersections

Test One Part One of the *Traffic Performance Standards* requires analyses of major intersections in each direction on directly accessed links where project traffic is significant. Intersection analyses were performed during the a.m. and p.m. peak hours at the following intersections:

- South Shore Boulevard and Pierson Road, and
- South Shore Boulevard and Greenview Shores Boulevard.

Existing Traffic and Committed Development information was obtained from the *Palm Beach County TPS Database* available through the PBC Traffic Division's Web Site. Traffic from the Professional Center at Wellington was also included at the intersection of Pierson Road and South Shore Boulevard as the TPS Database did not include this information. The traffic study for this project is included in **Appendix C**. This Appendix also includes determination of project traffic within the study area.

Critical Movement Volumes were determined using the procedures included in the "Highway Capacity Manual", TRB Special Report 209. The planning analysis for signalized intersections was utilized. The analyses were performed for future conditions at buildout of the project, year 2016. **Appendix B** presents the determination of turning movements as well as the critical movement analyses.

The critical volume projected for the year 2016 follows:

- South Shore Boulevard & Pierson Road a.m. 932
- South Shore Boulevard & Pierson Road p.m. 884
- South Shore Boulevard & Greenview Shores Boulevard a.m. 748
- South Shore Boulevard & Greenview Shores Boulevard p.m. 668

In order to meet Part One of Test One, the critical volume at the intersections has to be no larger than 1,400. Therefore, Part One of Test One has been met.

At the request of the Village traffic consultant, operational analyses were performed at the intersection of South Shore Boulevard and Pierson Road to identify geometry requirements. The Highway Capacity Software was used to prepare the analyses and the results are included in **Appendix E**. The percentage for heavy vehicles was increased to

5 to account for horse trailer traffic. The following conditions were analyzed for the a.m. and p.m. peak hours:

- 1. 2016 Traffic Volumes with Existing Lane Geometry.
- 2. 2016 Traffic Volumes with Improvements.

The proposed improvements include extending the existing storage lengths as follows: eastbound left turn: 370 feet, and westbound left turn: 280 feet.

The results of the HCS analyses are summarized below:

TABLE 3
PIERSON ROAD & SOUTH SHORE BOULEVARD
HIGHWAY CAPACITY ANALYSES

		Intersection	Level of	Storage	e Length	Queue/Sto	rage Ratio*
Scenario	Time Period	Delay	Service	EB Left	WB Left	EB	WB
F.::-e 0 1'e	AM Peak	33.6 sec.	c	70	80	1.0	0.2
Existing Conditions	PM Peak	24.8 sec.	С	70	80	1.2	0.3
Futuraina of Charges I another	AM Peak	33.6 sec.	С	370	280	0.2	0.0
Extension of Storage Lengths	PM Peak	24.8 sec.	D	370	280	0.2	0.1

<sup>\* 95%</sup> 

#### TEST ONE EVALUATION

#### Part Two - Links

Test One Part Two of the Traffic Performance Standards requires analyses of total traffic at buildout of the development for roadway links within the radius of development influence. Total peak-hour/peak-direction traffic shall not exceed the adopted service volume during the buildout period of the project. **Table 4** summarizes total a.m. peak hour traffic at buildout of the project while **Table 5** presents the same information during the p.m. peak hour.

TABLE 4
TEST ONE EVALUATION - PART TWO LINKS
AM PEAK-HOUR/PEAK-DIRECTION TRAFFIC

Roadway Link	Direction	Number of	Adopted Service	Existing Traffic	Annual Growth	TPS Committed	Background Traffic	Project.	Total Traffic	Meets Adopted
		Lanes	Volume	2012	Rate	Developments	2016	Traffic	2016	LOS?
South Shore Boulevard										
Lake Worth Rd to Pierson Rd	SB	2LD	880	759 *	1.0%	12 **	UUZ	14	816	YES
Lake World No to Fierson No	NB	2LD	880	393 *	1.0%	59 **	100	49	517	YES
Pierson Rd to Project	SB	4LD	1,770	798 *	1.0%	13 **	040	12	855	YES
Fierson Ru to Froject	NB	4LD	1,770	446 *	1.0%	65 **		41	570	YES
Project to Greenview Shores Blvd	SB	4LD	1,770	798 *	1.0%	26 **		82	938	YES
Project b Greenview Shores Bivo	NB	4LD	1,770	446 *	1.0%	130 **	594	24	618	YES
Greenview Shores Blvd to Big Blue Tr	SB	4LD	1,960	1,089	1.0%	113	1,246	41	1,287	YES
Greenview Shores Blvd to Big Blue 11	NB	4LD	1,960	638	1.0%	22	686	12	698	YES
Dis Diss Total Francis (B) Diss	SB	4LD	1,960	683	1.0%	98	809	24	833	YES
Big Blue Tr to Forest Hill Blvd	NB	4LD	1,960	1,068	1.0%	57	1,168	7	1,175	YES
Greenview Shores Boulevard	1		100			2	200			
South Shore Blvd to Greenbrier Blvd	SB	4LD	1,770	1,041	1.0%	18	1,101	41	1,142	YES
South Shore Biva & Greenblish Biva	NB	4LD	1,770	820	1.0%	3	856	12	868	YES
Greenbrier Blvd to Wellington Tr	SB	4LD	1,960	1,041	1.0%	0	1,083	29	1,112	YES
Greenblief blvd to weilington 11	NB	4LD	1,960	820	1.0%	0	853	8	861	YES
Big Blue Trace				10.00				1.0		10.0
South Shore Blvd to Wellington Tr	SB	2L	880	456	1.0%	29	504	13	517	YES
South Shore Bivd to Weilington 11	NB	2L	880	480	1.0%	6	505	4	509	YES
Lake Worth Road	5.51				500.18		200	5.0		20.00
South Shore Blvd. to 120th Ave S	EB	2L	1,440	577	1.0%	0	600	12	612	YES
	WB	2L	1,440	409	1.0%	0	426	41	467	YES
Pierson Road	100		40.00		0.4000		1000	200		(70-20-
150th Ave S to South Shore Blvd	EB	2L	1,440	212 *	1.0%	0	221	16	237	YES
100e17446 0 to documentate blad	WB	2L	1,440	132 *	1.0%	0	137	5	142	YES
South Shore Blvd to Project	EB	2L	880	151 *	1.0%	0	157	24	181	YES
South Ghore Biva & Project	WB	2L	880	85 *	1.0%	0	88	7	95	YES
Project to 120th Ave S	EB	2L	880	151 *	1.0%	0	157	5	162	YES
Floject b 12001 AVE 3	WB	2L	880	85 *	1.0%	0	88	16	104	YES
Wellington Trace	1						7.015			515
Greenview Shores Blvd to Big Blue Tr	EB	4LD	1,960	1,062	1.0%	0	1,105	6	1,111	YES
Siderification choice bird to big blue 11	WB	4LD	1,960	759	1.0%	0	790	21	811	YES

<sup>\*</sup> Traffic Volume obtained from Turning Movement Counts at the Pierson Rd/South Shore Blvd intersection



www.mtpgroup.net

<sup>\*\* 85%</sup> of Professional Center Traffic (not included in TPS Database)

## TABLE 5 TEST ONE EVALUATION - PART TWO LINKS PM PEAK-HOUR/PEAK-DIRECTION TRAFFIC

Roadway Link	Direction	Number of Lanes	Adopted Service Volume	Existing Traffic 2012	Annual Growth Rate	IPS Committed Developments	Background Traffic 2016	Project Traffic	Total Traffic 2016	Meets Adopted LOS?
South Shore Boulevard										
Lake Worth Rd to Pierson Rd	SB NB	2LD 2LD	880 880	468 703	1.0%	71 *** 29 ***	000	49 11	607 772	YES YES
Diaman Dalla Dankari	SB	4LD	1,770		1.0%	78 **	101	41	656	YES
Pierson Rd to Project	NB	4LD	1,770	804	1.0%	31 **	000	9	877	YES
Project to Greenview Shores Blvd	SB	4LD	1,770	516	1.070	160 **	057	18	715	YES
1 Tojobi io Greenview dilores bive	NB	4LD	1,770	004	1.0%	64 **	301	82	983	YES
Greenview Shores Blvd to Big Blue Tr	SB	4LD	1,960	722	1.0%	55	806	9	815	YES
Steelinest energy blue 11	NB	4LD	1,960	905	1.0%	138	1,080	41	1,121	YES
Big Blue Tr to Forest Hill Blvd	SB	4LD	1,960	1,148	1.0%	88	1,283	5	1,288	YES
104 1111 0111 0111	NB	4LD	1,960	1,081	1.0%	128	1,253	24	1,277	YES
Greenview Shores Boulevard	200	41.5	4 770	00=	4 004		0.7		0.50	V/E0
South Shore Blvd to Greenbrier Blvd	SB	4LD	1,770	805	1.0%	9	847	9	856	YES
	NB SB	4LD 4LD	1,770	795 805	1.0%	21 26	848 864	41 6	889 870	YES YES
Greenbrier Blvd to Wellington Tr	NB 28	4LD 4LD	1,960 1,960	795	1.0%	26	851	29	880	YES
Big Blue Trace	(ND	4LD	1,900	733	1.076	24	031	25	000	110
	SB	2L	880	609	1.0%	14	648	3	651	YES
South Shore Blvd to Wellington Tr	NB	2L	880	481	1.0%	36	537	13	550	YES
Lake Worth Road		7.2	100		14235	25	1.00	- 4		
South Shore Blvd. to 120th Ave S	EB	2L	1,440	437	1.0%	0	455	41	496	YES
South Shore Biva. to 120th Ave 3	WB	2L	1,440	640	1.0%	0	666	9	675	YES
Pierson Road			- J.		100			0.41		0.7
150th Ave S to South Shore Blvd	EB	2L	1,440	158	1.070	0	164	4	168	YES
, con, majo 2 contrations of	MB	2L	1,440	202	1.070	0	210	16	226	YES
South Shore Blvd to Project	EB	2L	880	94	1.070	0	98	5	103	YES
	WB	2L	880	191 *	1.070	0	199	24	223	YES
Project to 120th Ave S	EB	2L	880	94	1.076	0	98	16	114	YES
Wollington Trans	WB	2L	880	191	1.0%	0	199	4	203	YES
Wellington Trace	EB	4LD	1,960	970	1.0%	21	1.030	21	1.051	YES
Greenview Shores Blvd to Big Blue Tr	MB EB	4LD 4LD	1,960	1,142	1.0%	26	1,030	5	1,219	YES

<sup>\*</sup> Traffic Volume obtained from Turning Movement Counts at the Pierson Rd/South Shore Blvd intersection

#### The following information is presented in the tables:

- ▶ Number of Lanes existing lane geometry.
- ▶ Adopted Service Volume LOS D other than in the Equestrian Preserve Area where the adopted Service Volume corresponds to LOS "E".
- ▶ Existing Traffic 2012 Palm Beach County TPS Database Appendix D.
- ▶ Annual Growth Rate *Palm Beach County TPS Database* **Appendix D**.
- ▶ TPS Committed Developments Palm Beach County TPS Database Appendix D.
- ▶ 2016 Background Traffic existing traffic projected to the year 2016 using the compounded growth rate plus Committed Developments.



<sup>\*\* 85%</sup> of Professional Center Traffic (not included in TPS Database)

- ▶ Project Traffic as presented in Table 2.
- ▶ Total Traffic 2016 background traffic plus project traffic.
- Meets adopted LOS?

As shown in the tables above, all roadway links within the radius of development influence meet adopted service volumes/level of service. Therefore, Part Two of Test One has been met.

It must be noted that there were no counts available for the segments of: South Shore Boulevard between Lake Worth Road and Greenview Shores, and Pierson Road between 150<sup>th</sup> Avenue and 120<sup>th</sup> Avenue. The 2012 volumes were obtained from turning movement counts at the intersection of Pierson Road and South Shore Boulevard. These calculations are included in Appendix D.

#### TEST TWO EVALUATION: FIVE YEAR ANALYSIS

Test two of the *Traffic Performance Standards* requires analyses of total traffic at the end of the fifth year of the *Florida Department of Transportation Five Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. This test requires analyses of links and major intersections, as necessary, within or beyond the radius of development influence where a project's traffic is significant.

For Test Two, a project must address only those links on which its net trips are greater than three percent of the LOS E of the link affected on a peak-hour/peak-direction basis. **Table 6** presents the determination of roadway links to be included in the Test Two Evaluation.

TABLE 6 STUDY AREA DETERMINATION - TEST TWO

		Number			pted	Project		M Peak H	The second secon		M Peak Ho	
Roadway Link	Direction	of Lanes	Class	Level of Service	Service Volume	Traffic Assignment	Project Traffic	Project Impact	Significant Impact?	Project Traffic	Project Impact	Significar Impact?
South Shore Boulevard												
South of Lake Worth Rd	SB NB	2L 2L	Uninterr. Uninterr.	E	1,440 1,440	5% 5%	2 8	0.14%	No No	8	0.56% 0.14%	No No
Lake Worth Rd to Pierson Rd	SB	2LD	Class I	E	880	30%	14	1.59%	No	49	5.57%	Yes
	NB SB	2LD 4LD	Class I	E	880 1,870	30% 25%	49 12	5.57% 0.64%	Yes No	11 41	1.25% 2.19%	No No
Pierson Rd to Project	NB	4LD	Class II	E	1,870	25%	41	2.19%	No.	9	0.48%	No
D : 11 O : 24 - EL 1	SB	4LD	Class II	Ē	1,870	50%	82	4.39%	Yes	18	0.96%	No
Project to Greenview Shores Blvd	NB	4LD	Class II	E	1,870	50%	24	1.28%	No	82	4.39%	Yes
Greenview Shores Blvd to Big Blue Tr	SB	4LD	Class I	E	1,960	25%	41	2.09%	No	9	0.46%	No
	NB	4LD	Class I	E	1,960	25%	12	0.61%	No	41	2.09%	No
Big Blue Tr to Forest Hill Blvd	SB NB	4LD 4LD	Class I	E	1,960 1,960	15% 15%	24 7	1.22% 0.36%	No No	5 24	0.26% 1.22%	No No
Greenview Shores Boulevard	, NO	TLD	Olddor		1,000	1070	r^.	0.0070	110	257	3.2270	(10
South Shore Blvd to Greenbrier Blvd	SB	4LD	Class II	E	1,870	25%	41	2.19%	No	9	0.48%	No
South Shore Biva to Greenbrier Biva	NB	4LD	Class II	E	1,870	25%	12	0.64%	No	41	2.19%	No
Greenbrier Blvd to Wellington Tr	SB	4LD	Class I	E	1,960	18%	29	1.48%	No	6	0.31%	No
<b>3</b>	NB	4LD	Class I	E	1,960	18%	8	0.41%	No	29	1.48%	No
Wellington Tr to Paddock Dr	SB NB	2L 2L	Class	E	880 880	5% 5%	8 2	0.91% 0.23%	No No	2 8	0.23% 0.91%	No No
Big Blue Trace	IVD	ZL	Oldoo	Ē	000	370		0.2376	140	O	0.5170	I NO
	SB	2L	Class I	E	880	8%	13	1.48%	No	3	0.34%	No
South Shore Blvd to Wellington Tr	NB	2L	Class I	E	880	8%	4	0.45%	No	13	1.48%	No
Lake Worth Road				2.13	100	1000	1351	453		4.1	2	27
South Shore Blvd, to 120th Ave S	EB	2L	Uninterr.	E	1,440	25%	12	0.83%	No	41	2.85%	No
Pierson Road	WB	2L	Uninterr.	E	1,440	25%	41	2.85%	No	9	0.63%	No
	EB	2L	Uninterr.	E	1,440	10%	16	1.11%	No	4	0.28%	No
150th Ave S to South Shore Blvd	WB	2L	Uninterr.	Ē	1,440	10%	5	0.35%	No	16	1.11%	No
South Shore Blvd to Project	EB	2L	Class I	E	880	15%	24	2.73%	No	5	0.57%	No
Sould Shale Biva b Project	WB	2L	Class I	E	880	15%	7	0.80%	No	24	2.73%	No
Project to 120th Ave S	EB WB	2L 2L	Class I	E	880 880	10% 10%	5 16	0.57% 1.82%	No No	16 4	1.82% 0.45%	No No
Greenbrier Blvd	110	- CL	Old331		000	1070	10	1.0270	110	9	0.4070	140
	EB	2L	Class I	E	880	3%	5	0.57%	No	1	0.11%	No
Aero Club Dr to Wellington Tr	WB	2L	Class I	E	880	3%	1	0.11%	No	5	0.57%	No
Wellington Tr to Greenview Shores Blvd	EB	2L	Class I	E	880	5%	8	0.91%	No	2	0.23%	No
	WB	2L	Class I	E	880	5%	2	0.23%	No	8	0.91%	No
Wellington Trace	EB	2L	Class I	E	880	1%	2	0.23%	No	0	0.00%	No
Paddock Dr to Greenview Shores Blvd	WB	2L 2L	Class I	Е	880	1%	0	0.23%	No	2	0.00%	No
	EB	4LD	Class I	E	1,960	13%	6	0.31%	No	21	1.07%	No
Greenview Shores Blvd to Big Blue Tr	WB	4LD	Class I	E	1,960	13%	21	1.07%	No	5	0.26%	No

Adopted Level of Service: LOS "E"

Project Impact: Project traffic as a percentage of the adopted service volume. Significant Impact?. Greater or equal to 3% of the adopted service volume.

As presented in the table above, segments of South Shore Boulevard need to be analyzed for purposes of Test 2. **Table 7** summarizes evaluation of Test 2 during the a.m. and p.m. peak hours.



## TABLE 7 TEST TWO EVALUATION - FIVE YEAR STANDARD PEAK-HOUR/PEAK-DIRECTION TRAFFIC

Roadway Link	Direction	Number of Lanes	Adopted Service Volume	Existing Traffic 2012	Annual Growth Rate	TPS Committed Developments	Background Traffic 2017	Project Traffic	Total Traffic 2017	Meets Adopted LOS?
AM PEAK HOUR										
South Shore Boulevard	-	Test				500	T 5- T		1.5.1	
Lake Worth Rd to Pierson Rd	SB	2LD	880	759	1.0%	12	810	14	824	YES
Lake Worth Rd to Pierson Rd	NB	2LD	880	393 1	1.0%	59	472	49	521	YES
Duningto Cunnaview Chance Divid	SB	4LD	1,870	798	1.0%	26	865	82	947	YES
Project to Greenview Shores Blvd	NB	4LD	1,870	446	1.0%	130	599	24	623	YES
PM PEAK HOUR										
South Shore Boulevard		17.1	To a li	7.7	1					72.1
Lake Month Dd to Dianaan Dd	SB	2LD	880	468 '	1.0%	71	563	49	612	YES
Lake Worth Rd to Pierson Rd	NB	2LD	880	703 *	1.0%	29	768	11	779	YES
Desirable Caramaious Charam Divid	SB	4LD	1,870	516	1.0%	160	702	18	720	YES
Project to Greenview Shores Blvd	NB	4LD	1,870	804	1.0%	64	909	82	991	YES

<sup>\*</sup> Traffic Volume obtained from Turning Movement Counts at the Pierson Rd/South Shore Blvd intersection

As shown in the table above, all roadway segments are projected to meet the adopted service volume/level of service in the year 2017. Therefore, Test Two has been met.

www.mtpgroup.net

#### **EVALUATION OF DRIVEWAYS**

Figure 3 presents project traffic at driveways during both the a.m. and p.m. peak hours.

Palm Beach County has the following requirements:

- 75 vehicles or more turning right into a driveway requires exclusive right-turn lane:
- 30 vehicles or more turning left into a driveway requires exclusive left-turn lane.

Based on these requirements and the turning movements presented in Figure 3, an exclusive left-turn lane is required along South Shore Boulevard at the southern project driveway. There is an existing left-turn lane at this location with approximately 285 feet of storage. Future turning movements at this location have been estimated as follows:

- AM Peak Hour: 33 vehicles from Professional Center (U-Turns) plus 82 vehicles from Equestrian Village for a total of 115.
- PM Peak Hour: 228 vehicles from Professional Center (U-Turns) plus 18 vehicles from Equestrian Village for a total of 246.

Based on Palm Beach County standards, a left-turn lane serving 241 to 270 vehicles per hour in a street with speed limit of 40 mph, needs 360 feet of storage. Therefore, the existing left-turn lane needs to be extended approximately 75 feet.

U-Turns are expected at the intersection of South Shore Boulevard and Greenview Shores Boulevard. 25% of the traffic leaving the site will exit northbound to South Shore Boulevard to then perform a U-turn at the intersection with Greenview Shores Boulevard and continue southbound on South Shore Boulevard. These vehicles are included in the intersection analysis of South Shore Blvd. & Greenview Shores Blvd. An operational analysis was also prepared at this intersection during the p.m. peak hour, due to the high volume of eastbound left-turn vehicles. The existing storage for this movement is approximately 785 feet. As shown in the analysis, included in **Appendix E**, this volume can be accommodated with 410 feet of storage.

There is sufficient space along South Shore Boulevard to increase the left-turn lane into the project and decrease the eastbound left-turn lanes at South Shore Boulevard and Greenview Shores Boulevard. However, these improvements are not recommended at this time. Monitoring of the project driveway along South Shore Boulevard is recommended to determine if, and when, improvements are necessary.



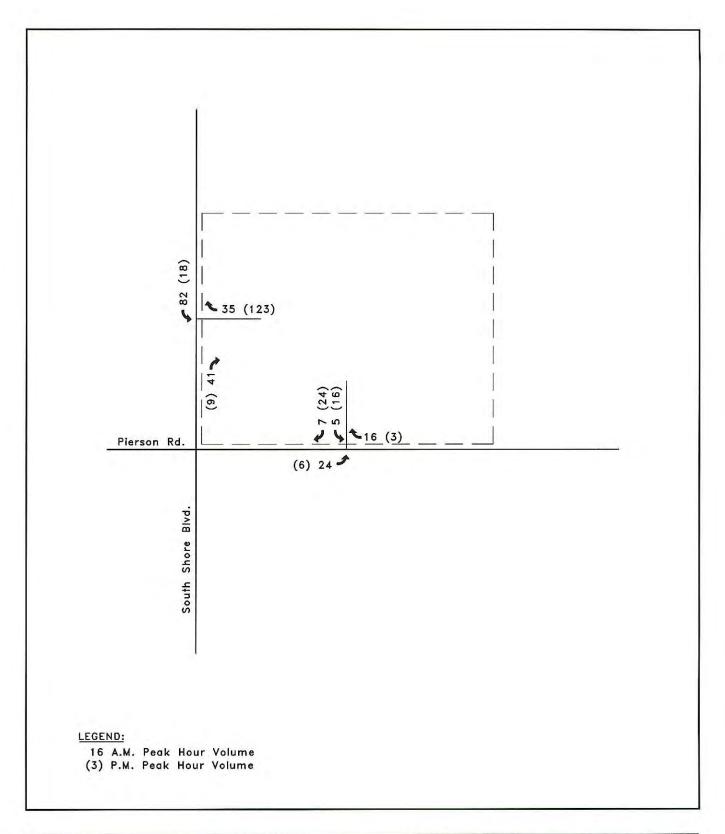


Figure 3: Driveway Volumes Equestrian Village





MTP Group, Inc. 8401 Lake Worth Rd, Suite 231 Lake Worth FL 33467 Phone: (561) 795–0678 www.mtpgroup.net

#### **CONCLUSIONS**

The Equestrian Village is a proposed development to be located on the northeast corner of the intersection of Pierson Road and South Shore Boulevard, in Wellington. The proposed development is to include 300 stable stalls and a commercial equestrian arena complex. The project is expected to be built by the year 2016.

The proposed development has the potential to generate 210 net new trips during the a.m. and 199 net new trips during the p.m. peak hour. This project has been evaluated following the procedures established in the *Palm Beach County and Wellington Traffic Performance Standards*. The results of the evaluation follow:

#### Test One - Part One

Intersections analyzed as part of this test meet the adopted level of service. The following improvements are recommended:

• Intersection of South Shore Boulevard & Pierson Road — Extend the eastbound left-turn storage length to 370 feet and the westbound left-turn storage length to 280 feet.

#### Test One - Part Two

Roadway links significantly impacted by project traffic meet the adopted peak-hour/peak-direction service volume. Therefore, this test has been met.

#### Test Two - Five Year Analysis

Roadway links analyzed meet the adopted peak-hour/peak direction service volume. Therefore, Test Two has been met.

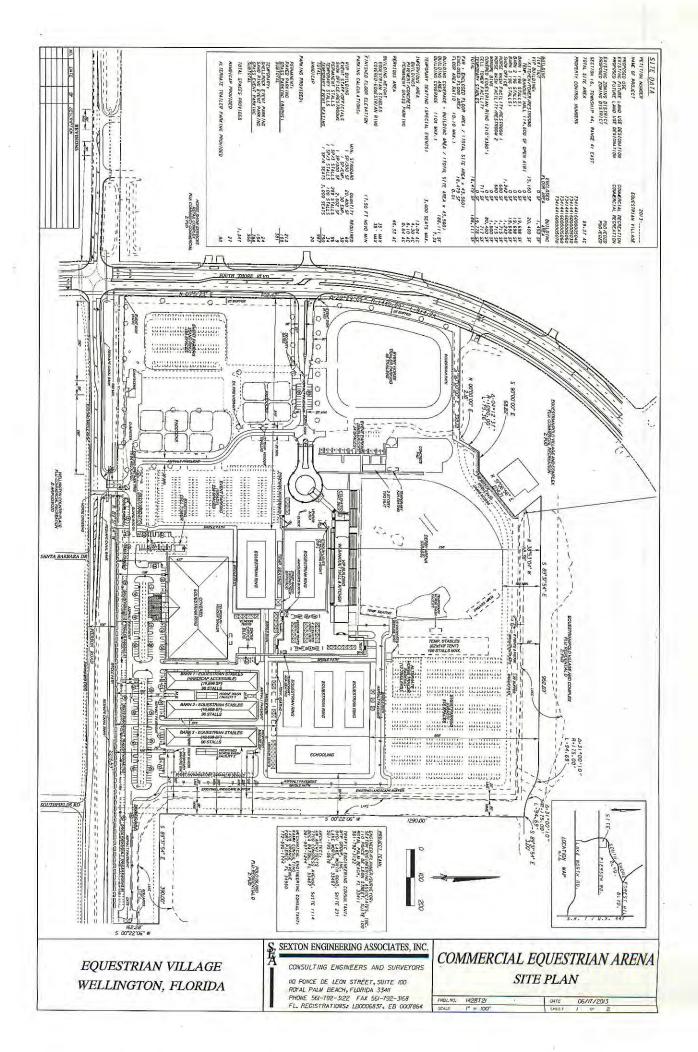
The analysis has demonstrated that the proposed **Equestrian Village** is in compliance with both *Palm Beach County and Wellington Traffic Performance Standards* and should be approved.

Modifications to left-turn storage lengths along South Shore Boulevard at the project driveway and at the intersection of Greenview Shores Boulevard have also been identified. Monitoring of the project driveway along South Shore Boulevard is recommended to determine if, and when, improvements are necessary.



# APPENDIX A

Preliminary Site Plan



# APPENDIX B

# Intersection Analyses & Input Data

#### Intersection Analysis Sheet

### Pierson Rd & South Shore Blvd (Existing Geometry)

Growth Rate= Peak Season= Buildout Year=

1.0% 1.076 2016 Years=

-					AM Peak H on Volume I		ent					
		Northbound			Southbound			Eastbound			Westbound	
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (05/01/12)	60	303	2	100	597	45	59	38	100	8	18	53
Peak Season Volume	65	326	2	108	642	48	63	41	108	9	19	57
Background	68	339	2	112	668	50	66	43	112	9	20	59
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Professional Center	0	59	0	0	12	0	0	0	0	0	0	0
Project Traffic	0	41	8	0	12	0	0	16	0	2	5	0
Total Traffic	68	439	10	112	692	50	66	59	112	11	25	59
					Critical Volu	ıme						
No. of Lanes	1	2	0	1	1	1	1	1	0	1	1	0
Approach Volume		517			854			237			95	
Per Lane Volume*	68	220	0	112	692	0	66	161	0	11	74	0
North-South Critical		NB LT +		SB TH =	760			SBLT +		NB TH =	332	
East-West Critical		EBLT +		WB TH =	140			WBLT +		EB TH =	172	
Maximum Critical Sum			. 760	) +	172	=	932			1	4	
Status?							OK					

					PM Peak H		a ev											
	,			Intersect	ion Volume I	A Property and the second	ent											
		Northbound			Southbound			Eastbound		1	Westbound							
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT						
Existing Volume (05/01/12)	93	557	4	65	360	55	63	19	65	. 10	40	127						
Peak Season Volume	100	599	4	70	387	59	68	20	70	11	43	137						
Background	104	623	4	73	403	61	71	21	73	11	45	143						
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0						
Professional Center	0	29	0	0	71	0	0	0	0	0	0	0						
Project Traffic	0	9	2	0	41	0	0	4 0 8 16 0										
Total Traffic	104	661	6	73	515	61	71	25	73	19	61	143						
					Critical Volu	ıme												
No. of Lanes	1	2	0	1	1	1	1	1	0	1	1	0						
Approach Volume		771			649			169			223							
Per Lane Volume*	104	329	0	73	515	0	71	88	0	19	194	0						
North-South Critical		NBLT +		SB TH =	619			SBLT +		NB TH =	402							
East-West Critical		EBLT +		WB TH =	265			WBLT +		EB TH =	107							
Maximum Critical Sum	- Transcription		619	+	265	=	884											
Status?							OK											

\* Includes right turn volume adjustment for overlaps and RTOR



=2
4
~
-
of
~
2
÷
80
0
0
0
Δ.

SIGNAL ID	ID E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR E	EBU EE	EBL EE	EBT EF	EBR W	WBU W	WBL W	WBT W	WBR TC	TOTAL
14500	PGA BLVD	US1	3/13/2008	7:45 AM	9	146	611	116	13		885			anguaranjon	192 2			Name and Address of the Party o	171 1	8	3538
14500	PGA BLVD	US 1	5/20/2010	12:15 PM	25	261	755	91	16		456	370				24.1					000
14500	PGA BLVD	US 1	3/13/2008	12:30 PM	18	340	770	132	23		632										377
14500	PGA BLVD	US 1	1/18/2011	4:45 PM	10	276	710	100	12		473			446 29	295 12						773
14500	PGA BLVD	US 1	5/20/2010	4:45 PM	6	273	705	70	-	132	517	423	13 49			226	2 1	114 30	369 11	153 3	3765
14500	PGA BLVD	US 1	1/19/2010	4:15 PM	14	216	597	113	4		734		9 462	3.5	323 18						015
14500	PGA BLVD	US 1	2/10/2009	4:45 PM	15	297	841	116	13		588				102						529
14500	PGA BLVD	US 1	3/13/2008	4:45 PM	12	341	912	84	18		712										833
58029	PHEASANT WAY	MILITARY TR/FIRE ST	4/20/2011	8:00 AM	0	0	731	41	7		2188										257
58029	PHEASANT WAY	MILITARY TR/FIRE ST	12/2/2008	7:45 AM	2	0	816	11	2		2004										183
58029	PHEASANT WAY	MILITARY TR/FIRE ST	4/20/2011	4:30 PM	0	0	1776	172	2		961										660
58029	PHEASANT WAY	MILITARY TR/FIRE ST	12/2/2008	5:00 PM	4	0	1918	216	-		965										332
33355	PIERSON RD	SOUTH SHORE BLVD	5/1/2012	7:15 AM	0	09	303	2	0		265										383
33355	PIERSON RD	SOUTH SHORE BLVD	11/16/2009	7:30 AM	0	55	278	7	8		484										223
33355	PIERSON RD	SOUTH SHORE BLVD	3/16/2010	8:00 AM	0	104	289	2	0		633										603
33355	PIERSON RD	SOUTH SHORE BLVD	5/1/2012	5:00 PM	0	93	557	4	ro.		360										458
33355	PIERSON RD	SOUTH SHORE BLVD	3/16/2010	4:30 PM	0	135	909	10	2		462										074
33355	PIERSON RD	SOUTH SHORE BLVD	11/16/2009	5:00 PM	0	81	574	10	4		415										599
38000	PINE AVE/GREENACRE	JOG RD	4/25/2011	7:45 AM	0	0	1562	92	<del>-</del>		1390										204
38000	PINE AVE/GREENACRE	JOG RD	8/28/2008	7:30 AM	0	0	1629	09	15		1428										323
38000	PINE AVE/GREENACRE	JOG RD	4/25/2011	4:30 PM	4	0	2116	85	2		1474										935
38000	PINE AVE/GREENACRE	JOG RD	8/28/2008	5:00 PM	D.	0	1762	62	4		1573										663
46400	PINE TREE DR	MILITARY TR	5/11/2011	7:45 AM	2	4	989	21	-		1481										318
46400	PINE TREE DR	MILITARY TR	12/2/2008	7:30 AM	œ	11	731	22	6		1860										825
46400	PINE TREE DR	MILITARY TR	5/11/2011	5:00 PM	0	2	1607	62	0		728										501
46400	PINE TREE DR	MILITARY TR	12/2/2008	5:00 PM	2	0	1835	29	9		986										040
31200	PIONEER RD/VICTORIA	SR 7 (US 441)	8/9/2009	7:00 AM	~	9/	1595	9	က		1604										895
31200	PIONEER RD/VICTORIA	SR 7 (US 441)	8/9/2009	3:45 AM	14	163	1748	30	34		2117										458
50150	PIPERS GLEN BLVD	JOG RD	10/17/2011	7:45 AM	2	10	440	14	12		1194										933
50150	PIPERS GLEN BLVD	JOG RD	10/5/2009	7:45 AM	0	9	444	44	19		1309										135
50150	PIPERS GLEN BLVD	JOG RD	10/17/2011	3:30 PM	0	27	863	56	20		464										762
50150	PIPERS GLEN BLVD	JOG RD	10/5/2009	4:30 PM	0	24	1027	65	10		480										931
20000	PIPERS GLEN BLVD	MILITARY TR	10/17/2011	7:45 AM	0	32	835	0	0		1469										2600
															1	ļ					

Thursday, May 31, 2012

#### Input Data

TIME PERIOD: AM GROWTH RATE: 0%

**SIGNAL ID: 36975** 

ANALYSIS YEAR: 2016

PSF: 0

#### Intersection Volume Development

	E	astbou	ınd	W	estbo	und	No	orthbo	und	Sc	uthbo	und
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	0	0	0	0	0	0	0	0	0	0	0	0
Committed Developments												
No projects found	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Committed Developments</b>	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Committed Residential</b>	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Non-Residential	0	0	0 -	0	0	0	0	0	0	0	0	0
<b>Double Count Reduction</b>	0	0	0	0	0	10	0	0	0	0	0	0
Total Discounted Committed	0	0	0	0	0	<b>*</b> 0	0	0	0	0	0	0
Historical Growth	0	0	0	. 0	0	0	0	0	0	0	0	0
Comm Dev+1% Growth	0	0	0	0	0	0	0	0	0	0	0	0
Growth Volume Used	0	0	0	0	0	0	0	. 0	0	0	0	0
Total Volume	0	0	0	0	. 0	0	0	0	0	0	0	0 -

#### Input Data

TIME PERIOD: PM GROWTH RATE: 0%

SIGNAL ID: 36975

ANALYSIS YEAR: 2016

PSF: 0

#### Intersection Volume Development

							. op					
	E	astbou	ınd	W	estbo	und	No	orthbo	und	Sc	outhbo	und
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	0	0	0	0	0	0	0	0	0	0	0	0
Committed Developments												
No projects found	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Committed Developments</b>	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Committed Residential</b>	0	0	0	0	0	0	0	0	0	0	0	0
Total Committed Non-Residential	0	0	0	0	0	0	0	0	0	0	0	0
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Discounted Committed</b>	0	0	0	0	0	0	0	0	0	0	0	0
Historical Growth	0	0	0	0	0	.0	0	0	0	0	0	0
Comm Dev+1% Growth	0	0	0	0	0	0	0	0	0	0	0	0
Growth Volume Used	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	. 0	0	0

WEEK	DATES	SF	MOCF: 0.92 PSCF	
1	01/01/2012 - 01/07/2012	0.98	1.07	
73	01/08/2012 - 01/14/2012	0.96	1.05	
* 3	01/15/2012 - 01/21/2012	0.94	1.03	
* 4	01/22/2012 - 01/28/2012	0.93	1.01	
* 5	01/29/2012 - 02/04/2012	0.93	1.01	
* 6	02/05/2012 - 02/11/2012	0.92	1,00	
* 7	02/12/2012 - 02/18/2012	0.91	0.99	
* 8	02/19/2012 - 02/25/2012	0.90	0.98	
* 9	02/26/2012 - 03/03/2012	0.90	0.98	
*10	03/04/2012 - 03/10/2012	0.89	0.97	
*11	03/11/2012 - 03/17/2012	0.88	0.96	
*12	03/18/2012 - 03/24/2012	0.90	0.98	
*13	03/25/2012 - 03/31/2012	0.92	1.00	
*14	04/01/2012 - 04/07/2012	0.94	1.03	
*15	04/08/2012 - 04/14/2012	0.96	1.05	
16	04/15/2012 - 04/21/2012	0.98	1.07	
17	04/22/2012 - 04/28/2012	0.98	1.07	
18	04/29/2012 - 05/05/2012	0.99	1.08	
19	05/06/2012 - 05/12/2013	0.99	1.08	
20	05/13/2012 - 05/19/2012	1.00	1.09	
21	05/20/2013 - 05/26/2012	1.01	1.10	
7.73	05/27/2012 - 06/02/2012	1.03	1.12	
23	06/03/2012 - 06/09/2012	1.05	1.15	
24	06/10/2012 - 06/16/2012	1.07	1.17	
25	06/17/2012 - 06/23/2012	1.07	1.17	
26	06/24/2012 - 06/30/2012	1.07	1.17	
27	07/01/2012 - 07/07/2012	1.08	1.18	
28	07/08/2012 - 07/14/2012	1.08	1.18	
- 29	07/15/2012 - 07/21/2012	1.09	1.19	
30	07/22/2012 - 07/28/2012	1.09	1.19	
31	07/29/2012 - 08/04/2012	1.10	1.30	
32	08/05/2012 - 08/11/2012	1.11	1,21	
33	08/12/2012 - 08/18/2012	1.11	1.21	
34	08/19/2012 - 08/25/2012	1.10	1,20	
35	08/26/2012 - 09/01/2012	1.09	1.19	
36	09/02/2012 - 09/08/2012	1.08	1.18	
37	09/09/2012 - 09/15/2012	1.07	1,17	
38	09/16/2012 - 09/22/2012	1.06	1.16	
39	09/23/2012 - 09/29/2012	1.05	1.15	
40	09/30/2012 - 10/06/2012	1.04	1.13	
41	10/07/2012 - 10/13/2012	1.03	1.12	
42	10/14/2012 - 10/20/2012	1.02	1.11	
43	10/21/2012 - 10/27/2012	1.01	1.10	
44	10/28/2012 - 11/03/2012	1.00	1.09	
45	11/04/2012 - 11/10/2012	0.98	1.07	
46	11/11/2012 - 11/17/2012	0.97	1.06	
47	11/18/2012 - 11/24/2012	0.97	1.06	
48	11/25/2012 - 12/01/2012	0.98	1.07	
49	12/02/2012 - 12/08/2012	0.98	1.07	
50	12/09/2012 - 12/15/2012	0.98	1.07	
51	12/16/2012 - 12/16/2012	0.90	1.06	
51 52				
	12/23/2012 - 12/29/2012	0.95	1.04	
53	12/30/2012 - 12/31/2012	0.94	1.03	

<sup>\*</sup> PEAK SEASON

08-FEB-2013 12:30:22

830UPD [1,0,0,1] 4\_9327\_PKSEASON.TXT

## Intersection Analysis Sheet

## South Shore Blvd & Greenview Shores Blvd (Existing Geometry)

Growth Rate= Peak Season= Buildout Year=

Years=

1.0% 1.09 2016

				Intersecti	AM Peak H on Volume		ent						
		Northbound			Southbound	1		Eastbound		Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (11/17/11)	0	0	1	448	0	372	266	96	0	3	260	561	
Peak Season Volume	0	0	1	488	0	405	290	105	0	3	283	611	
Background	0	0	1	513	0	426	305	110	0	3	297	642	
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Professional Center	0	0	0	0	0	0	3	22	0	0	113	0	
Project Traffic	0	0	0	0	0	41	24	12	0	0	41	0	
Total Traffic	0	0	1	513	0	467	332	144	0	3	451	642	
					Critical Vol	ume							
No. of Lanes	1	1	0	2	<	1	2	2	0	1	2	1	
Approach Volume		1			980			476			1,096		
Per Lane Volume*	0	0	0	257	0	241	166	67	0	3	226	325	
North-South Critical		NB LT +		SB RT =	241			SBLT +		NB RT =	257		
East-West Critical		EBLT +		WB TH =	491			WBLT +		EBTH =	70		
Maximum Critical Sum			257	' +	491	=	748						
Status?							OK						

	-			100000	PM Peak H								
					on Volume		nt	F Was and		-	Markhaina		
		Northbound			Southbound			Eastbound		Westbound			
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	
Existing Volume (11/17/11)	0	0	2	303	0	284	510	289	2	8	199	335	
Peak Season Volume	0	0	2	330	0	310	556	315	2	9	217	365	
Background	0	0	2	347	0	326	584	331	2	9	228	384	
Committed Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Professional Center	0	0	0	0	0	0	21	138	0	0	55	0	
Project Traffic	0	0	0	0	0	9	82	41	0	0	9	0	
Total Traffic	0	0	2	347	0	335	687	510	2	9	292	384	
					Critical Volu	ume							
No. of Lanes	1	1 1	0	2	<	1	2	2	0	1	2	1	
Approach Volume		2			682			1,199	F-10-10		685		
Per Lane Volume*	0	-8	0	174	0	0	344	251	0	9	146	150	
North-South Critical		NB LT +		SB RT =	0			SBLT +		NB RT =	174		
East-West Critical		EBLT +		WB RT =	494			WBLT +		EBTH=	260		
Maximum Critical Sum			174	+	494	=	668						
Status?						C	K			1			

\* Includes right turn volume adjustment for overlaps and RTOR



₹	
7	
1 7	
1 9	
lσ	
5	
4	
l a	
9	
0	
10	

TOTAL	2161	2538	1925	1777	2119	2076	2007	1549	1977	1932	2286	1955	6403	7052	5447	4849	2999	5880	5270	4558	3688	3552	3273	3275	3412	3024	3696	3510	3761	3332	3601	3273	2879
WBR	143	103	136	130	417	395	561	165	530	335	281	311	140	158	156	154	88	38	64	63	21	16	13	F	ro.	œ	42	9	32	21	28	56	18
WBT	0	0	492	419	524	535	260	385	234	199	283	223	1707	2711	1483	1591	3493	3534	3111	2634	1026	1017	947	972	881	886	1336	1311	1270	1211	1409	1195	817
WBL	57	20	0	0	0	0	0	7	0	7	m	4	29	38	21	5	22	62	55	45	228	228	172	211	181	174	552	604	588	299	537	473	138
WBU	0	0	0	0	9	80	က	10	80	9	9	2	0	-	0	2	8	4	2	က	0	0	-	0	0	-	က	15	2	7	0	4	0
EBR	0	0	0	0	0	0	0	0	0	7	-	0	10	S	9	က	10	20	10	9	7	61	28	73	78	116	116	70	132	121	117	145	120
EBT	0	0	517	477	528	505	96	138	98	289	447	213	4142	3767	3533	2871	2759	1940	1832	1623	1428	1461	1384	1302	1518	1225	1255	1094	1353	1132	1142	1070	984
EBL	0	0	109	128	141	145	266	205	258	510	620	613	38	94	51	42	27	69	34	16	က	4	7	2	-	တ	ເກ	7	ĸ	4	က	4	2
EBU	0	0	0	0	0	-	0	0	0	0	0	0	0	0	-	m	0	0	0	7	7	0	0	-	-	0	0	4	0	-	0	0	0
SBR	0	0	223	174	128	128	372	348	397	284	257	292	32	46	33	36	47	39	42	44	7	ო	4	o	80	2	7	თ	00	•	က	7	7
SBT	839	986	0	0	0	0	0	0	0	0	~	*	6	4	8	က	20	37	13	4	53	23	13	17	56	20	24	28	21	13	18	56	56
SBL	63	42	448	449	375	362	448	294	452	303	376	288	79	125	53	51	123	113	82	83	19	10	15	10	8	15	18	20	10	13	13	15	19
SBU	თ	ო	0	0	0	0	0	0	0	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NBR	49	27	0	0	0	0	~	7	0	7	ო	ო	169	127	70	28	26	21	13	4	713	625	551	536	579	465	247	232	237	181	241	216	524
NBT	1001	1355	0	0	0	0	0	0	0	0	•	-	29	20	29	17	ო	0	6	7	5	20	4	10	7	12	16	12	28	10	17	20	18
NBL	0	0	0	0	0	0	0	0	0	0	7	0	0	4	ო	3	12	က	က	4	128	84	104	121	117	91	74	85	75	24	73	72	203
NBU	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	-	10	0	0	0	0	0
TIME	4:30 PM	4:45 PM	7:00 AM	7:00 AM	5:00 PM	5:00 PM	7:00 AM	8:00 AM	7:00 AM	5:00 PM	4:30 PM	5:00 PM	7:30 AM	7:30 AM	7:15 AM	7:15 AM	4:45 PM	5:00 PM	5:00 PM	5:00 PM	7:15 AM	7:30 AM	5:00 PM	4:45 PM	7:15 AM								
DATE	5/2/2012	5/14/2008	11/17/2011	11/16/2009	11/17/2011	11/16/2009	11/17/2011	3/17/2010	10/28/2009	11/17/2011	3/17/2010	10/28/2009	9/14/2011	2/17/2011	1/6/2009	10/1/2008	9/14/2011	2/17/2011	1/6/2009	10/1/2008	3/1/2012	2/14/2011	6/1/2010	3/23/2010	1/12/2009	3/11/2008	3/1/2012	2/14/2011	3/23/2010	6/1/2010	1/12/2009	3/11/2008	3/1/2012
N-S STREET	CONGRESS AVE		<b>BIG BLUE TRACE</b>	BIG BLUE TRACE	BIG BLUE TRACE	BIG BLUE TRACE	GREENVIEW SHORE	BENOIST FARMS RD/	BIG BLUE TRACE	BINKS FOREST DR																							
D E-W STREET		SOUTH COUNTY COMPL	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD	SOUTHERN BLVD
SIGNAL ID	53600	53600	33346	33346	33346	33346	33347	33347	33347	33347	33347	33347	30800	30800	30800	30800	30800	30800	30800	30800	30726	30726	30726	30726	30726	30726	30726	30726	30726	30726	30726	30726	30718

Thursday, May 31, 2012

Input Data

E-W Street: South Shore Blvd

N-S STREET: Greenview Shores Blvd

TIME PERIOD: AM GROWTH RATE: 2.07% SIGNAL ID: 33347

COUNT DATE: 11/17/2011

**CURRENT YEAR: 2012** ANALYSIS YEAR: 2016

PSF: 1.09

Intersection Volume Development

			IIICE	Section	ii voiu	THE DE	ciohi	HEIL						
	Eastbound		W	estbo	und	Northbound				Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	266	96	0	3	260	561	0	0	1	448	0	372		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	290	105	0	3	283	611	0	0	1	488	0	405		
Committed Developments													Туре	% Complete
Professional Center at Wellington	3	22	0	0	113	0	. 0	0	0	0	0	18	NR	15%
<b>Total Committed Developments</b>	3	22	0	0	113	0	0	0	0	0	0	18		
Total Committed Residential	0	0	0	0	0	0	0	0	0	. 0	0	0		
Total Committed Non-Residential	3	22	0	0	113	0	0	0	0	0	0	18		
<b>Double Count Reduction</b>	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	3	22	0	0	113	0	0	0	0	0	0	18		
Historical Growth	25	9	0	0	24	52	0	0	0	42	0	35		
Comm Dev+1% Growth	15	26	0	0	124	25	0	0	0	20	0	34		
Growth Volume Used	25	26	0	0	124	52	0	0	0	42	0	35		
Total Volume	315	131	0	3	407	663	0	0	1	530	. 0	440		

Input Data

E-W Street: South Shore Blvd

COUNT DATE: 11/17/2011

Report

Report Created: 06/10/2013

N-S STREET: Greenview Shores Blvd

**CURRENT YEAR: 2012** ANALYSIS YEAR: 2016

TIME PERIOD: PM GROWTH RATE: 2.07%

PSF: 1.09

SIGNAL ID: 33347

Intersection Volume Development

			HILL	JUCCIO	m void	THE DE	v Ciopi	HEHE						
	Eastbound		ınd -	W	/estbo	und	N	orthbo	und		Southbou	nd		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	510	289	2	8	199	335	0	0	2	303	0	284		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	556	315	2	9	217	365	0	0	2	330	0	310		
<b>Committed Developments</b>													Type	% Complete
Professional Center at Wellington	21	138	0	0	55	0	0	0	0	0	0	9	NR	15%
<b>Total Committed Developments</b>	21	138	0	0	55	0	0	0	0	0	0	9		
Total Committed Residential	0	0	0	0	0	0	0	0	0	0	0	0		
Total Committed Non-Residential	21	138	0	0	55	0	0	0	0	0	0	9		
Double Count Reduction	0	0	0	0	0	0	0	0	0	0	0	0		
Total Discounted Committed	21	138	. 0	0	55	0	0	0	0	0	0	9		
Historical Growth	47	27	0	1	19	31	0	0	0	28	0	26		
Comm Dev+1% Growth	44	151	0	0	64	15	0	0	0	13	0	22		ē
Growth Volume Used	47	151	0	1	64	31	0	0	0	28	0	26		
Total Volume	603	466	2	10	281	396	0	0	2	358	0	336		

## APPENDIX C

## Professional Center at Wellington Traffic Statement

## PROFESSIONAL CENTER TRAFFIC

		Number		}	opted	Project		AM Peak Hou			PM Peak Ho	
Roadway Link	Direction	of Lanes	Class	Level of Service	Service Volume	Traffic Assignment	Project Traffic	Project Impact	Significant Impact?	Project Traffic	Project Impact	Significan Impact?
South Shore Boulevard												
South of Lake Worth Rd	SB NB	2L 2L	Uninterr. Uninterr.	E	1,440 1,440	2% 2%	1	0.07% 0.28%	No No	5 2	0.35% 0.14%	No No
Lake Worth Rd to Pierson Rd	SB NB	2LD 2LD	Class I	E E	880 880	30% 30%	12 59	1.36% 6.70%	Yes Yes	71 29	8.07% 3.30%	Yes Yes
Pierson Rd to Project	SB NB	4LD 4LD	Class II Class II	D D	1,770 1,770	33% 33%	13 65	0.73% 3.67%	No Yes	78 31	4.41% 1.75%	Yes Yes
Project to Greenview Shores Blvd	SB NB	4LD 4LD	Class II Class II	D D	1,770 1,770	67% 67%	26 130	1.47% 7.34%	Yes Yes	160 64	9.04% 3.62%	Yes Yes
Greenview Shores Blvd to Big Blue Tr	SB NB	4LD 4LD	Class I Class I	D D	1,960 1,960	58% 58%	113 22	5.77% 1.12%	Yes Yes	55 138	2.81% 7.04%	Yes Yes
Big Blue Tr to Forest Hill Blvd	SB NB	4LD 4LD	Class I	D D	1,960 1,960	50% 50%	98 20	5.00% 1.02%	Yes Yes	48 119	2.45% 6.07%	Yes Yes
Greenview Shores Boulevard												
South Shore Blvd to Greenbrier Blvd	SB NB	4LD 4LD	Class II Class II	D D	1,770 1,770	9% 9%	18 3	1.02% 0.17%	Yes No	9 21	0.51% 1.19%	No Yes
Greenbrier Blvd to Wellington Tr	SB NB	4LD 4LD	Class I Class I	D D	1,960 1,960	5% 5%	9	0.46% 0.10%	No No	5 12	0.26% 0.61%	No No
Wellington Tr to Paddock Dr	SB NB	2L 2L	Class I Class I	D D	880 880	0% 0%	0	0.00% 0.00%	No No	0	0.00% 0.00%	No No
Big Blue Trace												
South Shore Blvd to Wellington Tr	SB NB	2L 2L	Class I	D D	880 880	5% 5%	9 2	1.02% 0.23%	Yes No	5 12	0.57% 1.36%	No Yes
Lake Worth Road											(0.000000000000000000000000000000000000	
South Shore Blvd. to 120th Ave S	EB WB	2L 2L	Uninterr. Uninterr.	E E	1,440 1,440	25% 25%	9 48	0.63% 3.33%	No Yes	60 24	4.17% 1.67%	Yes Yes
Pierson Road	E-1		and and a second		5.000	Dec.		2-1-197			97.001	450
150th Ave S to South Shore Blvd	EB WB	2L 2L	Uninterr. Uninterr.	E E	1,440 1,440	1% 1%	2 0	0.14% 0.00%	No No	1 3	0.07% 0.21%	No No
South Shore Blvd to Project	EB WB	2L 2L	Class I Class I	E E	880 880	2% 2%	1 4	0.11% 0.45%	No No	5 2	0.57% 0.23%	No No
Project to 120th Ave S	EB WB	2L 2L	Class I Class I	E	880 880	2% 2%	1 4	0.11% 0.45%	No No	5 2	0.57% 0.23%	No No
Greenbrier Boulevard											-	
Aero Club Dr to Wellington Tr	EB WB	2L 2L	Class I Class I	E	880 880	0% 0%	0	0.00% 0.00%	No No	0	0.00% 0.00%	No No
Wellington Tr to Greenview Shores Blvd	EB WB	2L 2L	Class I Class I	D D	880 880	2% 2%	1	0.45% 0.11%	No No	2 5	0.23% 0.57%	No No
Wellington Trace	1 22					9.5					colonia d	-
Paddock Dr to Greenview Shores Blvd	EB WB	2L 2L	Class I Class I	D D	880 880	0% 0%	0	0.00% 0.00%	No No	0	0.00% 0.00%	No No
Greenview Shores Blvd to Big Blue Tr	EB WB	4LD 4LD	Class I Class I	D D	1,960 1,960	0% 0%	0	0.00% 0.00%	No No	0	0.00% 0.00%	No No

Adopted Level of Service: LOS "D" other than Equestrian Preserve Area where LOS "E" applies

Project Impact:

Project traffic as a percentage of the adopted service volume Greater or equal to 1% of the adopted service volume

Significant Impact?:

% Complete 15% % Remaining 85%

Trip	Generat	ion
Period	ln .	Out
AM Peak	229	45
PM Peak	112	280



## RECEIVED

SEP 13 25.3

VILLAGE OF WELLINGTON P7 & CODE DEPARTMENT July 16, 2008 Job No. 05-134G REVISED 09/15/08

## TRAFFIC IMPACT STATEMENT

Professional Center at Wellington Village of Wellington, Florida

## SITE DATA

The subject parcel is generally located in the northwest quadrant of the intersection of South Shore Boulevard and Sheffield Street and contains approximately 17.96 acres. The site is designated as a portion of Parcel 12 on the overall Wellington P.U.D. and has recently been approved for 130,094 S.F. of general office area and 55,000 S.F. of medical office area. The Property Control Numbers for the site are 73-41-44-09-02-000-0092 and 73-48-44-16-00-000-7010. Proposed improvements on the 17.96 acre subject parcel (the remaining undeveloped portion of Tract 12) consists of the previously approved 55,000 S.F. of medical office area, a reduction of 42,152 S.F. in general office area for a total of 87,942 S.F. of general office area, which accommodates a new retail component of 15,136 S.F. of retail area and 5,000 S.F. of quality restaurant area with a project buildout of 2012. Site access is proposed via a single driveway connection to Sheffield Street, two driveway connections to South Shore Boulevard and a right-in only driveway connection to Greenview Shores Boulevard. For additional information concerning site location and layout, please refer to the Site Plan prepared by Jon E. Schmidt & Associates.

## PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance.

Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 2 REVISED 09/15/08

## PURPOSE OF STUDY (CONTINUED)

Test 1, or the Build-out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1. Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed. Part Two – Links, compares the total traffic in the peak hour on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period. This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant on a link within the radius of development influence. This analysis shall address the total traffic anticipated to be in place at the end of the fifth year of the Florida Department of

Transportation Five Year Transportation Improvement Program in effect at the time of traffic analysis submittal. The existing roadway network as well as both the State and Palm Beach County Five Year Road Program improvements, with construction scheduled to commence prior to the end of the Five Year Analysis Period, shall be the Test 2 roadway network assumed in the analysis. The total traffic in the peak hour on each link within a project's radius of development influence shall be compared with the applicable LOS "E" service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 3 REVISED 09/15/08

## TRAFFIC GENERATION

The traffic currently vested to the parcel for the approved 130,094 S.F. of general office area and 55,000 S.F. of medical office area may be calculated in accordance with the rates provided in Table 10.8-1 Fair Share Road Impact Fee Schedule of Article 10 and the ITE Trip Generation Manual, 7<sup>th</sup> Edition as shown in Table 1, Table 2 and Table 3.

Table 1 shows the daily traffic generation associated with the current approval. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the current approval consisting of 130,094 S.F. of general office area and 55,000 S.F. of medical office area may be summarized as follows:

Daily Traffic Generation	=	3259 tpd
A.M. Peak Hour Traffic Generation	=	331 pht
P.M. Peak Hour Traffic Generation		368 pht

The traffic to be generated by the proposed plan of development has also been calculated in accordance with the traffic generation rates listed in Table 10.8-1 Fair Share Road Impact Fee Schedule of Article 10 and the ITE Trip Generation Manual, 7<sup>th</sup> Edition as shown in Table 4, Table 5 and Table 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the revised plan of development consists of 55,000 S.F. of medical office area, 87,942 S.F. of general office area, 15,136 S.F. of retail area and 5,000 S.F. of quality restaurant area may be summarized as follows:

Daily Traffic Generation		3960 tpd
A.M. Peak Hour Traffic Generation	=	284 pht
P.M. Peak Hour Traffic Generation	=	412 pht

The following summarizes the net difference in traffic generation as a result of the proposed change in the plan of development:

DAILY	=	701 tpd INCREASE
A.M. PEAK HOUR	=	47 pht DECREASE
P.M. PEAK HOUR	=	44 pht INCREASE

Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 4 REVISED 09/15/08

## TRAFFIC GENERATION (CONTINUED)

The revised plan of development results in a reduction of trips in the A.M. Peak Hour; therefore no additional analysis appears necessary. However, in the P.M. Peak Hour there is an increase of 44 Peak Hour trips, therefore, additional analysis must be performed based on the net increase in trips.

## INTERSECTION REVIEW

The development of the subject parcel is not anticipated to have an impact on the adjacent signalized intersections. However, the intersections of South Shore Boulevard at Greenview Shores Boulevard and South Shore Boulevard at Sheffield Street have been analyzed per the Village of Wellington requirements. A detailed analysis of these intersections has been performed and is attached with this report.

The above referenced intersections have been analyzed using the adjusted turning movement volumes attached with this report in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis and the Highway Capacity Software for the stop controller intersection. As the results in the Intersection Analysis show, the sum of the critical movements during the peak-season, peak-hours at project build-out is less than the adopted Level of Service volume of intersections of 1400 vph for both of the subject intersections:

		CRITIC	AL SUM
INTERSECTION		<u>A.M.</u>	<u>P.M.</u>
Greenview Shores Blvd. and South Shore	Blvd.	786	735
Sheffield Street and South Shore Blvd.		575	752
		LOS	DELAY
Sheffield Street and South Shore Blvd	A.M.	В	12.1
(Eastbound Approach)	P.M.	В	11.6

Note that the intersection of Sheffield Street and South Shore Blvd has been modified with a median diverter.

Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 5 REVISED 09/15/08

## RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net increase in trip generation of 44 peak hour trips, the radius of development influence shall be one-half mile.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than one percent of the LOS "D" of the link affected on a peak hour two-way basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "D" of the link affected on a peak hour two-way basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS "D" Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than three percent of the LOS "E" of the link affected on a peak hour two-way basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "E" of the link affected on a peak hour two-way basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS "E" Link Service Volumes.

## **EXISTING TRAFFIC**

Existing P.M. peak hour traffic volumes for the links within the project's radius of development influence were obtained from Palm Beach County and are attached with this report.

Background traffic, consisting of historical growth allowances furnished by Palm Beach County was also considered. Table 7 attached with this report calculates the 3 year historical growth rate for the available links with the project's radius of development influence.

The project is expected to be built-out in 2012 and background traffic was projected to that time. Please refer to Table 8 attached with this report for the 2012 analysis.

The distribution of project trips is shown in Figure 1 and was based upon the previous approval, the existing and proposed geometry of the roadway network, a review of the existing and historical travel patterns, and a review of the proposed development and improvements in the area.

Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 6 REVISED 09/15/08

## TRAFFIC ASSIGNMENT/DISTRIBUTION

The distributed traffic for the project at full build-out of the development was assigned to the links within the project's radius of development influence and can be seen in Figure 1.

Based on the projected total P.M. peak hour traffic volumes and threshold volumes for the links within the project's radius of development influence as shown in Figures 1, this project meets the applicable Peak Hour Traffic Volume Link Performance Standards listed under the Palm Beach County and Village of Wellington Traffic Performance Standards on all links within the project's radius of development influence.

## TEST 2 – FIVE YEAR ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Table 9 shows the projects net trip generation is less than three percent of the applicable LOS "E" threshold for all links within the projects radius of development influence. This project therefore meets the requirements of Test 2.

## SITE RELATED IMPROVEMENTS

The A.M. and P.M. peak hour turning movement volumes and directional distributions at the project entrances for the overall development are shown in Tables 5 and 6 attached with this report and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN / OUT)

A.M. Peak Hour = 268 / 57 P.M. Peak Hour = 189 / 380 Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 7 REVISED 09/15/08

## SITE RELATED IMPROVEMENTS (CONTINUED)

The A.M. and P.M. peak hour turning movements at the project entrances are shown on the attached Turning Movement Worksheet. Also attached are the revised South Shore Boulevard signing and pavement marking plans showing the proposed turn lanes from Sheffield Street to Greenview Shores Boulevard across the project frontage. The proposed project entrances have been located on the Site Plan to coincide with the South Shore Boulevard modifications.

Based on the Palm Beach County Engineering guideline used in determining the need for turn lanes of 30 left turns or 75 right turns in the peak hour, no additional turn lanes or site related improvements appear warranted beyond those proposed with the South Shore Boulevard roadway modifications.

Based on a review of the Turning Movement Worksheet and the South Shore Boulevard Roadway Modification Plans, the following comments are applicable:

- 1. The northernmost project entrance to South Shore Boulevard is provided with a right turn lane with approximately 205 feet of storage and 50 feet of taper. Based on a 40 mph speed limit and 83 right turns in the A.M. peak hour, approximately 280 feet of storage is recommended. However, the current driveway geometrics prevent the lengthening of this driveway to the recommended standard. Also, note that the 83 right turns in the A.M. peak hour are fewer right turns that the previously approved Traffic Impact Study of 100 right turns in the A.M. peak hour.
- 2. The southernmost project entrance to South Shore Boulevard is provided with a right turn lane with approximately 205 feet of storage and 50 feet of taper. Based on a 40 mph speed limit and 82 right turns in the A.M. peak hour, approximately 280 feet of storage is recommended. Note that the 82 right turns in the A.M. peak hour are fewer than the previously approved Traffic Impact Study of 103 right turns in the A.M. peak hour.

Traffic Impact Statement Job No. 05-134G July 16, 2008 - Page 8 REVISED 09/15/08

## SITE RELATED IMPROVEMENTS (CONTINUED)

- 3. The southbound to northbound u-turn lane on South Shore Boulevard at Sheffield Street is provided with approximately 205 feet of storage and 50 feet of taper. Based on a 40 mph speed limit and 3 existing left turns and 2 existing u-turns in the P.M. peak hour, with an additional proposed 228 P.M. peak hour u-turns, approximately 280 feet of storage is recommended. Note that the u-turn lane on the South Shore Boulevard Roadway Modification Plans have been revised to accommodate the recommended 280 feet of storage.
- 4. The northbound to southbound dual turn lanes on South Shore Boulevard at the Greenview Shores Boulevard intersection is provided with approximately 785 feet of storage and with 120 feet of taper. Based on a 40 mph speed limit and existing 549 P.M. peak hour northbound left turns (0 u-turns) with 6 P.M. peak hour proposed u-turns approximately 465 feet of storage is recommended. The provided turn lane therefore appears adequate.

## CONCLUSION

The proposed development has been estimated to generate an increase of 373 new trips per day, a decrease of 47 A.M. peak hour trips, and an increase of 44 P.M. peak hour trips at project build-out in 2012. A brief review of the links within the project's radius of development influence, however, reveals that the proposed development will have an insignificant assignment and therefore appears to meet the requirements of the Palm Beach County Traffic Performance Standards.

Robert T. Rennebaum, P.E.

FL/Reg. No. 41168

CC/ia:

## PREVIOUSLY APPROVED PROFESSIONAL CENTER AT WELLINGTON Trip Generation Analysis

APPROVED DAILY TRAFFIC GENERATION

Landuse	Code		Intensity		Kallerier	auome	2	2	CHILL COL			+	4 470
Canaral Office	710	130.094 S.F.	S.F.		Ln(T) = 0.77 Ln(	(X) + 3.65°			1,634	1,634	401	103	r.
General Cince				-	The second second		-		100	4 007	100/	100	1 788
Madinal Office	720	55 000 SF	IL.		36.13				1,98,1	106'1	0/01	001	
Medical Office	1	2000		-					1000	2000	1007	263	3 2 5 9
			Crond	Grand Totale					3,621	179'5	10%	700	a maria

TABLE 2
APPROVED AM PEAK HOUR TRAFFIC GENERATION

- I	-	T	-	T	-	1	
Total	208	1	123		331		
	25		26		27		
7 E	183	2	20	1	280		
18	23	2	14	1	17		
AL SE	_	-		1		1	
Pa Second	400%	200	100%	0/0	400%	0/01	
<b>企业</b>	- 6	7	U	0		0	
20	L		30.4	4	-	200	
or a	00	07	L	67	02	00	
	100	504	400	100	****	211	
rips at	000	727	00.	136	1	368	
) ne	1	28	000	67	1	26	
Gro In I (	1	204		108	1	311	
2 5	+	0.12	+	0.21	I		-
dS I	-	0.88 0	1	0.79 0	1		
	d	Ŧ		0	1		1
ē		1.55	-		١		
Tello		D LnX		2.48			
Rate/E		) = 0.80 Ln(X) +					
		Enl					
A					1	otals	-
						T puer	2
		14		ш		C	5
		194		00			
		130 094	100	55.0	0100		
		710	2	720	27		
2	2	Ľ					
	1						
	DAT.	Office	3	Office	3		
	Land	- Const	0 0 0	Andion	enical		
*	學文語	(	9	3	2		
	1						

APPROVED PM PEAK HOUR TRAFFIC GENERATION

#6'=				Γ	٦	
rips it   Total	206	1	163	L	200	
out Out	171	1	119	000	730	
Net I ∛In Ou	35		44	ŀ	6/	
s du	23		20	1	4.1	
ass-by	%	1	%0	1	10%	
	10%	2	10		9	
rips Total	229	777	181		409	
mal T Out	100	000	132		322	1
Exte	30	20	70	2	88	1
ps.	000	677	181	-	409	
SS Tri	00,	180	433	701	322	
O. L		33	0,	43	88	1
tid c	-	0.83	010	0.75		1
Silo		0.17	100	17.0		
512.4	300	00.		1.4		
		LU(X)+		+ (x) +		
		0 = 0.741	1	h(T) = 0.93 Ln(X) + 1.47		
0	1	(E)		Lu(I)		
	1		-			orais:
						Grand lotals:
		U.		S.		
	1	130 094 SF	20,00	55,000  S.F.		
	100	710 1	,		+	
	200	74		720		
	100					
	asni	Office		Madical Office	3	
	Lan		General Office	Madica	MICHIGA	
¥						
1.03	1.		0	1		

# PROPOSED PROFESSIONAL CENTER AT WELLINGTON Trip Generation Analysis

TABLE 4
PROPOSED DAILY TRAFFIC GENERATION

	ILES INTE			Batalediation - In	Split   Gross Tribs	F External Trips	, 4855 , 495	Trips	Net Trips
Canduse Trail	Code		mensuy			4 200	100%	121	1.088
O Local Office	710	3 S CF0 78	u s	Ln(T) = 0.77 Ln(X) + 3.65	1,208	1,200	0/01	141	
General Office	2	1			100	1 087	10%	199	1,788
	720	3 000 SE	LL U	36.13	196'1	1061	0/01	201	
Medical Office	150	000,00		- 1	0.00	2010	700 63	1 269	747
	000	1E 43E CE	ш	Ln(T) = .64 Ln(X) + 5.87	2,016	2,010	07.30	207	
Gen. Commercial	020	10,100			017	450	260/	112	337
10.00	024	15 000 S	ц	89.95	450	450	0/07	7	
Quality Restaurant	100	0000			700 1	F RR4	300%	1 704	3,960
			Canad Totala.		100'0	20050	20/00		

TABLE 5
PROPOSED AM PEAK HOUR TRAFFIC GENERATION

Consider Transfer Code Transfer Intensity	The same of the sa	中一一時 かのから	•		Ċ			III			n sdi	no L	Total
045.0	このできませる 日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日	JUL - 100		8							+	40	152
	(X) = (1) = (1) = (1)	+155 0.88	0.12	149	20	169	149	20 1	10%			134	+
2	ייים ביים בייליי		+	1	1		-	-	7001		P	97 26	123
720 RE 000 SE	2.48	0.79	0.21	108	53	136	108	53		1	+	1	
200'00			1				40		46 A B B		10	7	٥
12 AE 126 SE	1.03	19.0	0.39	10	٥	0	2	0	-	1		+	
00-10-			1			,	c	0	75%	%		2 2	3
5 FOOD S.F.	0.81	0.5	0.5	7	7	4	4	7	-		1	+	ŀ
0,000				950	5.7	225	268	57	325 13	13%	41 2	236 48	284
Grand	Grand Totals:			2007	10	25.0	4	1	1				

TABLE 6
PROPOSED PM PEAK HOUR TRAFFIC GENERATION

	-1					T	i		-	-	T				
2	Tota	154	2	00,	163	-	27	5	00	28	-	412	-		
נו	ano O	408	120		1.0		20	000	1	5		201	107		
るがは	(III)	00	07		77		00	34		5.		404	171		
	SO		-	-	48	2		113	-	0	,		90		
Yassa-ny			9		,	0		%(		76	10		100%	١	
	3.1		10%		100/	2	-	62.9%		70°C	2		28%		
50	otal		171	1	404	0		180		27	20		699	-	
That I		a de la composition della comp	142		000	132	-	70	,	40	7		380		
Frto			20	,		49	-	98	3	r	67		180		
	, a		171		-	181		100	200	1	37		250	200	
The			CVV	741	-	132		70	450	1	12	1	200	200	
Car Car	ב פ פ		00	67	1	67		0	90		25		100	601	
		ב ב ב	000	0.83	-	0.73	2		0.52	-	0.33		_	No. of the last	
0-10			H	0.17	-	0 27	-	-	0.48	1	0.67				
Contract of the Contract of th	9 (P)		ŀ	20.1	-			1							
Bout of the second		Jacon		(Y) +		TA + 4 (Y) - (T) - 17/2	1 (2)		LN(A) + 3.40		•	,			
The second second		DIJI'e'		= 0.74 LF		1000	U.35 L	1000	≈ 0.66 LI		7 49				
The second second second		Kate				1 -/17/-		141	10(1)						
		1. The second											-	ta s:	
			-					-						Grand Totals:	
	機が	tensit	and the second	u		1			u		L	O.T.		Ē	•
				32 CK0 70	746		55 000 8.1		15 126 CE	2	1000	200			
		がはいる				-	22		4	2		2			
	ITE	ancu C		740			720		000	070	100	93			
			Contract of the			1					-				
	は、	C	1	,,,	Tice		fina	200		ercial		aurant			
		COLLEGE -	3		General Office		Madigal Office	יותונים כ		Gen. Commercial		Chality Restaurant			
		1.		-	9		AAA	M	1	Gen	1	C			
			C 24 C 40												

## PROFESSIONAL CENTER AT WELLINGTON

TABLE 7 GROWTH RATE CALCULATION

F ROADWAY	FROM	OII+	2005 PEAK SEASON (F.2	SEASON SEASON TRAFFIC	(%)
SOUTH SHORE BLVD SOUTH SHORE BLVD SOUTH SHORE BLVD	LAKE WORTH RD PIERSON RD GREENVIEW	PIERSON RD GREENVIEW BIG BLUE TRACE	18874 18874 20318	16711 16711 19087	4.0% 4.0% -2.1%
PIERSON RD PIERSON RD	WEST OF EAST OF	SOUTH SHORE BLVD SOUTH SHORE BLVD	00	00	0.0% 0.0%
GREENVIEW	SOUTH SHORE BLVD	WELLINGTON TRACE	20135	18555	-2.7%
*2004 and 2007 Counts					

## PROFESSIONAL CENTER AT WELLINGTON

TABLE 7
GROWTH RATE CALCULATION

LAKE WORTH RD         PIERSON RD         GREENVIEW         18874         16711           PIERSON RD         GREENVIEW         18874         16711           GREENVIEW         BIG BLUE TRACE         20318         19087           WEST OF         SOUTH SHORE BLVD         0         0           SOUTH SHORE BLVD         WELLINGTON TRACE         20135         18555	LAKE WORTH RD         PIERSON RD         18874           PIERSON RD         GREENVIEW         18874           GREENVIEW         BIG BLUE TRACE         20318           WEST OF         SOUTH SHORE BLVD         0           SOUTH SHORE BLVD         WELLINGTON TRACE         20135	ROADWAY	FROM	Ţ	2005 PEAK SEASON TRAFFIC	SEASON TRAFFIC	(%)
PIERSON RD         GREENVIEW         1874         16711           GREENVIEW         BIG BLUE TRACE         20318         19087           WEST OF         SOUTH SHORE BLVD         0         0           SOUTH SHORE BLVD         WELLINGTON TRACE         20135         18555	PIERSON RD         GREENVIEW         16711           GREENVIEW         BIG BLUE TRACE         20318         19087           WEST OF         SOUTH SHORE BLVD         0         0           SOUTH SHORE BLVD         WELLINGTON TRACE         20135         18555	SOUTH SHORE BLVD	LAKE WORTH RD	PIERSON RD	18874	16711	4.0%
GREENVIEW         BIG BLUE TRACE         20318         19087           WEST OF         SOUTH SHORE BLVD         0         0           EAST OF         SOUTH SHORE BLVD         0         0           SOUTH SHORE BLVD         WELLINGTON TRACE         20135         18555	GREENVIEW         BIG BLUE TRACE         20318         19087           WEST OF         SOUTH SHORE BLVD         0         0           EAST OF         SOUTH SHORE BLVD         WELLINGTON TRACE         20135         18555	SOUTH SHORE BLVD	PIERSON RD	GREENVIEW	18874	16711	4.0%
WEST OF SOUTH SHORE BLVD 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	WEST OF         SOUTH SHORE BLVD         0         0           EAST OF         SOUTH SHORE BLVD         0         0           SOUTH SHORE BLVD         WELLINGTON TRACE         20135         18555	SOUTH SHORE BLVD	GREENVIEW	BIG BLUE TRACE	20318	19087	-2.1%
EAST OF SOUTH SHORE BLVD 0 0 0 0 0 0 SOUTH SHORE BLVD WELLINGTON TRACE 20135 18555	EAST OF SOUTH SHORE BLVD WELLINGTON TRACE 20135 18555	PIERSON RD	WEST OF	SOUTH SHORE BLVD	0	0	%0.0
SOUTH SHORE BLVD WELLINGTON TRACE 20135 18555	SOUTH SHORE BLVD WELLINGTON TRACE 20135 18555	PIERSON RD	EAST OF	SOUTH SHORE BLVD	0	0	%0.0
2004 and 2007 Counts	*2004 and 2007 Counts	GREENVIEW	SOUTH SHORE BLVD	WELLINGTON TRACE	20135	18555	-2.7%
		*2004 and 2007 Counts					

PROCESSIONAL CENTER AT WELLINGTON

\$

2612 BUILD OUT 1/2 MILE RADIUS TOTAL PROJECT TRIPS ==

PERCENT LOS D IMPACT STD.	*	2	*	*	*
LOB D IMPACT	0.13%	0.90%	0.47%	%96°0	0.82%
	3110	1460	9110	3110	3110
Assuren LANEs LOS D	40	•	40	40	97
PROC. APPROVED TOTAL 2012  2012 PROJECT PROJECT MAJOR (40% PROJECT DACKGROUND TOTAL BACKGROUND DISTRIBUTION TRUPS PROJECT GROWTH PLUS 16% TRAFFIC	1734	1484	1484	1484	17.26
TOTAL BACKGROUND TRAFFIC	2	25	25	Z	44
APPROVED PROJECTS PLUS 1.0%	2	28	28	28	29
1.0% GROWTH	2	23	2	2	79
PBC WAJOR PROJECT	۰	0	٥	•	
PROJECT: TRIPS	•	2	70	58	26
PROJECT	ž	*on	33%	¥7.8	**
2012 BACKGRÖUND	89	2	52	2	78
DROWTH RATE	1.0%	7.0%	1.0%	1.0%	1.0%
E AQUESTED FEAK FEAK DROWTH PROMIN BA	1666	1428	1426	1426	1669
0	WELLINGTON TRACE	PIERSON RD	SITE	GREENVIEW	BIG BLUE TRACE
FROM	SOUTH SHORE BLVD	LAKE WORTH RD	PIERSON RD	SITE	GREENVIEW
OADWAY	GREENVIEW SHORES (PBC 2007)	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD

TABLE 9
PBC TPS TWO-WAY PM PEAK HOUR ANALYSIS-TEST 2 FIVE YEAR ANALYSIS

		*	
2013 FIVE YEAR ANALYSIS	1/2 MILE RADIUS	TOTAL PROJECT TRIPS #	

ABUSED (C) PERCENT LOS JANES (DOS LOSSE MIRAGET (DOS LANGES)	*	*	*	*	*
PERCENT	0.12%	0.84%	0.44×	%06'0	0.78%
19 19	3270	1570	3270	3270	3270
Assurted	40	•	4	40	97
2013 TOTAL TRAFFIC	1751	1499	1499	1499	1744
TOTAL BACKGROUND TRAFTIC	98	73	p	57	2
APPROVED PROJECTS PLUS 1.0%	98	57	Ľ	£	<b>10</b>
1.0% GROWTH	<b>S</b>	R	E	E	99
PBC MAJOR PROJECT	٥	0	0	0	•
PROJECT TRIPS	4	Ē	5	29	56
GROWTH 2015 PROJECT RECLEG MAJOR (1007) MAJO	*	*or	35.50	¥778	% 95 % 95
2015 BACKGROUND	88	27	£	r.	55
1.00	1.0%	1.0%	1.0%	1.0%	1.0%
Abulanto Peak Houre	1858	1426	1426	1428	1669
	WELLINGTON TRACE	PIERSON RD	STIS	GREENVIEW	BIG BLUE TRACE
	SOUTH SHORE BLVD	LAKE WORTH RD	PIERSON RD	SITE	GREENVIEW
	GREENVIEW SHORES (PBC 2007)	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD	SOUTH SHORE BLVD

t

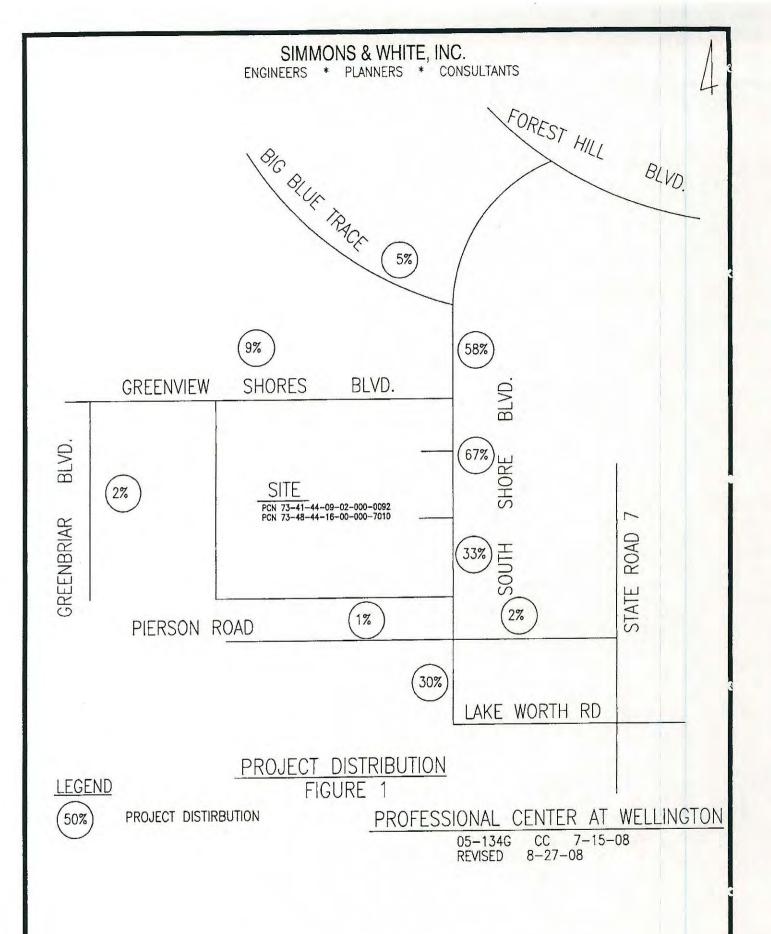
ŧ

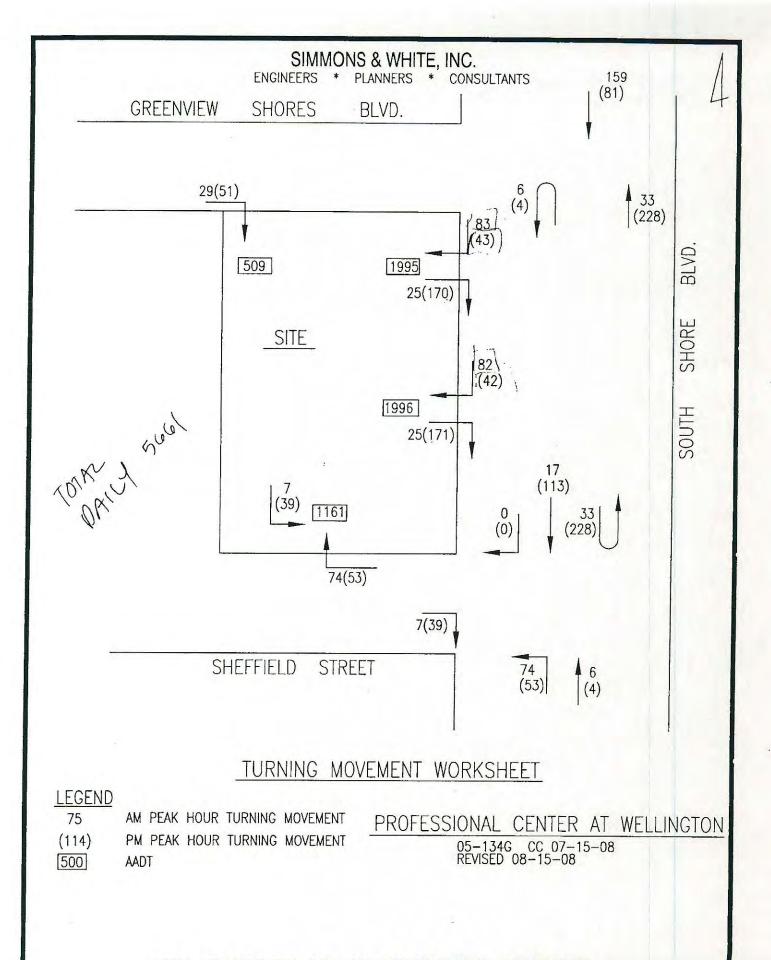
8

TABLE 10
WELLINGTON PM PEAK HOUR DIRECTIONAL ANALYSIS

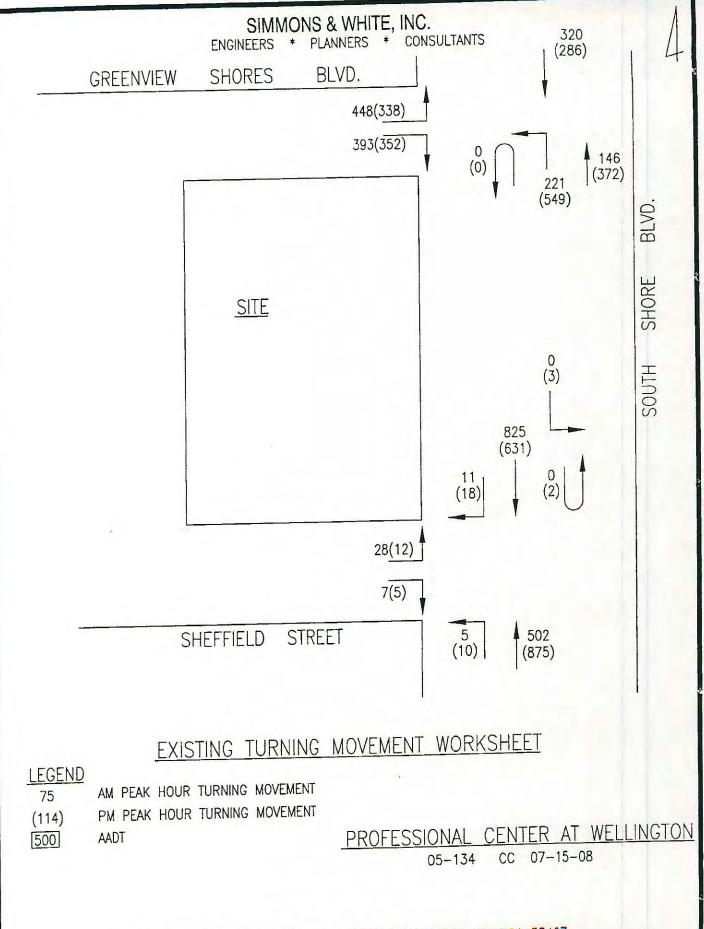
+
100
¥ \$

2012 BUILD DUT 1/2 MILE PADIUS TOTAL PROJECT TRIPS =





5601 CORPORATE WAY, SUITE 200, WEST PALM BEACH, FLORIDA 33407 TELEPHONE (561) 478-7848



5601 CORPORATE WAY, SUITE 200, WEST PALM BEACH, FLORIDA 33407 TELEPHONE (561) 478-7848

## **CMA INTERSECTION ANALYSIS**

## WELLINGTON INTERNATIONAL EQUESTRIAN SHOWGROUNDS GREENVIEW SHORES BOULEVARD AND SOUTH SHORES BOULEVARD

## INPUT DATA

Growth Rate = 1.00% Peak Season = 1.05 Current Year = 2006

Buildout Year = 2012

COMMENT: Assumes the Village of Wellington improvements for South Shore Blvd

			A	M Pea	k Hour							
		INTER	SECTIO	N VOLU	ME DE	/ELOPN	MENT					
	na)N	orthbour	nd	S	outhbou	nd	. E	astbour	id.	٧	Vestbour	
	Left	Thru	Right ·	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2006)	221	146	0	4	320	632	448	1	393	0	1	1
Peak Season Adjustment	11	7	0	0	16	32	22	0	20	0	0	0
Background Traffic Growth	14	9	0	0	21	41	29	0	25	0	0	0
1% Background Growth	14	9	0	0	21	41	29	0	25	0	0	0
Major Projects Traffic	4	44	0	0	53	0	0	0	4	0	0	0
Background Traffic Growth Used	18	53	0	0	74	41	29	0	29	0	0	0
Project Traffic	6	33	0	0	159	0	0	0	10	0	0	0
Total	256	240	0	4	569	704	499	1	452	0	1	1
Approach Total		496			1,278			952			2	
		(	RITICA	L VOLU	ME AN	LYSIS						
No. of Lanes	2	2	<	1	2	1	2	<	1	1	1	<
Per Lane Volume	128	1:	20	4	284	704	250	0	452	0		2
Right on Red			10			60			60			10
Overlaps Left			0 .			250			128			4
Adj. Per Lane Volume	128	67	0	4	284	394	250	0	264	0	2	0
Through/Right Volume		67			394			264			2	
Opposing Left Turns		4			128			0			250	
Critical Volume for Approach		71			522			264			252	
Critical Volume for Direction			52	22					26	64		
Intersection Critical Volume							36					
STATUS?						UNI	DER					

INPUT DATA

Growth Rate = 1.00% Peak Season = 1.05

Current Year = 2006

Buildout Year = 2012

		INTER	P SECTION		k Hour	VELOP	MENT					
1	taria N	orthbou			outhbou			astbour	id de la cons	2. 0.034 <b>(V</b> )	/estbout	nd .
	Left	Thru	Right	Left	Thru	Right	"Left"	Thru	Right	Left	Thru	Right
Existing Volume (2006)	549	372	6	10	286	412	338	0	352	1	5	4
Peak Season Adjustment	27	19	0	1	14	21	17	0	18	0	0	0
Background Traffic Growth	35	24	0	1	18	27	22	0	23	0	0	0
1% Background Growth	35	24	0	1	18	27	22	0	23	0	0	0
Major Projects Traffic	4	44	0	0	53	0	0	0	4	0	0	0
Background Traffic Growth Used	39	68	0	1	71	27	22	0	27	0	0	0
Project Traffic	4	228	0	0	81	0	0	0	7	0	0	0
Total	620	687	7	11	453	459	377	0	403	1	6	4
Approach Total		1,313			923			780			11	
			Critica	l Volu	me Anal	ysis						
No. of Lanes	2	2	<	1	2	1	2	<	1	1	1	<
Per Lane Volume	310	3-	47	11	226	459	188	0	403	1	1	0
Right on Red			10			60			60			10
Overlaps Left			1			188			310			11
Adj. Per Lane Volume	310	337	0	11	226	211	188	0	33	1	10	0
Through/Right Volume		337			226			33			10	
Opposing Left Turns		11			310			1			188	
Critical Volume for Approach		348			536			34			198	
Critical Volume for Direction			53	6					19	98		
Intersection Critical Volume						7	35					
STATUS?						UN	DER					

## CMA INTERSECTION ANALYSIS

## PROFESSIONAL CENTER AT WELLINGTON SHEFFIELD STREET AND SOUTH SHORES BOULEVARD

## **INPUT DATA**

Growth Rate = 1.95%

Peak Season = 1.05

Current Year = 2006

Buildout Year = 2012

COMMENT: Assumes the Village of Wellington improvements for South Shore Blvd

***			A	M Pea	k Hour							
		INTER	SECTIO	N VOLU	ME DE	VELOP	MENT					
1	N	orthbou	nd	S	outhbou	nd	THE KE	astbour	id	V	Vestbou	nd
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Righ
Existing Volume (2006)	5	502	1	0	825	11	0	0	35	0	0	0
Peak Season Adjustment	0	25	0	0	41	1	0	0	2	0	0	0
Background Traffic Growth	1	65	0	0	106	1	0	0	5	0	0	0
1% Background Growth	0	32	0	0	53	1	0	0	2	0	0	0
Major Projects Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Growth Used	1	65	0	0	106	1	0	0	5	0	0	0
Project Traffic	74	6	0	33	17	0	0	0	7	0	0	0
Total	80	598	1	33	990	13	0	0	48	0	0	0
Approach Total		679			1,036			48			0	
		(	CRITICA	L VOLU	ME AN	ALYSIS						
No. of Lanes	1	2	<	1	2	1	0	0	1	0	0	1
Per Lane Volume	80	3	00	33	495	13	0	0	48	0	0	0
Right on Red			10			60			10			10
Overlaps Left			0			0			80			33
Adj. Per Lane Volume	80	2	90	33	495	0	0	0_	0	0	0	0
Through/Right Volume		290			495			0			0	
Opposing Left Turns		33			80			0			0	
Critical Volume for Approach		323			575			0			0	35,000
Gritical Volume for Direction			5	75						0		
Intersection Critical Volume			120	10.6			75					
STATUS?						UN	DER					

## INPUT DATA

Growth Rate = 1.95%

Peak Season = 1.05

Current Year = 2006

Buildout Year = 2012

		INTER		M Pea		VELOPI	MENT					
	Tole N	orthbou			outhbou			astbour	id 💮	7V	Vestbour	nd - i
	Left	Thru	Right		Thru	Water Street,	Left	Thru	Right	Left	Thru	Right
Existing Volume (2006)	10	875	0	5	631	18	0	0	17	0	0	2
Peak Season Adjustment	1	44	0	0	32	1	0	0	1	0	0	0
Background Traffic Growth	1	113	0	1	81	2	0	0	2	0	0	0
1% Background Growth	1	57	0	0	41	1	0	0	1	0	0	0
Major Projects Traffic	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Growth Used	1	113	0	1	81	2	0	0	2	0	0	0
Project Traffic	53	4	0	228	113	0	0	0	39	0	0	0
Total	65	1036	0	234	857	21	0	0	59	0	0	2
Approach Total		1,100		T	1,112			59			2	
			Critic	al Volu	ne Anal	ysis						
No. of Lanes	1	2	<	1	2	1	0	0	1	0	0	1
Per Lane Volume	65	5	18	234	428	21	0	0	59	0	0	2
Right on Red			10			60			10			10
Overlaps Left			0			0			65			234
Adj. Per Lane Volume	65	518	0	234	428	0	0	0	0	0	0	0
Through/Right Volume		518			428			0			0	
Opposing Left Turns		234			65			0			0	
Critical Volume for Approach	-	752			493			0			0	
Critical Volume for Direction			7	52						)		
Intersection Critical Volume						20.0	52				4	
STATUS?						UNI	DER					

Due to the median improvements existing eastbound left turns have been added to right turns

## TWO-WAY STOP CONTROL SUMMARY General Information Site Information CC Analyst Intersection Sheffield Blvd & South Shores SW Agency/Co. Jurisdiction Wellington Date Performed 8/16/2008 Analysis Year 2012 Analysis Time Period AM Project Description Professional Center at Wellington East/West Street: Sheffield Blvd North/South Street: South Shores Intersection Orientation: North-South Study Period (hrs): 0.25 Vehicle Volumes and Adjustments Major Street Northbound Southbound Movement 3 4 5 6 L R R Volume (veh/h) 80 598 33 990 13 Peak-Hour Factor, PHF 0.95 0.95 0.95 0.95 0.95 0.95 Hourly Flow Rate, HFR 84 0 629 34 1042 13 (veh/h) Percent Heavy Vehicles 2 2 ----Median Type Raised curb RT Channelized 0 0 2 0 Lanes 1 1 2 1 Configuration L L R Upstream Signal 0 Minor Street Eastbound Westbound Movement 8 9 10 11 12 T R R L T L Volume (veh/h) 48 0 Peak-Hour Factor, PHF 0.95 0.95 0.95 0.95 0.95 0.95 Hourly Flow Rate, HFR 0 0 0 50 0 0 2 2 2 2 Percent Heavy Vehicles 2 2 Percent Grade (%) 0 0 N N Flared Approach 0 0 Storage RT Channelized 0 0 0 0 1 0 0 1 anes Configuration R R Delay, Queue Length, and Level of Service Northbound Southbound Westbound Approach Eastbound Movement 1 4 7 8 9 10 11 12 R Lane Configuration L L R 84 34 0 50 v (veh/h) 656 949 725 C (m) (veh/h) 554 0.13 0.04 0.00 0.09 v/c 0.00 95% queue length 0.44 0.11 0.30 8.9 10.0 Control Delay (s/veh) 11.3 12.1 LOS В A A B 12.1 Approach Delay (s/veh) \_\_ Approach LOS Generated: 9/22/2008 9:37 AM

## TWO-WAY STOP CONTROL SUMMARY Site Information General Information Sheffield Blvd & South Shores Intersection CC Analyst Wellington Jurisdiction SW Agency/Co. 2012 Analysis Year 8/16/2008 Date Performed PM Analysis Time Period Project Description Professional Center at Wellington South Shores North/South Street: East/West Street: Sheffield Blvd Study Period (hrs): 0.25 Intersection Orientation: North-South Vehicle Volumes and Adjustments Southbound Northbound **Major Street** 4 5 6 3 Movement Ŧ R R L 857 21 234 0 65 1036 Volume (veh/h) 0.95 0.95 0.95 0.95 0.95 Peak-Hour Factor, PHF 0.95 Hourly Flow Rate, HFR 902 22 246 0 1090 68 (veh/h) --2 Percent Heavy Vehicles Raised curb Median Type 0 RT Channelized 2 1 0 2 1 anes R T TR L T Configuration L 0 Upstream Signal Westbound Eastbound Minor Street 12 10 11 9 8 7 Movement R T L R L T 2 59 Volume (veh/h) 0.95 0.95 0.95 0.95 0.95 Peak-Hour Factor, PHF 0.95 2 Hourly Flow Rate, HFR 0 0 0 62 0 (veh/h) 2 2 2 2 2 2 Percent Heavy Vehicles 0 0 Percent Grade (%) N N Flared Approach 0 0 Storage 0 0 RT Channelized 0 1 0 0 1 0 Lanes R R Configuration Delay, Queue Length, and Level of Service Eastbound Westbound Northbound Southbound Approach 8 9 10 11 12 4 1 Movement R R L L Lane Configuration 62 246 68 v (veh/h) 607 536 735 636 C (m) (veh/h) 0.10 0.00 0.39 0.09 v/c 0.34 0.01 1.82 0.30 95% queue length 11.6 11.7 14.2 Control Delay (s/veh) 10.4 B B В B LOS 11.6 11.7 --Approach Delay (s/veh) B B Approach LOS Generated: 9/22/2008 8:31 AM

					DAII	YTRA	FFIC V		100	2008	7	-	OUB AM		_	= 1	in the same	CDAND
STA	ROAD	FROM	10	LANES	2003	2004	2002	2006 2	2007	DATE	VOL	GR 2	2-WAY NB/EB		n	-	١٥	CAARGO
1	SHERWOOD FOREST BL	Lake Worth Rd	10th Ave N	2	7153	7648	7677	2106	2602	1/30/2008	6790 -4.	4.01%	434	140	328	009	288	333
	TSEACO GOOMADIA	N ave N	Cresthaven Blvd	2	8160	8402	5606	8655	9129	1/30/2008	8073 -3.	-3.90%	585	199	400	760	410	353
	Shen i Coo i chesi pe	7	bull 11311 trans	,	7031	7473	7434	7723	7323	1/30/2008	7354 -0.	-0.36%	260	259	302	101	290	415
4200	SHERWOOD FOREST BL	Cresthaven Blvd	Orest filli bivd	4							7007		1005	654	488	1235	627	809
2615	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	7				12004	13197	2/26/2008	14735		CKNI	5	9		;	
2807	SILVER BEACH RD	Old Dixie Hwy	US-1	2	13582	13005	13451	14402	13166	1/07/2008	12823 -1	-1.58%	1112	265	515	1027	491	203
	SKEES RD	Okecchobee Bl	Belvedere Rd	2	4863	2650	1595	6736	5398	1/07/2008	5102 -3	-3,35%	438	248	202	450	280	174
	SOLITH SHORE DR		Greenview Shores Bl	2	18476	18674	18874	18100	16746	1/09/2008	16711 -3	-3.98%	1377	512	938	1426	882	109
3679	SOUTH SHORE DR	res Bl	Big Blue Trace	40	20402	19873	20318	21978	19744	1/09/2008	19081	-2.06%	1416	586	198	1659	964	713
100	SOLITH SHORE DR	Big Blue Trace	Forest Hill Blvd	4D	23575	24624	26822	24190	26556	1/09/2008	25227 -	-2.02%	1739	1130	628	2213	1063	1157
3101	SOUTHERN BLYD	20 Mile Bend	Lion Country Safari	4D	16981	17904	17567	18085	17190	2/04/2008	86191	-2.67%	1344	545	884	1445	162	654
1945	SOLITHERN BLVD	Lion Country Safari	Seminole Pratt Whitney Rd	40					23814	2/04/2008	21535		1722	129	1121	1849	1165	702
3443	SOUTHERN BLVD	Seminole Pratt Whitney Rd Binks Forest Driv	Binks Forest Drive	09	31956	32131	37182	35612	29807	2/04/2008	28605 -	-8.37%	2484	1126	1421	2345	1255	1123
2445	COLITHEBN BI VD	Binks Forest Drive	Big Blue Trace	4D	32639	32632	35256	33195	32664	2/21/2008	30997	4.20%	2546	1453	1135	2548	1290	1300
1413	SOUTHERN BLVD	Big Blue Trace	Forest Hill/Crestwood	40	44550	43517	45385	44364	44382	3/18/2008	42116	-2.46%	3178	1702	1506	3302	1676	1708
3417	SOUTHERN BLVD	Forest Hill/Crestwood	Cypress Head	Q9	40700	41509	42335	43100	46087	2/04/2008	48632	4.73%	3722	2474	1422	3901	1819	2091
3437	SOUTHERN BLVD	Cypress Head	Royal Palm Beach Blvd	Q9	43600	44468	45352	43747	46826	2/04/2008	46769	1.03%	3504	2295	1362	3756	1662	2094
3405	SOUTHERN BLVD	Royal Palm Beach Blvd	Lamstein Ln	8D	46895	47828	48779	49700	20600		20500	1.16%						
3409		Lamstein Ln	SR-7	8D	48674	50109	51263	51154	52000		51800	0.35%						
3415		SR 7	Sansbury's Way	80	34714	38206	38854	40659	42900		43500	3.84%						
3105		Sansbury's Way	Pike Rd	8D			43644	44213	46545		47700	3.01%						
3215		Pike Rd	Fla Tumpike Entrance	8D	37947	41758	8 45951	49100	52700		54700	5.98%						
1223		Fla Tumpike Entrance	Jog Rd	80		0	39180	40938	40685	2/04/2008	42908	3.08%	3632	2203	1429	3439	1610	1836

\*Note: Where no peak hour volumes are shown, the 2008 daily volume was estimated based on previous count data or collected without peak hour data. Page 36 of 43 Tuesday, May 13, 2008

				_	DAILY	TRAFF	DAILY TRAFFIC VOLUMES	UMES	20	2007 DAILY		2007 AM PEAK HOUR"	PEAK HO	_	2007 PM PEAK HOUR	EAK HO	UR.
STA	ROAD	FROM	10	LANES	2002 20	2003 20	2004 2005	05 2006	DATE	VOL	GR	2-WAY N	NB/EB SI	SB/WB 2	2-WAY N	NB/EB SE	SBWB
3900	GEORGIA AVE	Southern Blvd	Bunker Rd	2	5045 54	5483 61	6168 6939	39 8747		0089	3.31%	0	0	0	0	0	0
3876	GEORGIA AVE	Belvedere Rd	Southern Blvd	2	6236 6	6367 65	6593 6827	1116 72		7200	2.98%	0	0	0	0	0	0
3860		Park Pi	Belvedere Rd	7	1952	1729 11	11 0611	1150 1116		1300	2.99%	0	0	0	0	0	0
3844		Banyan Blvd	Lakeview Ave	7	3126 3	3505 39	3960 44	4474 5889		4500	4.35%	0	Φ	0	0	0	0
6429		Palmetto Park Rd	Cain Blvd	4D			74	7468 7088	1/9/2007	7685		1203	523	089	620	230	392
6411		Cain Blvd	SR-7	4D	29972 3	31469 31	31278 309	30928 32300	1/9/2007	7 29831	-1.57%	2326	1536	790	2628	1046	1582
6415	GLADES RD	SR-7	Lyons Rd	Q9	40206 4	40136 45	45835 460	46600 48111	1/10/2007	7 43992	-1.36%	2950	1792	1450	3481	1638	1843
6413		Lyons Rd	Boca Rio Rd	Q9	49558 5	50737 49	49895 50	50638 51884	1/22/2007	7 46008	-2.67%	3122	1833	1881	3578	1618	2050
6101	GLADES RD	Boca Rio Rd	Tumpike Entrance	Q9	53856 5	54943 5	55416 60	60318 59032	2 2/6/2007	7 53915	~16.0-	3553	2261	1726	4127	1878	2257
6205	GLADES RD	Tumpike Entrance	Jog/Powerline Rd	Q9	59190 5	59338 6	61361 65	65077 65727	7 1.722/2007	7 58222	1.74%	4447	3070	1764	4726	1932	2794
6615		Jog/Powerline Rd	St. Andrews Blvd	Q9	58293	57359 5	55101 56	56754 58472	2	26500	0.84%	0	0	0	0	0	0
6207	7 GLADES RD	St. Andrews Blvd	56-1	Q9	26902	70437 7	70402 69	69770 72895	5 2/6/2007	17 65199	9 -2.53%	4345	2487	2213	4923	2520	2477
6307	7 GLADES RD	56-1	Perimeter Rd	Q9	74229	77245 7	73351 69	69258 74095	ž	63800	0 -4.54%	0	0	0	0	0	0
6821		Perimeter Rd	FAU Entrance(10th Ave N	Q9	61473	62336 6	68381 70	70373 72600	00 2/9/2	07 62480	0 -2.96%	4251	2716	2047	4533	2004	2777
6831		FAU Entrance (10th Ave N Boca Raton Blvd	Boca Raton Blvd	<b>G9</b>	44592	45274	43372 41	40979 41239	68	42700	0 -0.52%	0	0	0	0	0	0
6833	3 GLADES RD	Boca Raton Blvd	Old Dixie Hwy	Q9	33098	34331	33712 3	31340 30755	25	32500	0 -1.21%	0	0	0	0	0	0
6837	17 GLADES RD	Old Dixie Hwy	US-1 (Federal Hwy)	<b>Q9</b>	21421	22030	20416 2	21142 22879	62	22200	0 2.83%	0	0	0	0	0	0
3432	32 GREENVIEW SHORES	Wellington Trc	South Shore Blvd	4D	19568	19385	20135 2	21269 19915	15 1/24/2007	18555	.5 -2.69%	1103	552	199	1666	915	677
3302	32 GREENWOOD AVE	MLK Jr Blvd	45th St	4	19183	18733	17851 1	17011 14204	04	16900	00 -1.81%	0	0	0	0	0	0
3649	49 GUN CLUB RD	Jog Rd	Haverhill Rd	7	2002	5117	8009	6740 6776	76 2/20/2007	007 6053	3 0.25%	548	377	186	699	283	380
3651	51 GUN CLUB RD	Haverhill Rd	Military Tr	\$	11667	11465	13014	16087 14254	54 2/7/2007	14328	28 3.26%	1332	978	354	1494	476	1018
36	3653 GUN CLUB RD	Military Tr	Kirk Rd	\$5	13862	14914	15826	17196 16077	77/2007	17271 700	71 2.96%	1540	973	965	1803	538	1276
											1				1	Dag	17 of 43

\*Note: Where no peak hour volumes are shown, the 2007 daily volume was estimated based on previous count data or collected without peak hour data. Pagc 17 of 43 Tuesday, May 29, 2007

SOUTH SHORE BOULEVARD & GREENVIEW SHORES BOULEVARD, WELLINGTON, FLORIDA COUNTED BY: MIKE MALONE SIGNALIZED

## TRAFFIC SURVEY SPECIALISTS, INC. 624 GARDENIA TERRACE DELRAY BEACH, FLORIDA 33444 (561) 272-3255 FAX (561) 272-4381

Site Code: 00060137 Start Date: 05/02/06 File I.D.: GREESOUT Page: 1

(	GREENVII	EW SHOR	ES BLVD		SOUTH S	HORE BO	ULEVARD		DRIVEWA	Y					DULEVARD	1	
	From No:	rth			From Ea	st			From So	uth			From We	st			
					Ī				i					40.00	24		
	Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Right	Thru	Ulurn	Left	Right	Thru	UTurn	Left	Tota
Date 05/0	02/06																
07:00	87	0	0	92	216	81	0	1	1 0	0	0	0	0	31	0	57	56
07:15	9 9	0	1	123	202	86	1	2	1 0	1	D	0	•	32	0	62	60
07:30	113	0	0	125	125	86	0	0	1 1	0	0	0	0	39	0	55	54
07:45	94	1	1	106	89	67	0	0	1 0	0	0	0_	0	44	0_	47	44
Hr Total	393	1	2	446	632	320	1	3	1	1	D	0	0	146	0	221	216
08:00	98	1	0	128	49	74	0	0	0	0	1	0	0	58	0	69	47
08:15	120	0	0	51	54	79	0	0	0	0	0	0	0	45	D	62	41
08:30	102	0	0	72	34	85	0	0	0	۵	0	. 0	1	59	0	62	41
08:45	96	0	1	80	55	102	0	2	1	0	0	0	1. 0	86	0	69	45
Hr Total	416	1	1	331	192	340	D	2	1	٥	1	0	1	248	0	262	179
	- * BRE	EAK * -													*****		
16:00	56	1-	0	99	81	46	0	2	0	1	0	2	1	102	0	117	50
16:15	77	0	1	87	92	60	0	1	1	٥	1	0	2	70	0	114	50
16:30	72	0	2	91 1	80	47	0	2	1	0	0	0	0	92	0	106	49
16:45	96	0	1	72	73	70	1_	1	0	0	0	0	2	97	0_	121	53
r Total	301	1	4	349	326	223	1	6	2	1	1	2	5	361	0	458 [	204
7:00	95	0	1	93 [	97	70	0	0	2	3	0	D	2	104	0	140	60
7:15	80	0	0	86	105	77	1	2	1	1	0	0	2	90	0	135	58
7:30	93	0	0	78	110	72	1	2	0	1	0	0	0	75	0	136	56
7:45	84	0	. 2	78	100	67	1	3. 1	1	0	0	1		103	0	138	58
Ir Total	352	0	3	335	412	286	3	7	. 4	5	0	1	6	372	0	549	233
TOTAL*	1462	3	10	1461	1562	1169	5	18	8	7	2	3	12	1127	0	1490	833

SOUTH SHORE BOULEVARD & GREENVIEW SHORES
BOULEVARD, WELLINGTON, FLORIDA
COUNTED BY: MIKE MALONE
SIGNALIZED

## TRAFFIC SURVEY SPECIALISTS, INC. 624 GARDENIA TERRACE DELRAY BEACH, FLORIDA 33444 (561) 272-3255 FAX (561) 272-4381

Site Code: 00060137 Start Date: 05/02/06 File I.D.: GREESOUT Page: 2

			SOUTH SH	OPP BC	T.EVARD		DRIVEWAY	(			SOUTH SH	ORE BO	ULEVARD		l
GREENVIEW From Nort	SHORES BLV		From Eas			11	From Sou				From Wes	t			ſ
			1												
Right	Thru UTurn	Left	Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Tot
25/22/26															
eak Hour Analysi	s By Entire	Interse	ction for	the P	eriod:	07:00 to	09:00 0	on 05/0	2/06		07:00				ĺ
eak start 07:00			07:00				07:00	1	0	0	100	146	0	221	Ì
olume 393	1 2	446		320	1	3	1.0	50%	04	0*	4	40%	D%	60%	1
ercent 47%	0% 0%	53*	66%	33₺	04	0.	2	20.			367				1
k total 842			956				07:15	5			07:15				1
ighest 07:30	0 0	125		81	0	1	. 0	1	0	O	0	32	0	62	1
olume 113	0 0	123	298	-			1				94				
i total 238 HF .88			.80				.50				.98				
"			G	REEL	NVIEW	SHO	RES B	LVD							
							110		221						
	•	0	393		, 1		448		1						
						1			632						
			S. Miller Branch	1		1 22							4		0
		0.	393		1		448		854				0		
		0 8										A STATE OF	and the state of the	3-12-12-1-4-	F-1 11 194
				1			, 11								
etyleny a tok eksperen is in an	onto the designation of the second		<del></del>	1	342		"			1				6	32
				1 {	342	1,	" 696				Γ	6	32	6	32
		VARD		1 -{	342	- 1,	" 696					6	32	6	32
SOUTH SHOR		VARD										6	32		
SOUTH SHOR	E BOULE	VARD		1 (			" 696 HICLE	s							20
SOUTH SHORE		VARD		1 8				s			  956		32		
SOUTH SHOR	E BOULE	VARD		1				s ,	14		956				
0 320 393	E BOULE	VARD		1				s			956				20
SOUTH SHOR 0 320	E BOULE	VARD			- AL			,			956		20		
0 320 393	E BOULE	VARD		.,08	- AL			,	1,55		956				20
320 393 - 221	E BOULE	VARD			- AL			,	1,55		956		20		20
0 320 393	713 221	 ]	-		· AL	L VE	HICLE	,			956		20	3	20
0 320 393 221	E BOULE	VARD	-		· AL	L VE	HICLE	,			956	3	20	3	20
0 320 393 221	713 221	 ]	-		· AL	L VE	HICLE	,			956	3	20	3	20
0 320 393 221	713 221	 ]	-		· AL	L VE	HICLE	,		1		3	20 4	4	20 4 48 46 1
0 320 393 221	713 221 146	 ]	-		· AL	L VE	HICLE	,		1	956 	3	20 4	4	20 4 48 48 46 1
0 320 393 221	713 221	 ]	-		· AL	L VE	HICLE	,	1	1		3	20	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	L VE	HICLE tion 167	,		1		3	20	4	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	ersec 2,	tion 167	,	2 -	1	SOUTH	3	20 4 95 RE BC	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	rsec 2,	HICLE tion 167	,	1	1		3	20	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	rsec 2,	tion 167	,	2 -	1	SOUTH	3	20 4 95 RE BC	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	rsec 2,	tion 167	,	2 -	1	SOUTH	3	20 4 95 RE BC	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	rsec 2,	tion 167	,	2 -	1	SOUTH	3	20 4 95 RE BC	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		· AL	rsec 2,	tion 167	,	2 1	1	SOUTH	3	20 4 95 RE BC	3 4 1 DULEV	20 4 48 46 1
0 320 393 221 146	713 221 146	== 	-		AL O Inte	rsec 2,	tion 167	,	2 1	1	SOUTH	3	20 4 95 RE BC	3 4 1 DULEV	20 4 48 46 1

SOUTH SHORE BOULEVARD & GREENVIEW SHORES BOULEVARD, WELLINGTON, FLORIDA COUNTED BY: MIKE MALONE

SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code: 00060137 Start Date: 05/02/06. File I.D.: GREESOUT Page: 3

GREENVIE From Nor		ES BLVD		SOUTH SH		ULEVARD		DRIVEWAY				SOUTH SH		ULBVARD		1
				Right	Section 1			   Dight	Thru	UTurn	Left	Right	Thru	UTurn	Left	Tot
ate 05/02/06 eak Hour Analys	e Rv	Entire	Interse	ction for	the P	eriod:	16:00 t	18:00 0	n 05/0	2/06		1 17:00				1
eak start 17:00				17:00	)						1	# 2 7 4 5 1	372	0	549	1
olume 352	0	3	335	412	286	3	7	5 0 0 0 0 0	5 50*	0	104		404	04	59%	
ercent 51%	0\$	0 %	49%		40%	0*	1*	40%	504		5.57	927				1
k total 690				708				1 17:00	)			17:00				1
ighest 17:00				1 17:15	77	1	2		3	0	0	2	104	0	140	1
olume 95	0	1	93	1 185				5				246				1
i total 189 HF .91				.96				.50				.94				1
		(4)	Management	G	REEL	VIEW	SHO	RES B	LVD							
		,	0.	352		0		338		549						
										412						
			1		1					412					- 1	0
				352		0		338		966				0		
						144		,				14,340.00	Harris Control	10 pg/25 11 12		was hospital
and the second second	entire the	and the state of t	製産産	<del></del>	(	590	1	656				٢			9	112
SOUTH SHOP	ידי ס	OIT.E	CIRALI		2-27		-1						4	12		
SOUTH SHOP	. 10	ططون	*11.0						<b>a</b>			_   _				
1		10.1			,	· AL	L VE	HICLE	5				,			286
286	1.0	639			,							708	2	86		
352												1				
549			7								1					10
247		549	1							1,42	2	1		10		10
				3	1,56	6				1,42	2	. L				
272			- 1	1	į.											220
372		372	9:	27		Inte	rsec	tion	Tota	al			7	1.4		338 372
	- 1	312	-				2;	335			1		1	14		4
			-													
6		- 12	1									SOUTH	SHO	RE BO	DULE	VARD
		6						26			-					
The man area area.			_	1			-		1	LO -	-		and the state	40 - 20 + 31 - 14 - 14 - 14 - 14 - 14 - 14 - 14 -	3. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
0	to The grown	10000					1			-				0		
		0				.10		1	•	5	•	4 -		U		
						0		1								
10					£4	6	1									
					_		11			12.00		4		^		
						16		1		5		4		0		
			d or o			16		1		5		4		0		
¥.			- Providence State of the State							5		4		0		
Y							VEWA			5	٠	4		0		

SHEFIELD STREET & SOUTH SHORE BOULEVARD WELLINGTON, FLORIDA COUNTED BY: SUSAN MALONE

NOT SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code: 00060135 Start Date: 05/02/06 File I.D.: SHEFSOUT

Page : 1

	OUTH SI		ULEVARD		SHEFFIE		ET		SOUTH S		ULEVARD		SHEFFIE		ET	1	
	light	Thru	Ulum	Left	Right	Thru	UTurn	Left	   Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Total
Date 05/02	_																
									1 1	87	D	1	1 4	0	0	9 1	272
07:00	0	170	0	0		0	0	0		93	0	0	, 1	0	0	2	288
07:15	5	187	0	0	0	0	0	0	1	93	0	3	1 7	o	٥	3	329
07:30	3	221	0	0	0	0	D	D	7		0	2	1 2	0	0	5	339
07:45	2	203	0	0	1 0	0	0	D		125		6		0	0	19	1228
Hr Total	10	781	0	0	1 0	0	0	0	1	397	0	•	1	-		l sal.	
				-	1 0	0	0	0	. 0	121	0	2	2	0	0	9 [	347
08:00	1	212	0	0	4	0	0	0	1 0	112	0	0	1 3	٥	0	5	345
08:15	3	226	0	0	0	-		0	1 0	115	0	1	1 2	0	0	7 1	324
08:30	3	196	0	0	8	0	0	0	1	154	2	0	1 0	0	. 0	7 1	355
08:45	4	191	0	0	1 0	0	0			502	2	3	1 7	0	0	28 [	1379
Hr Total	11	825	0	0	1 0	0	0	0	1 1	502			1.				*
	+ BRI	EAK *, -												000000			
						1	0	0	1 0	220	0	1	1 3	0	0	3	339
16:00	6	104	0	1		0		0	1 0	178	0	5	1 5	0	0	4	322
16:15	5	125	0	0		0	0		1 0	193	0	2	1 3	0	1	4	320
16:30	4	113	0	0		0	0	0		214	1	3	2	0	0	2	390
16:45	4	160	2	2		0	0	0	-	805		11	1 12	0	1	13	1371
Hr Total	19	502	2	3	2	0	0	0	1 0	805							
						0	0	0	1 0	242	0	2	1 1	0	0	2	413
17:00	6	160	0	0				0	1 0	203	0	0	1 1	0	0	3	366
17:15	5	154	0	0	1 0	0	0		1 0	216		4	1 2	0	0	5	389
17:30	3	157	0	1	•	0	0	0	1	227	0	5	100	0	. 0	4 1	380
17:45	9	132	0	0		. 0	0	0		888		11		0	٥	14	1548
Hr Total	23	603	0	1	1 2	0	0	0	0,	888	Ü		1				
								*****		2592		31	I 39	0	1	74	5526
*TOTAL*	63	2711	2	4	1 4	0	٥	0	] 2	2232	3	-					

SHEFIELD STREET & SOUTH SHORE BOULEVARD 624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444 TRAFFIC SURVEY SPECIALISTS, INC. COUNTED BY: SUSAN MALONE NOT SIGNALIZED

## (561) 272-3255 FAX (561) 272-4381

Site Code : 00060135 Start Date: 05/02/06 File I.D. : SHEPSOUT Page : 2

North  Thru it Thru it Thru it System By 100 1 825	UTurn	Left	From Eas	rt.	EET		SOUTH SI		OULEVARD				ET		
lysis By :00 1 825			Right		The state of the s						SHEFFIELD STREET			1	
lysis By :00 1 825				Thru	UTurn	Left	Right	Thru	UTurn	Left	   Right	The		1	- 20
:00 1 825	Entire												orurn	bert	To
1 825		Interse			eriod:	07:00 to	09:00 0	n 05/0	2/06					10000000	
			08:00				08:00				08:00			1	
, ,,,,	0	0		0	0	0		502	2	3	7	٥	0	28	
6	04	04		Dŧ	04	04		991	0 %	14	201	01	04	801	
:15			0				508				35			1	
3 226	0		07:00			1	08:45				08:00			1	
9	U	0		0	0	0	10.70	154	2	0	2	D	0	9	
		1	0			1	157			J	11			1	
•		1	. 0			1	. 81			1	.80			1	
			SC	OUTH	SHOR	RE BO	ULEVA	RD							
*		0 -	11	٠	825	•	0	5	28 502 0						
-															)
		U	11		825		0	5	30			(	)		
and the stronger	Sec. 1 15 15		1	g :	16		, 11							1	
STRE	ET		<u> </u>		-	1,3	66 —					C	,	0	All Page 1
		-			ΔT.T.	UPU	TOTEC								
	16					V 111.	LCUES				10				-
											0	0		0	
		=							1		Ü	U			
		7	1				4				1				
	28													0	
		- 1	51						1			0		0	
	- 10	- 1	j						4		L	77			
	0	2.5	1												
	U	35		1:	nters			tal			*			0	
		. 1				1,37	9					1			
					9										
	7								-						
	7	1				7 24	^				SHEFF	'IELI	STR	EET	
3 - 40 P	encer a se		1		_	1,34		500							
					11		1	200		-	V 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1114	The A. S. Settle	A to Ma	11:54
	0 .	ł			0   -		5 .	50	2 .	(4		0			
		Ī		8	25			-		-		U			
					7										
									-						
				8	32		5	50	2	1		0			
			COTT	nrr -											
1.2		1	500	IH S	HORE	BOUI	EVARD	)	1						
	) STRE		0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	0 11 0 STREET 16 28 51 0 35	SOUTH    11	SOUTH SHOWN SOUTH SHOWN SOUTH SHOWN STREET  16  28  51  0 35  Inters  7	SOUTH SHORE BO  11 825  0 11 825  836  1,3  STREET  ALL VEH  16  28  51  0 35  Intersecti 1,37  7  1,34	SOUTH SHORE BOULEVA 0 11 825 0 11 825 0 836 1,366 — STREET  ALL VEHICLES  16 1,379  7 1,340  0 825 7  832 5	SOUTH SHORE BOULEVARD  11 825 0 5  836 1,366  STREET  ALL VEHICLES  16 1,379  7 1,340 508  0 825 7 5 50	SOUTH SHORE BOULEVARD  11 825 0 28 502 0 11 825 0 530  STREET  16 ALL VEHICLES  28 51 1 0 35 Intersection Total 1,379 7  1,340 508 0 825 7	SOUTH SHORE BOULEVARD  11 825 0 28 502 0 530  836 1,366  STREET  ALL VEHICLES  16 1,340 508  0 825 7 1,340 508	SOUTH SHORE BOULEVARD  11 825 0 28 502 0 0 11 825 0 530  836 1,366  STREET  16 ALL VEHICLES  0 28 51 1	SOUTH SHORE BOULEVARD  11 825 0 502 0 0 530  STREET  16 ALL VEHICLES  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SOUTH SHORE BOULEVARD  11 825 0 28 502 0  11 825 0 530 0  STREET  ALL VEHICLES  0 0  28 51 1 0  0 35 Intersection Total 1,379  7 SHEFFIELD STR	SOUTH SHORE BOULEVARD  11 825 0 502 0  0 11 825 0 530 0  STREET  ALL VEHICLES  0 0 0  28 51 1 0 0  28 51 1 0 0  35 Intersection Total 1 0  7 SHEFFIELD STREET  0 825 7  832 5 502 1 0

SHEFIELD STREET & SOUTH SHORE BOULEVARD WELLINGTON, FLORIDA

COUNTED BY: SUSAN MALONE

NOT SIGNALIZED

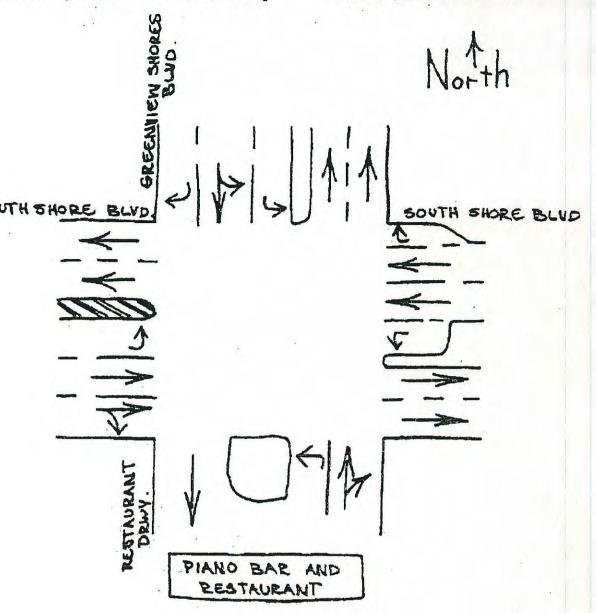
DELRAY BEACH, FLORIDA 33444

TRAFFIC SURVEY SPECIALISTS, INC. 524 GARDENIA TERRACE (561) 272-3255 PAX (561) 272-4381

Site Code : 00060135 Start Date: 05/02/06 File I.D. : SHEFSOUT : 3 Page

SOUTH SHORE BOULEVARD From North			SHEFFIELD STREET  From East				The second of th						SHEFFIELD STREET From West		
Right T	hru UTurn	Left	   Right	Thru	UTurn	Left	   Right	Thru	UTurn	Left	Right	Thru	UTurn	Left	Tota
nate 05/02/06															
Peak Hour Analysis	By Entire	Interse	ction for	the P	eriod:	16:00 to	18:00 0	n 05/0	2/06						
Peak start 16:45			16:45				16:45				16:45				
	631 2			0	0	0		875	1	9	•	0	0	12 71%	
Percent 34	96% 0%	0%	1 1004	01	0*	0\$		994	0*	14	1 17	0.	0.6	/14	
k total 654			2								1 17:30				
Highest 16:45			16:45		100		17:00		0	2		0	0	S	
	160 2	. 2		0	0	0	244	242	· ·	-	7		Ü		
Ri total 168			1				. 91				.61				
PHF .97			.50			- 5	. 31				,				
		I	S	OUTH	H SHO	RE BO	OULEVA	ARD	4						
		0	18		631		5		12						
			10		031				875 2						
															0
		0	18		631		5		889				0		
Associated the second				1		l .	1 11				7.00	وروسه الرابسي	in out	-13-0-2	e distanti a
The state of the s		Angelia I	-	C	554	1,5	5/3 -			_ا	-				2
SHEFFIELD S'	ייםיםסיי					1,-	742						2		
HELLIEDD 2	IKEEI														
10					· AL	L VE	HICLES	3			_   _	_			**
0	28						241091309				1.5				0
18											2		0		
12		٦	1												^
	12		4												0
			4	5						/			0		
			1							1	_				
0	0	17			Thto	react	ion T	'ota'	1						5
	U	1/			IIILC.	1,5	58	oca.	•				5		ō
£		1	1			,-	,50						_		0
5		_							1						
3	5										SHE	FFIE	LD S	TREE	r
	-	J	ė.			1,5	21 -			7					
200			r				<u> </u>	885	5 -	-	10000	The second	NAME OF	and the same	- PA (1894)
0						,									
	0				0	1.	10 -		375 -		0		0		
		,			631 5				1						
					5										
									775	375			-		
					636		10	8	375		0		0		
		- 1													

. .

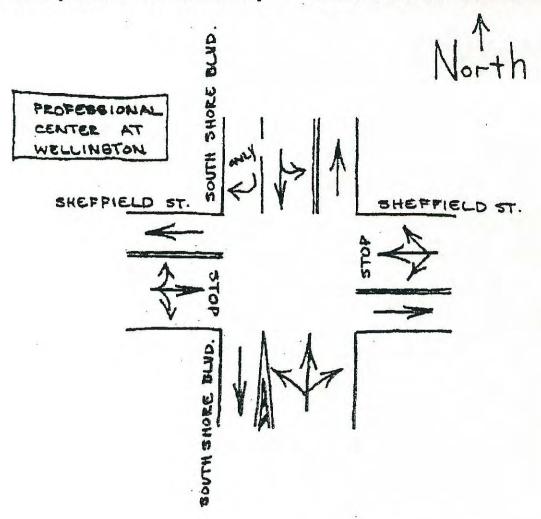


WELLINGTON , FLORIDA

MAY 3, 2006

DRAWN BY , MICHAEL MALONE

SIGNALIZED



WELLINGTON, FLORIDA

MAY 3, 2006

DRAWN BY, MICHAEL MALONE

NOT SIGNALIZED

# Transportation Statistics Office 2004 Peak Season Factor Category Report

WEST-W OF SR7 Category: 9327 MOCF = 0.94

Week	Dates	SF	PSCF
1	01/01/2004 - 01/03/2004	0.94	1.00
2	01/04/2004 - 01/10/2004	0.96	1.02
3	01/11/2004 - 01/17/2004	0.99	1.05
4	01/18/2004 - 01/24/2004	0.97	1.03
* 5	01/25/2004 - 01/31/2004	0.96	1.02
* 6	02/01/2004 - 02/07/2004	0.95	1.01
* 7	02/08/2004 - 02/14/2004	0.94	1.00
* 8	02/15/2004 - 02/21/2004	0.93	0.99
* 9	02/22/2004 - 02/28/2004	0.92	0.98
* 10	02/29/2004 - 03/06/2004	0.91	0.97
* 11	03/07/2004 - 03/13/2004	0.91	0.97
* 12	03/14/2004 - 03/20/2004	0.90	0.96
* 13	03/21/2004 - 03/27/2004	0.92	0.98
* 14	03/28/2004 - 04/03/2004	0.93	0.99
* 15	04/04/2004 - 04/10/2004	0.95	1.01
* 16	04/11/2004 - 04/17/2004	0.97	1.03
* 17	04/18/2004 - 04/24/2004	0.97	1.03
18	04/25/2004 - 05/01/2004	0.98	1.04
	05/02/2004 - 05/08/2004	0.99	1.05
. <u></u> ¥19 20	05/09/2004 - 05/15/2004	1.00	1.06
21	05/16/2004 - 05/22/2004	1.01	1.07
	05/23/2004 - 05/29/2004	1.03	1.10
22	05/30/2004 - 06/05/2004	1.04	1.11
23	06/06/2004 - 06/12/2004	1.04	1.11
24		1.07	1.14
25	06/13/2004 - 06/19/2004	1.07	1.14
26	06/20/2004 - 06/26/2004	1.07	1.15
27	06/27/2004 - 07/03/2004		1.15
28	07/04/2004 - 07/10/2004	1.08	1.13
29	07/11/2004 - 07/17/2004	1.09	
30	07/18/2004 - 07/24/2004	1.09	1.16
31	07/25/2004 - 07/31/2004	1.08	1.15
32	08/01/2004 - 08/07/2004	1.08	1.15
33	08/08/2004 - 08/14/2004	1.08	1.15
34	08/15/2004 - 08/21/2004	1.08	1.15
35	08/22/2004 - 08/28/2004	1.13	1.20
36	08/29/2004 - 09/04/2004	1.17	1.24
. 37	09/05/2004 - 09/11/2004	1.22	1.30
38	09/12/2004 - 09/18/2004	1.27	1.35
39	09/19/2004 - 09/25/2004	1.20	1.28
40	09/26/2004 - 10/02/2004	1.13	1.20
41	10/03/2004 - 10/09/2004	1.06	1.13
42	10/10/2004 - 10/16/2004	0.99	1.05
43	10/17/2004 - 10/23/2004	0.97	1.03
44	10/24/2004 - 10/30/2004	0.96	1.02
45	10/31/2004 - 11/06/2004	0.94	1.00
46	11/07/2004 - 11/13/2004	0.93	0.99
47	11/14/2004 - 11/20/2004	0.91	0.97
48	11/21/2004 - 11/27/2004	0.92	0.98
49	11/28/2004 - 12/04/2004	0.92	0.98
50	12/05/2004 - 12/11/2004	0.93	0.99
51	12/12/2004 - 12/18/2004	0.94	1.00
52	12/19/2004 - 12/25/2004	0.96	1.02
3/	12/19/2004 - 12/23/2004	0.50	1.02

#### PD&E

10891 LA REINA ROAD, SUITE 100 DELRAY BEACH, FL 33446 TEL (561)498-2304 FAX (561)498-2305

LOCATION: PIERSON ROAD @. SOUTH SHORE BOULEVARD

CITY: WELLINGTON COUNTY: PALM BEACH File Name: PIERSHORE Site Code: 00000000 Start Date: 4/11/2007

1

Page No : 3

	sc	THU	SHOR	E BLV	0			RSON			S		SHOR hbou	E BLV		PIERSON RD Eastbound				Int.	
Start Time	Left	Thru	Right	Utm	App.	Left		Right	Ulm	App.	Loft	Thru	Right	Uirn	App. Total	Left	Thru	Right	Ulrn	App. Total	Tolai
ask Hour From intersection Volume Percent 05:30 Volume Peak Factor High Int. Volume Peak Factor	12:45 P	487 77.7 126		0 0.0 0	of 1 527 169 0.928	16 5.3 0 05;30 PM	45 17.5 12	194 75.8 59	1 0.4 1	256 72 72 0.889	97 11.4 25 05:30 Pk	740 86.9 203	15 1.8 1	0 0,0 0	852 · 229 229 0.930	74 37.9 18 05:00 PH	32 16.4 8	89 45.6 17	0 0.0 0	195 43 52 0.938	1930 513 0.941
							-		1008 1008	10 64 487	97	0 0 0 0 0	1								
~	183	4	Total	- 1 6						1	un .		1		1	Right Thru			2	2	526
195	5	>	PIERSON RD	7 8	Und Right The		- 1m,		4/17/	2007 4:4 2007 5:3 IICLES	5:03 PM 0:03 PM			<b></b> -		16 1 1 .	256 400	a		140	
													i								

592 852 1444 Out In Total SOUTH SHORE BLVD

# APPENDIX D

Input Data Links - Test One

ROAD NAME: South Shore Blvd

STATION: 3429

FROM: Midpoint

TO: Big Blue Trce

Report Created: 06/10/2013

ANALYSIS YEAR: 2016 GROWTH RATE: 2.93%

CURRENT YEAR: 2012

COUNT DATE: 2/21/2012

PSF: 1

Time Period		AM		PM						
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB				
Existing Volume	1657	638	1089	1620	905	722				
Peak Volume	1657	638	1089	1620	905	722				
Diversion(%)	0	0	0	0	0	0				
Volume after Diversion	1657	638	1089	1620	905	722				

Committed Developments							Type	% Complete	
Olympia	8	2	6	8	5	3	Res-		90%
Wellington-Regional-Medical-Center-	20	14		23		16	NR-	and the second s	-54%
Professional Center at Wellington	135	22	113	193	138	55	NR		15%
Total Committed Developments	163	38	125	224	151	74			
Total Committed Residential	8	2	6	8	5	3		*	
Total Committed Non-Residential	155	36	119	216	146	71			
Double Count Reduction	2	1	2	2	1	1			
Total Discounted Committed Developments	135 161	22) 37	113 123	193	138 150	55 73			
Historical Growth	203	78	133	198	111	88			
Comm Dev+1% Growth	228	63	167	288	187	102			
Growth Volume Used	228	78	167	288	187	102			
Total Volume	1885	716	1256	1908	1092	824			
Lanes		entre de la constante de la co	4L	.D			1		
LOS D Capacity	3220	1960	1960	3220	1960	1960			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	3400	1960	1960	3400	1960	1960			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

ROAD NAME: South Shore Blvd

JAD NAME: South Shore Blvd STATIO

CURRENT YEAR: 2012 ANALYSIS YEAR: 2016

GROWTH RATE: 2.93%

STATION: 3429

FROM: Greenview Shores Blvd

Report Created: 06/10/2013

TO: Midpoint COUNT DATE: 2/21/2012

PSF: 1

Time Period			PM					
Direction	2-way	NB/ĖB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1657	638	1089	1620	905	722		
Peak Volume	1657	638	1089	1620	905	722		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1657	638	1089	1620	905	722		

Committed Developments							Туре	% Complete	
Olympia	8		6	8	5	3	Res		90%
Wellington Regional Medical Center	20	14	6	23	8	16	NR-		54%
Professional Center at Wellington	135	22	113	193	138	55	NR		15%
Total Committed Developments	163	38	125	224	151	74			
Total Committed Residential	8	2	6	8	5	3			
Total Committed Non-Residential	155	36	119	216	146	71			
Double Count Reduction	2	1	2	2	1	1			
	135	22	113	193	138	55			
Total Discounted Committed Developments	-161	37	123	- 222	150	<del>73</del>			
Historical Growth	203	78	133	198	111	88			
Comm Dev+1% Growth	228	63	167	288	187	102			
Growth Volume Used	228	78	167	288	187	102			
Total Volume	1885	716	1256	1908	1092	824			
anes			41	.D			1		
LOS D Capacity	3220	1960	1960	3220	1960	1960			
ink Meets Test 1?	YES	YES	YES	YES	YES	YES			
OS E Capacity	3400	1960	1960	3400	1960	1960			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

ROAD NAME: South Shore Blvd

STATION: 3421 FROM: Big Blue Trce Report Created: 06/10/2013

CURRENT YEAR: 2012

ANALYSIS YEAR: 2016

TO: Midpoint

GROWTH RATE: 5.03%

COUNT DATE: 2/13/2012

PSF: 1

3	. Link Analysis										
		AM			PM						
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB					
	1748	1068	683	2218	1081	1148					
	1748	1068	683	2218	1081	1148					
	0	0	0	- 0	0	0					
	1748	1068	683	2218	1081	1148					
	*	1748 1748 0	2-way NB/EB 1748 1068 1748 1068 0 0	AM 2-way NB/EB SB/WB 1748 1068 683 1748 1068 683 0 0 0	2-way         NB/EB         SB/WB         2-way           1748         1068         683         2218           1748         1068         683         2218           0         0         0         0	AM 2-way NB/EB SB/WB 2-way NB/EB 1748 1068 683 2218 1081 1748 1068 683 2218 1081 0 0 0 0 0					

Committed Developments							Type	% Complete
Castellina	4	and the same of th	3·	5	3	2	-Res	0%
Oakmont Estates	1	0	1	2	1	1	-Res	55%
Ching SR 7	0	0	0	0	0	0	NR	100%
Buena Vida	4		3	5	3	2	Res	70%
<del>Olympia                                    </del>	10	3	8	11	7	4	-Res-	90%
Village Professional Park	21	17	4	33	13	20	NR	0%
Wellington Mall		····-3		21-		10	-NR	90%
Wellington Regional Medical Center	35	24	10	41	13	27	NR	54%
Professional Center at Wellington	100	16	84	143	102	41	NR	15%
Total Committed Developments	181	66	116	261	153	107		
Total Committed Residential	19	6	15	23	14	9		
Total Committed Non-Residential	162	60	101	238	139	98		
Double Count Reduction	5	2	4	6	4	2		
Total Discounted Committed Developments	<del>-176</del>	57 64	98 	<del>255</del>	した8 <del>- 149</del>	88 -105	TTT CONTENT	
on the second se								
Historical Growth	379	232	148	481	235	249		
Comm Dev+1% Growth	247	107	140	345	193	152		
Growth Volume Used	379	232	148	481	235	249		
Total Volume	2127	1300	831	2699	1316	1397		
anes			4LC				1	
OS D Capacity	3220	1960	1960	3220	1960	1960		
ink Meets Test 1?	YES	YES	YES	YES	YES	YES		
OS E Capacity	3400	1960	1960	3400	1960	1960		
ink Meets Test 2?	YES	YES	YES	YES	YES	YES		

ROAD NAME: South Shore Blvd

STATION: 3421

CURRENT YEAR: 2012

FROM: MIDPOINT

ANALYSIS YEAR: 2016

Link Meets Test 2?

TO: Forest Hill Blvd

Report Created: 06/10/2013

GROWTH RATE: 5.03%

TO: Forest Hill B COUNT DATE: 2/13/2012

PSF: 1

#### Link Analysis

Time Period Direction	2-way	AM NB/EB	SR/M/R	2-way	PM NR/FR	SB/WB		
Existing Volume	1748	1068	683	2218	1081	1148	1	
Peak Volume	1748	1068	683	2218	1081	1148		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1748	1068	683	2218	1081	1148		
Committed Developments							Type	% Complete
Target Center	0	0	0	0	0	0	NR	100%
Castellina		<u>1</u>		5	3	2	Res	0%
Oakmont Estates			massania de la como como como como como como como com	2		1	Res	55%
Western Plaza	2	1	1	4_	2	2	-NR-	89%
Ching SR 7	0	0	0	0	0	0	NR	100%
Buena Vida	4	2		5	3	2	Res	70%
Olympia	10	3	8	11	7	4	Res	90%
Village Professional Park	21	17	4	33	13	20	NR	0%
Wellington Mall	6	3	3	21	11	10	-NR	90%
Wellington Regional Medical Center	35	24	10	41	13	27	NR	54%
Professional Center at Wellington	100	16	84	143	102	41	NR	15%
Total Committed Developments	183	67	117	265	155	109		
Total Committed Residential	19	6	15	23	14	9		-4-
Total Committed Non-Residential	164	61	102	242	141	100		
Double Count Reduction	5	2	4	6	4	2		1
Total Discounted Committed Developments	-178	57 -65-	98 — <del>113</del> —	259	1218 	88 <del> 107-</del>		
Historical Growth	379	232	148	481	235	249		
Comm Dev+1% Growth	249	108	141	349	195	154		
Growth Volume Used	379	232	148	481	235	249		
Total Volume	2127	1300	831	2699	1316	1397		
Lanes			4LE	)			1	
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		

YES YES

YES YES YES

YES

ROAD NAME: Greenview Shores Blvd

STATION: 3432

FROM: Greenbriar Blvd

Report Created: 06/10/2013

CURRENT YEAR: 2012 ANALYSIS YEAR: 2016 GROWTH RATE: 1.14%

TO: Midpoint

COUNT DATE: 1/30/2012

PSF: 1

Time Period Direction	2-way	AM NB/EB	SB/WB	2-way	PM NB/EB	SB/WB			
Existing Volume	1860	820	1041	1595	795	805			
Peak Volume	1860	820	1041	1595	795	805			
Diversion(%)	0	0	0	0	0	Ó	1		
Volume after Diversion	1860	820	1041	1595	795	805	1		
Committed Developments		*					Туре	% Complete	
Professional Center at Wellington	21	3	18 .	30	21	9	NR		15%
Total Committed Developments	21	3	18	30	21	9			
Total Committed Residential	0	0	0	Ó	0	0			
Total Committed Non-Residential	21	3	18	30	21	9			
Double Count Reduction	0	0	0	0	0	0			
Total Discounted Committed Developments	21	3	18	30	21	9			
Historical Growth	86	38	48	74	37	37			
Comm Dev+1% Growth	97	36	60	95	53	42			
Growth Volume Used	97	38	60	95	53	42			
Total Volume	1957	858	1101	1690	848	847			
Lanes		9	4L						
LOS D Capacity	3060	1680	1680	3060	1680	1680			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	3230	1780	1780	3230	1780	1780			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

ROAD NAME: Greenview Shores Blvd

CURRENT YEAR: 2012

ANALYSIS YEAR: 2016

GROWTH RATE: 1.14%

STATION: 3432

FROM: Midpoint

TO: South Shore Blvd

Report Created: 06/10/2013

COUNT DATE: 1/30/2012

PSF: 1

Time Period Direction	2-way	AM NB/EB	SB/WB	2-way	PM NB/EB	SB/WB			
Existing Volume	1860	820	1041	1595	795	805	1		
Peak Volume									
	1860	820	1041	1595	795	805			
Diversion(%)	0	- 0	- 0	0	0	0			
Volume after Diversion	1860	820	1041	1595	795	805			
Committed Developments							Туре	% Complete	
Professional Center at Wellington	21	3	18	30	21	9	NR		15%
Total Committed Developments	21	3	18	30	21	9			
Total Committed Residential	0	0	0	0	0	0			
Total Committed Non-Residential	21	3	18	30	21	9			
Double Count Reduction	0	0	0	0	0	0			
Total Discounted Committed Developments	21	3	18	30	21	9			
Historical Growth	86	38	48	74	37	37			
Comm Dev+1% Growth	97	36	60	95	53	42			
Growth Volume Used	97	38	60	95	53	42			
Total Volume	1957	858	1101	1690	848	847			
Lanes		· · · · · · · · · · · · · · · · · · ·	4L				1		
LOS D Capacity	3060	1680	1680	3060	1680	1680	-1		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	3230	1780	1780	3230	1780	1780			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

ROAD NAME: Greenview Shores Blvd

STATION: 3432

FROM: Midpoint

Report Created: 06/10/2013

CURRENT YEAR: 2012 ANALYSIS YEAR: 2016 GROWTH RATE: 1.14%

TO: Wellington Trce COUNT DATE: 1/30/2012

PSF: 1

			Link	Analysis						V	
	Time Period		AM			PM					
	Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB				
	Existing Volume	1860	820	1041	1595	795	805				
	Peak Volume	1860	820	1041	1595	795	805				
	Diversion(%)	0	0	0	0	0	0				
	Volume after Diversion	1860	820	1041	1595	795	805				
	Committed Developments							Type	% Complete		
	Bink's Corporate Center	15		<del>7</del>	50	24	26	NR	al series	0%	
V	- Professional Center at Wellington	16	3	14	<del>23</del> -	17	7-	NR		15%	
	Total Committed Developments	31	11	21	73	41	33				
	Total Committed Residential	0	0	0	0	0	0				
	Total Committed Non-Residential	31	11	21	73	41	33				
	Double Count Reduction	0	0	0	0	0	0				
	Total Discounted Committed Developments	31	11	21	73	41	33				
	Historical Growth	86	38	48	74	37	37				
	Comm Dev+1% Growth	107	44	63	138	-73	66				
	Growth Volume Used	107	44	63	138	73	66				
	Total Volume	1967	864	1104	1733	868	871				
	Lanes			4L	-			1			
	LOS D Capacity	3060	1860	1860	3060	1860	1860	4			
	Link Meets Test 1?	YES	YES	YES	YES	YES	YES				
	LOS E Capacity	3230	1860	1860	3230	1860	1860				
	Link Meets Test 2?	YES	YES	YES	YES	YES	YES				

ROAD NAME: Greenview Shores Blvd

STATION: 3432

Report Created: 06/10/2013

CURRENT YEAR: 2012

FROM: Greenbriar Blvd

ANALYSIS YEAR: 2016 GROWTH RATE: 1.14% TO: Midpoint

COUNT DATE: 1/30/2012

PSF: 1

Time Period Direction	2-wav	AM NB/EB	SB/WB	2-way	PM NB/EB	SB/WB		
Existing Volume	1860	820	1041	1595	795	805	1	
Peak Volume	1860	820	1041	1595	795	805		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1860	820	1041	1595	795	805		
Committed Developments							Type % Complete	
Bink's Corporate Center	-15	8	7	50	24	26	NR	0%
Professional Center at Wellington	16		14	-23	17	7-	NR	15%
Total Committed Developments	31	11	21	73	41	33		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	31	11	21	73	41	33		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	31	11	21	73	41	33		
Historical Growth	86	38	48	74	37	37		
Comm Dev+1% Growth	107	44	63	138	73	66		
Growth Volume Used	107	44	63	138	73	66		
Total Volume	1967	864	1104	1733	868	871		
Lanes		* ************************************	4L				1	
LOS D Capacity	3060	1860	1860	3060	1860	1860		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3230	1860	1860	3230	1860	1860		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

ROAD NAME: Big Blue Trce

STATION: 3434

Report Created: 06/10/2013

CURRENT YEAR: 2012 ANALYSIS YEAR: 2016 FROM: South Shore Blvd TO: Midpoint

GROWTH RATE: -2.27%

COUNT DATE: 1/30/2012

PSF: 1

#### Link Analysis

	AM			PM	
2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
910	480	456	1079	481	609
910	480	456	1079	481	609
0	0_	0	0	0	0
910	480	456	1079	481	609
	910 910 0	2-way NB/EB 910 480 910 480 0 0	2-way NB/EB SB/WB 910 480 456 910 480 456 0 0 0	2-way     NB/EB     SB/WB     2-way       910     480     456     1079       910     480     456     1079       0     0     0     0	2-way         NB/EB         SB/WB         2-way         NB/EB           910         480         456         1079         481           910         480         456         1079         481           0         0         0         0         0

Committed Developments		*					Туре	% Complet	2
Cypress Key	2			5		3	NR-	and the control of th	0%
Olympia	3		and the same of th	3		2	Res		90%
Wellington Regional Medical Center	0	0	0	0	0	0	NR		54%
Professional Center at Wellington	35	6	29	50	36	14	NR		15%
Total Committed Developments	40	9	31	58	39	19			
Total Committed Residential	3	2	1	3	1	2			
Total Committed Non-Residential	37	7	30	55	38	17			
Double Count Reduction	1	1	. 0	1	0	1			
Total Discounted Committed Developments	39	8	31	57	39	18			
Historical Growth	-80	-42	-40	-95	-42	-53			
Comm Dev+1% Growth	76	27	50	101	59	43			
Growth Volume Used	76	27	50	101	59	43		4	
Total Volume	986	507	506	1180	540	652			
Lanes				2L			1		
LOS D Capacity	1480	880	880	1480	880	880			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
OS E Capacity	1570	880	880	1570	880	880			
ink Meets Test 2?	YES	YES	YES	YES	YES	YES			

ROAD NAME: Big Blue Trce

CURRENT YEAR: 2012

ANALYSIS YEAR: 2016

GROWTH RATE: -2.27%

STATION: 3434

FROM: Midpoint

TO: Wellington Trce

Report Created: 06/10/2013

COUNT DATE: 1/30/2012

PSF: 1

#### Link Analysis

Time Period
Direction
Existing Volume
Peak Volume
Diversion(%)
Volume after Diversion

2-way	AM -way NB/EB SB/WB 2-w		2-way	PM y NB/EB SB/W						
910	480	456	1079	481	609					
910	480	456	1079	481	609					
0	0	0	0	0	0					
910	480	456	1079	481	609					

Committed Developments							Type %	Complete
-Cypress-Key		1	account 1	~~~5~~5~~~	2	3	MR.	······································
Olympia	3	······································	1	3	1	2	Res	90%
Wellington Regional Medical Center	0	0	0	0	0	0	NR	54%
Professional Center at Wellington	35	6	29	50	36	14	NR	15%
Total Committed Developments	40	9	31	58	39	19		
Total Committed Residential	3	2	1	3	1	2		
Total Committed Non-Residential	37	7	30	55	38	17		
Double Count Reduction	1	1	0	1	0	1		
Total Discounted Committed Developments	39	8	31	57	39	18		
Historical Growth	-80	-42	-40	-95	-42	-53		
Comm Dev+1% Growth	76	27	50	101	59	43		
Growth Volume Used	76	27	50	101	59	43		
Total Volume	986	507	506	1180	540	652		
Lanes				2L			1	
LOS D Capacity	1480	880	880	1480	880	880		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	880	880	1570	880	880		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

ROAD NAME: Lake Worth Rd

STATION: 3445

CURRENT YEAR: 2012

FROM: South Shore Blvd

Report Created: 06/10/2013

ANALYSIS YEAR: 2016 GROWTH RATE: -0.76% TO: Midpoint

COUNT DATE: 1/30/2012 PSF: 1

Link Analysis

Time Period	1A

Direc	tion
Evict:	na Valuma

AM PM 2-way NB/EB SB/WB 2-way NB/EB SB/WB

Existing Volume Peak Volume Diversion(%)

		00,	,	,	00,
960	577	409	1062	437	640
960	577	409	1062	437	640
0	0	0	0	0	0
960	577	409	1062	437	640

Volume after Diversion

Committed Developments							Type %	Complete
Olympia	1	0	0	1		0-	Res	90%
Regions Bank at Carlyle	1	1	1_	3	1	1	NR -	0%-
Total Committed Developments	2	1	1	4	1	1		
Total Committed Residential	1	0	0	1	0	0		
Total Committed Non-Residential	1	1	1	3	1	1		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	2	1	1	4	1	1		
Historical Growth	-29	-17	-12	-32	-13	-19		
Comm Dev+1% Growth	41	24	18	47	19	27		
Growth Volume Used	41	24	18	47	19	27		
Total Volume	1001	601	427	1109	456	667		
Lanes			2	L			1	
LOS D Capacity	1480	1140	1140	1480	1140	1140		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	1440	1440	1570	1440	1440		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

ROAD NAME: Lake Worth Rd

STATION: 3445

CURRENT YEAR: 2012 ANALYSIS YEAR: 2016 FROM: Midpoint

Report Created: 06/10/2013

TO: 120th Ave S

GROWTH RATE: -0.76%

COUNT DATE: 1/30/2012

PSF: 1

/ay	AM NB/EB	co hain		PM	
/ay	MR/FR	CD ALID			
	INDILO	2R\MR	2-way	NB/EB	SB/WB
60	577	409	1062	437	640
60	577	409	1062	437	640
0	0	0	0	0	0
<b>60</b>	577	409	1062	437	640
	60 0	60 577 0 0	60 577 409 0 0 0	60 577 409 1062 0 0 0 0	60 577 409 1062 437 0 0 0 0 0

Committed Developments							Type	% Complete	e
Olympia				1	0	0	Res	*	90%
Regions Bank at Carlyle	1	······································	1	3	1	1	NR-		0%-
Total Committed Developments	2	1	1	4	1	. 1			
Total Committed Residential	1	0	0	1	0	0			
Total Committed Non-Residential	1	1	1	3	1	1			
Double Count Reduction	0	0	0	0	0	0			
Total Discounted Committed Developments	2	1	1	4	1	1			
Historical Growth	-29	-17	-12	-32	-13	-19			
Comm Dev+1% Growth	41	24	18	47	19	27			
Growth Volume Used	41	24	18	47	19	27			
Total Volume	1001	601	427	1109	456	667			
Lanes			2	L			1		
LOS D Capacity	1480	1140	1140	1480	1140	1140			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	1570	1440	1440	1570	1440	1440			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

ROAD NAME: Wellington Trce

CURRENT YEAR: 2012 ANALYSIS YEAR: 2016

GROWTH RATE: 1.14%

STATION: 3435

FROM: Midpoint

TO: Big Blue Trce

0

Report Created: 06/10/2013

COUNT DATE: 1/30/2012

PSF: 1

Link Analysis

Time Period AM PM Direction NB/EB SB/WB 2-way NB/EB SB/WB 2-way **Existing Volume** 1821 1062 970 1142 759 2112 Peak Volume 1821 1062 759 2112 970 1142 Diversion(%) 0 0 0 0 0 Volume after Diversion 1062 759 2112 970 1821 1142

volume after biversion	1021	1002	139	2112	970	1142		
Committed Developments							Туре	% Complete
Palms West Medical	1	1	0	1	0	1	NR-	92%
Palms West Hospital	1	0	0	1	0	0	NR-	95%
Cypress Key	-20-	13	7	- 47	21	26	NR	0%
Bink's Corporate Center	7	3	4	25	13	12	NR-	0%
Total Committed Developments	29	17	11	74	34	39		
Total Committed Residential	0	0 -	0	0	0	0	-	
Total Committed Non-Residential	29	17	11	74	34	39		
Double Count Reduction	0	0	Ö	0	0	0		
Total Discounted Committed Developments	29	17	11	. 74	34	39		
Historical Growth	85	49	35	98	45	53		
Comm Dev+1% Growth	103	60	42	160	73	85		
Growth Volume Used	103	60	42	160	73	. 85		
Total Volume	1924	1122	801	2272	1043	1227		
Lanes			4	LD			1	
LOS D Capacity	3220	1960	1960	3220	1960	1960	d'	
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

ROAD NAME: Wellington Trce

STATION: 3435

Report Created: 06/10/2013

CURRENT YEAR: 2012

FROM: Greenview Shores Blvd

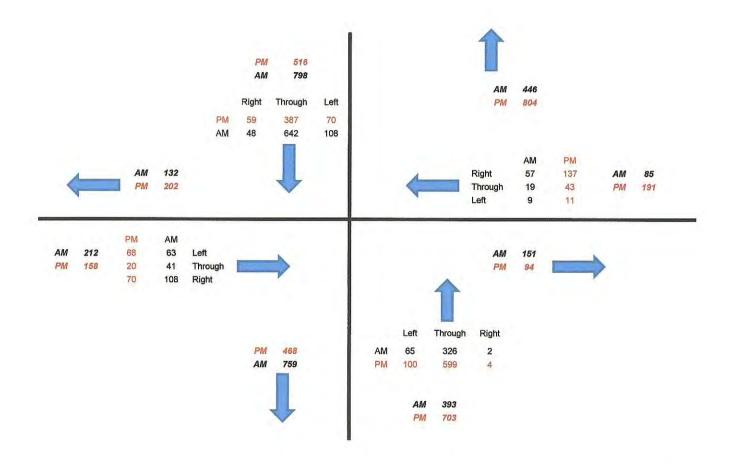
ANALYSIS YEAR: 2016 GROWTH RATE: 1.14% TO: Midpoint COUNT DATE: 1/30/2012

PSF: 1

	AM			PM	
2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
1821	1062	759	2112	970	1142
1821	1062	759	2112	970	1142
0	0	0	0	0	0
1821	1062	759	2112	970	1142
	1821 1821 0	2-way NB/EB 1821 1062 1821 1062 0 0	2-way NB/EB SB/WB  1821 1062 759  1821 1062 759  0 0 0	2-way         NB/EB         SB/WB         2-way           1821         1062         759         2112           1821         1062         759         2112           0         0         0         0	2-way         NB/EB         SB/WB         2-way         NB/EB           1821         1062         759         2112         970           1821         1062         759         2112         970           0         0         0         0         0

Committed Developments							Туре	% Complete	2
Palms West Medical	1	1		1	0	1	NR	***************************************	-92%
Palms West Hospital	1	0	<u> </u>	1	0	0	NR-	THE RESIDENCE OF THE PERSON SHAPE OF THE PERSO	-95%
Cypress Key	-20-	13	7	47	21	26	NR		0%
Bink's Corporate Center	7	3	4	25-	13	12	NR-	annia de la compania	0%-
Total Committed Developments	29	17	11	74	34	39			
Total Committed Residential	0	0	0	0	0	0			
Total Committed Non-Residential	29	17	11	74	34	39			
Double Count Reduction	0	0	0	0	0	0		*	
Total Discounted Committed Developments	29	17	11	74	34	39			
Historical Growth	85	49	35	98	45	53			
Comm Dev+1% Growth	103	60	42	160	73	85			
Growth Volume Used	103	60	42	160	73	85			
Total Volume	1924	1122	801	2272	1043	1227			
Lanes			4	LD			1		
LOS D Capacity	3220	1960	1960	3220	1960	1960	-		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	3400	1960	1960	3400	1960	1960			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

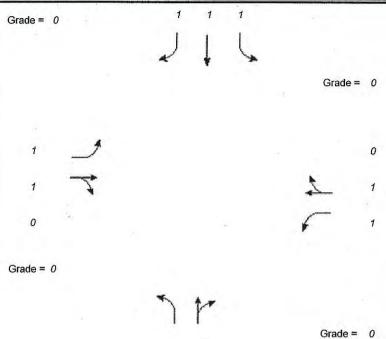
# Pierson Road & South Shore Boulevard Peak Season Volumes 2012



# APPENDIX E

Highway Capacity Analyses

# LONG REPORT General Information Analyst Maria M Tejera Agency or Co. MTP Group Date Performed 06/16/2013 Time Period AM Peak Hour LONG REPORT Site Information Intersection Area Type Jurisdiction Analysis Year Jurisdiction Analysis Year



Volume ar	nd Timing Input													
			1	EB			W	3		NB			SB	
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume (vp	oh)		66	59	112	11	25	59	68	439	10	112	692	50
% Heavy V	'eh		5	5	5	5	5	5	5	5	5	5	5	5
PHF			0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (F	P/A)		A	Α	Α	Α	A	Α	A	A	A	A	A	A
Startup Los	st Time		2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
ExtenSion	of Effective Gree	en	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival type		111	3	3		3	3		. 3	3		3	3	3
Unit Extens	ion		3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/R	TOR Volume		0	0	10	0	0	10	0	0	10	0	0	60
Lane Width			12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking (Y	or N)		N		N	N		N	N		N	N		N
Parking/Ho	ur													
Bus Stops/l	Hour		0	0		0	0		0	0		0	0	0
Pedestrian	Timing			3.2			3.2			3.2			3.2	
	Excl. Left	EWF	erm	03	3	04		Excl. Le	eft	SB Only	NS	S Perm		08
T	G = 5.0	G = 1	5.0	G=		G=		G = 5.0		6 = 17.0	G=	25.0	G=	
Timing	Y = 7	Y = 7		Y =		Y =		Y = 7	Y	Y = 0		Y = 7		
Duration of	Analysis (hrs) =	0.25							C	ycle Len	ath C =	95.0		

# **VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET**

# **General Information**

Project Description Equestrian Village

V	ol	um	e A	di	ıstı	nent

		EB			WB			NB			SB	
	LT	TH	RT	LT	ТН	RT	LT	TH	RT	LT	TH	RT
Volume	66	59	112	11	25	59	68	439	10	112	692	50
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjusted Flow Rate	69	62	107	12	26	52	72	462	0	118	728	0
Lane Group	L	TR		L	TR		L	TR		L	T	R
Adjusted Flow Rate	69	169		12	78		72	462		118	728	0
Proportion of LT or RT	1.000	144	0.633	1.000	-	0.667	1.000		0.000	1.000	_	1.000
Saturation Flow Rate								1				
Base Satflow	1900	1900		1900	1900		1900	1900		1900	1900	1900
Number of Lanes	1	1	0	1	1	0	1	2	0	1	1	1
f <sub>W</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>HV</sub>	0.952	0.952		0.952	0.952		0.952	0.952		0.952	0.952	0.952
f <sub>g</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>p</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>bb</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
fa	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>LU</sub>	1.000	1.000		1.000	1.000		1.000	0.952		1.000	1.000	1.000
LT	0.950	1.000		0.950	1.000	12	0.950	1.000		0.950	1.000	
Secondary f <sub>LT</sub>	0.590	0.590		0.405	0.405	-	0.202	0.202		0.321	0.321	-
RT		0.905		_	0.900			1.000		-	1.000	0.850
Lpb	1.000	1.000	-	1.000	1.000		1.000	1.000		1.000	1.000	
Rpb		1.000			1.000		-	1.000		-	1.000	1.000
Adjusted Satflow	1719	1638		1719	1629		1719	3445		1719	1810	1538
Secondary Adjusted Satflow	1068	966		733	660	_	366	697		581	581	

CAPACITY	ANDI	OSW	ORKSHEET
UMI AUII I	AIN L		OMOTILL

## **General Information**

**Project Description** 

Capa	city	Ana	lysis

		EB		WB		NB		SB	
Lane Group	L	TR	L	TR	L	TR	· L	T	R
Adjusted Flow Rate	69	169	12	78	72	462	118	728	0
Satflow Rate	1719	1638	1719	1629	1719	3445	1719	1810	1538
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Green Ratio	0.28	0.16	0.28	0.16	0.32	0.26	0.64	0.44	0.57
Lane Group Capacity	337	259	260	257	186	907	721	800	874
v/c Ratio	0.20	0.65	0.05	0.30	0.39	0.51	0.16	0.91	0.00
Flow Ratio	0.04	0.10	0.01	0.05	0.04	0.13	0.07	0.40	0.00
Critical Lane Group	Y	Y	N	N	Y	N	N	Y	N
Sum Flow Ratios		0.59							
Lost Time/Cycle		28.00							
Critical v/c Ratio		0.83							

# Lane Group Capacity, Control Delay, and LOS Determination

		EB		WB	*	NB		SB	
Lane Group	L	TR	L	TR	L	TR	L	T	R
Adjusted Flow Rate	69	169	12	78	72	462	118	728	0
Lane Group Capacity	337	259	260	257	186	907	721	800	874
v/c Ratio	0.20	0.65	0.05	0.30	0.39	0.51	0.16	0.91	0.00
Green Ratio	0.28	0.16	0.28	0.16	0.32	0.26	0.64	0.44	0.57
Uniform Delay d <sub>1</sub>	25.4	37.6	24.9	35.4	24.1	29.8	7.3	24.7	8.8
Delay Factor k	0.11	0.23	0.11	0.11	0.11	0.12	0.11	0.43	0.11
Incremental Delay d <sub>2</sub>	0.3	5.8	0.1	0.7	1.3	0.5	0.1	14.4	0.0
PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay	25.7	43.3	24.9	36.0	25.4	30.3	7.4	39.2	8.8
Lane Group LOS	С	D	С	D	С	С	A	D	Α
Approach Delay	38	3.2	3	34.6		29.6		34.7	
Approach LOS	L	)		С		С		С	
Intersection Delay	33	.6		Inte	ersection LOS	3		С	P

# SUPPLEMENTAL UNIFORM DELAY WORKSHEET FOR LEFT TURNS FROM EXCLUSIVE LANES WITH PROTECTED AND PERMITTED PHASES

Project Description E	questria	n Village			r			
v/c Ratio Computa			Province of the second					
			EB	V	VΒ	NB	SB	
Cycle Length, C (s)					9	5.0		
Prot. Phase Eff. Green	Interval,	g (s)	5.0	5.	o	5.0	29.0	
Opposed Queue Eff. Gr (s)	een Inte	erval, gq	3.62	8.2	29	11.99	10.91	
Unopposed green interv	/al, gu (s	s)	18.38	1,3.	71	13.01	21.09	
Red Time, r(s)			68.0	68.	0	65.0	34.0	
Arrival Rate, qa (veh/s)			0.02	0.0	00	0.02	0.03	
Protected Phase Depart veh/s)	ture Rat	e, sp	0.478	0.47	78	0.478	0.478	
Perm. Phase Departure	Rate, s	s (veh/s)	0.36	0.33		0.20	0.24	
Xperm			0.06	0.0	2	0.20	0.20	
Xprot (N/A for Lagging L	prot (N/A for Lagging Left-turns)		0.59	0.1	0	0.59	0.15	
niform Queue Size and Delay Com		putations				1		
Queue at Start of Green	ueue at Start of Green Arrow, Qa		1.30	0.2	3	1.30	1.11	
Queue at Start of Unsatւ Նս	Unsaturated Green, 0.07		0.07	0.0	3	0.24	0.36	
Residual Queue, Qr		:	0.00	0.0	0	0.00	0.00	
Uniform Delay, d1			25.4	24.	9	24.1	7.3	
Uniform Queue Siz	e and	Delay Equa	ntions					
	Case	Qa	Qu	Qr		d <sub>1</sub>		
f Xperm <= 1.0 & Xprot <= 1.0	1	qar	Qagq	0	[0.5/(qaC) q <sub>a)</sub>	)][rQa + Qa <sup>2/(S<sub>p</sub> - Q<sub>s) +</sub></sup>	gqQu + Qu <sup>2/(S<sub>s</sub> -</sup>	
Xperm <= 1.0 & Xprot 1.0	2	qar .	Qr + qagq	Qa - g(Sp - Qa)	The state of the s	$[0.5/(q_aC)][rQ_a + g(Q_a + Q_r) + g_q(Q_r + Q_u) + Q_u^{2/(S_s - Q_a)}]$		
Xperm > 1.0 & Xprot = 1.0	3	Qr + qar	Qagq	Qu - gu(Ss - qa)	[0.5/(qaC) Qa <sup>2/(S<sub>p -</sub> q<sub>a</sub></sup>	)][gqQu + gu(Qa + Qr )	) + <b>r</b> (Qr + Qa) +	
X <sub>perm</sub> <= 1.0 (lagging efts)	4	0	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/(qaC)	)][r + gq)Qu + Qu <sup>2/(S</sup> s	. q <sub>a)</sub>	
X <sub>perm</sub> > 1.0 (lagging efts)		Qu - gu(Ss - Qa)	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/(qaC) q <sub>a)</sub>	][r + gq)Qu + gu(Qu +	+ Qa) + Qa <sup>2/(S<sub>p</sub> -</sup>	

## **BACK-OF-QUEUE WORKSHEET**

#### **General Information**

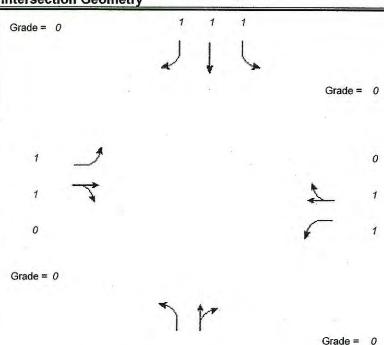
Project Description Equestrian Village

Average Back of Queue

Average Back of Qu	T	EB		1	WB			ND		CD		
	LT	TH	RT	LT	TH	RT	LT	NB TH	RT	LT	SB	RT
Lane Group	L	TR		Ĺ	TR	181	L	TR	101		T	R
Lanc Group		-			1//		L	I I K		L	1	Α.
Initial Queue/Lane	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Flow Rate/Lane	69	169		12	78		72	462		118	728	0
Satflow/Lane	1189	1638		916	1629		592	1809		1122	1810	1538
Capacity/Lane	337	259		260	257		186	907		721	800	874
Flow Ratio	0.1	0.1		0.0	0.0		0.1	0.1		0.1	0.4	0.0
v/c Ratio	0.20	0.65		0.05	0.30		0.39	0.51		0.16	0.91	0.00
l Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Arrival Type	3	3		3	3		3	3		3	3	3
Platoon Ratio	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00
PF Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00
Q1	1.3	4.2		0.2	1.8		1.3	5.4		1.2	17.9	0.0
кв	0.4	0.3		0.3	0.3		0.3	0.5		0.5	0.6	0.7
Q2	0.1	0.6		0.0	0.1		0.2	0.5		0.1	4.3	0.0
Q Average	1.4	4.8		0.2	2.0		1.5	5.9		1.3	22.2	0.0
Percentile Back of Q	ueue (95th p	ercent	ile)				***************************************					
В%	2.1	2.0		2.1	2.0		2.1	1.9		2.1	1.7	2.1
3OQ, Q%	2.9	9.3		0.5	4.0		3.1	11.4		2.6	37.2	0.0
Queue Storage Ratio					1							
Q Spacing	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	25.0
Q Storage	70	0 .		80	0		0	0		320	0	320
Average Ro	0.5			0.1						0.1		0.0
95% Rq%	1.0			0.2						0.2		0.0

Generated: 6/16/2013 10:33 PM

LONG REPORT									
General Information	Site Information								
Analyst <i>Maria M Tejera</i> Agency or Co. <i>MTP Group</i> Date Performed <i>06/16/2013</i> Time Period <i>AM Peak Hour</i>	Intersection  Pierson Rd. & South Shore Blvd  Area Type All other areas Wellington w/ Improvements								
Intersection Geometry	Analysis Year 2016								



Grade = 01 2 0

Volume a	nd Timing Inpu	t			- 4									
1				EB			W	The second second second		NB			SB	
		de de	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume (v	ph)		66	59	112	11	25	59	68	439	10	112	692	50
% Heavy \	/eh		5	5	5	5	5	5	5	5	5	5	5	5
PHF			0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (	P/A)		Α	A	A	Α	A	Α	A	A	A	Α	Α	A
Startup Lo	st Time		2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
ExtenSion	of Effective Gre	en	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival type	9		3	3		3	3		3	3		3	3	3
Unit Extens	sion		3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/F	RTOR Volume		0	0	10	0	0	10	0	0	10	0	0	60
Lane Width	1		12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking (Y	or N)		N		N	N		N	N		N	N		N
Parking/Ho	our													
Bus Stops/	Hour		0	0		0	0		0	0		0	0	0
Pedestrian	Timing			3.2			3.2			3.2			3.2	
	Excl. Left	EWI	Perm	03	3	04		Excl. Le	eft	SB Only	1	NS Perm		08
Timina	G = 5.0	G=	15.0	G =		G=		G = 5.0	0	S = 17.0	G	= 25.0	G =	
Timing $Y = 7$ $Y = 7$		7	Y =		Y =		Y = 7	Y	Y = 0 Y		= 7	Y =	Y =	
Duration of	Analysis (hrs) =	0.25							C	ycle Len	gth C	= 95.0		
			-										the state of the s	

## **VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET**

# **General Information**

Project Description Equestrian Village

Vol	ume	Adi	ustment

		EB			WB			NB		SB		
	LT	TH	RT	LT	ТН	RT	LT	TH	RT	LT	TH	RT
Volume	66	59	112	11	25	59	68	439	10	112	692	50
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjusted Flow Rate	69	62	107	12	26	52	72	462	0	118	728	0
Lane Group	L	TR		L	TR		L	TR		L	Т	R
Adjusted Flow Rate	69	169		12	78		72	462		118	728	0
Proportion of LT or RT	1.000		0.633	1.000	_	0.667	1.000		0.000	1.000		1.000
Saturation Flow Rate						ν					1	
Base Satflow	1900	1900		1900	1900		1900	1900		1900	1900	1900
Number of Lanes	1	1	0	1	1	0	1	2	0	1	1	1
f <sub>W</sub>	1.000	1.000	4.	1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>HV</sub>	0.952	0.952		0.952	0.952		0.952	0.952		0.952	0.952	0.952
f <sub>g</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>p</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>bb</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>a</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>LU</sub>	1.000	1.000		1.000	1.000		1.000	0.952		1.000	1.000	1.000
f <sub>LT</sub>	0.950	1.000	_	0.950	1.000		0.950	1.000	-	0.950	1.000	_
Secondary f <sub>LT</sub>	0.590	0.590	-	0.405	0.405		0.202	0.202	_	0.321	0.321	-
RT		0.905			0.900			1.000		_	1.000	0.850
Lpb	1.000	1.000	-	1.000	1.000	-	1.000	1.000		1.000	1.000	
Rpb	-	1.000			1.000			1.000		-	1.000	1.000
Adjusted Satflow	1719	1638		1719	1629		1719	3445		1719	1810	1538
Secondary Adjusted Satflow	1068	966		733	660		366	697		581	581	-

CAPACITY	AND	LOS	WORKSHEET

Capacity	<b>Analysis</b>

**Project Description** 

**General Information** 

		EB		WB		NB		SB	
Lane Group	L	TR	L	TR	, L	TR	L	T	R
Adjusted Flow Rate	69	169	12	78	72	462	118	728	0
Satflow Rate	1719	1638	1719	1629	1719	3445	1719	1810	1538
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Green Ratio	0.28	0.16	0.28	0.16	0.32	0.26	0.64	0.44	0.57
Lane Group Capacity	337	259	260	257	186	907	721	800	874
v/c Ratio	0.20	0.65	0.05	0.30	0.39	0.51	0.16	0.91	0.00
Flow Ratio	0.04	0.10	0.01	0.05	0.04	0.13	0.07	0.40	0.00
Critical Lane Group	Y	Y	N	N	Y	N	N	Y	N
Sum Flow Ratios					0.59				
Lost Time/Cycle					28.00				- 1
Critical v/c Ratio					0.83				

# Lane Group Capacity, Control Delay, and LOS Determination

		EB		WB		NB		SB	
Lane Group	L	TR	L	TR	L	TR	L	T	R
Adjusted Flow Rate	69	169	12	78	72	462	118	728	0
Lane Group Capacity	337	259	260	257	186	907	721	800	874
v/c Ratio	0.20	0.65	0.05	0.30	0.39	0.51	0.16	0.91	0.00
Green Ratio	0.28	0.16	0.28	0.16	0.32	0.26	0.64	0.44	0.57
Uniform Delay d₁	25.4	37.6	24.9	35.4	24.1	29.8	7.3	24.7	8.8
Delay Factor k	0.11	0.23	0.11	0.11	0.11	0.12	0.11	0.43	0.11
Incremental Delay d <sub>2</sub>	0.3	5.8	0.1	0.7	1.3	0.5	0.1	14.4	0.0
PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay	25.7	43.3	24.9	36.0	25.4	30.3	7.4	39.2	8.8
Lane Group LOS	С	D	С	D	Ç	С	A	D	A
Approach Delay	38	.2	34	4.6	2	9.6		34.7	
Approach LOS		)		С		С		С	
Intersection Delay	33	.6		Inte	ersection LOS	3		С	

# SUPPLEMENTAL UNIFORM DELAY WORKSHEET FOR LEFT TURNS FROM EXCLUSIVE LANES WITH PROTECTED AND PERMITTED PHASES

General Information	on										
Project Description Ed	questria	n Village				÷					
v/c Ratio Computa	tion										
	2.4		EB	W	/B	NB	SB				
Cycle Length, C (s)					95	.0					
Prot. Phase Eff. Green I	Interval,	g (s)	5.0	5.0	)	5.0	29.0				
Opposed Queue Eff. Gr (s)	een Inte	erval, gq	3.62	8.2	9	11.99	10.91				
Unopposed green interv	al, gu (s	5)	18.38	13.7	71	13.01	21.09				
Red Time, r(s)			68.0	68.	0	65.0	34.0				
Arrival Rate, q <sub>a</sub> (veh/s)			0.02	0.0	0	0.02	0.03				
Protected Phase Depart (veh/s)	ure Rat	e, Sp	0.478	0.47	78	0.478	0.478				
Perm. Phase Departure	Rate, s	s (veh/s)	0.36	0.3	3	0.20	0.24				
Xperm			0.06	0.0.	2	0.20	0.20 0.20				
Xprot (N/A for Lagging L	eft-turns	5)	0.59	0.1	0	0.59	0.15				
Uniform Queue Siz	e and	Delay Com	putations								
Queue at Start of Green	Arrow,	Qa	1.30	0.23	3	1.30	1.11				
Queue at Start of Unsatι Qu	urated C	Green,	0.07	0.00	3	0.24	0.36				
Residual Queue, Qr			0.00	0.00	0	0.00	0.00				
Uniform Delay, d1			25.4	24.9	9	24.1	7.3				
Uniform Queue Siz	e and	Delay Equa	tions								
	Case	Qa	Qu	Qr		d1					
f Xperm <= 1.0 & Xprot <= 1.0	1	qar	qagq	0	[0.5/(qaC)] q <sub>a)</sub>	[rQa + Qa <sup>2/(Sp - qs)</sup> ,	+gqQu + Qu <sup>2/(S</sup> s -				
f Xperm <= 1.0 & Xprot - 1.0	2	qаг	Qr + qagq	Qa - g(Sp - Qa)	[0.5/(qaC)] Qu <sup>2/(S<sub>s -</sub> q<sub>a)</sub></sup>	[rQa + g(Qa + Qr)	+gq (Qr + Qu) +				
f Xperm > 1.0 & Xprot <= 1.0	3	Qr + qar	qagq	Qu - gu(Ss - Qa)	[0.5/(qaC)] Qa <sup>2/(S<sub>p -</sub> q<sub>a)</sub></sup>	[gqQu+gu(Qa+Q	r) + <b>r</b> (Qr + Qa) +				
f X <sub>perm</sub> <= 1.0 (lagging efts)	4	0	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/(qaC)]	[r + gq)Qu + Qu <sup>2/(S</sup> s	- q <sub>a)</sub>				
f X <sub>perm</sub> > 1.0 (lagging efts)	5	Qu - gu(Ss - qa)	$q_a(r + g_q)$	0	[0.5/(qaC)] q <sub>a)</sub>	[r + gq)Qu + gu(Qu	+ Qa) + Qa <sup>2/(Sp</sup> -				

#### **BACK-OF-QUEUE WORKSHEET**

#### **General Information**

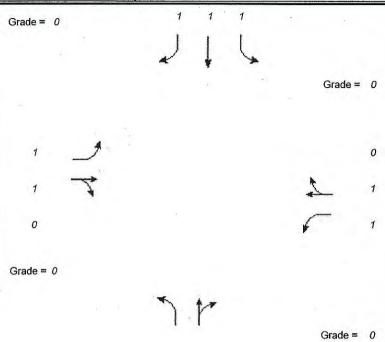
Project Description Equestrian Village

Average Back of Queue

		EB			WB			ŅΒ			SB	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	L	TR		L	TR		L	TR		L	T	R
Initial Queue/Lane	0.0	0.0		0.0	0.0		0.0	0.0	,	0.0	0.0	0.0
Flow Rate/Lane	69	169		12	78		72	462		118	728	0
Satflow/Lane	1189	1638		916	1629		592	1809		1122	1810	1538
Capacity/Lane	337	259		260	257		186	907		721	800	874
Flow Ratio	0.1	0.1		0.0	0.0		0.1	0.1		0.1	0.4	0.0
v/c Ratio	0.20	0.65		0.05	0.30		0.39	0.51		0.16	0.91	0.00
I Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Arrival Type	3	3		3	3		3	3		3	3	3
Platoon Ratio	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00
PF Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00
Q1	1.3	4.2		0.2	1.8		1.3	5.4		1.2	17.9	0.0
кв	0.4	0.3		0.3	0.3		0.3	0.5		0.5	0.6	0.7
Q2	0.1	0.6		0.0	0.1		0.2	0.5		0.1	4.3	0.0
Q Average	1.4	4.8		0.2	2.0		1.5	5.9		1.3	22.2	0.0
Percentile Back of Q	ueue (95th p	ercent	ile)						. 1			
В%	2.1	2.0		2.1	2.0		2.1	1.9		2.1	1.7	2.1
3OQ, Q%	2.9	9.3		0.5	4.0		3.1	11.4		2.6	37.2	0.0
Queue Storage Ratio					+							
Q Spacing	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	25.0
Q Storage	370	0		280	0		0	0		320	0	320
Average Ro	0.1			0.0				*		0.1		0.0
95% Rq%	0.2			0.0						0.2		0.0

Generated: 6/16/2013 11:29 PM

	LONG REPORT
General Information	Site Information
Analyst <i>Maria M Tejera</i> Agency or Co. <i>MTP Group</i> Date Performed 06/16/2013 Time Period <i>PM Peak Hour</i>	Intersection  Pierson Rd. & South Shore Blvd  Area Type All other areas Jurisdiction Wellington Analysis Year 2016
Intersection Geometry	



Volume and Timing Input EB WB NB SB TH RT TH RT LT TH RT LT TH RT LT LT Volume (vph) 71 25 73 61 143 104 661 6 73 515 61 19 % Heavy Veh 5 5 5 5 5 5 5 5 5 5 PHF 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 Actuated (P/A) A A A A A A A A A A A A Startup Lost Time 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 ExtenSion of Effective Green 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 3 3 3 3 3 3 Arrival type 3 3 **Unit Extension** 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 Ped/Bike/RTOR Volume 0 0 0 10 0 0 0 60 10 10 Lane Width 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 Parking (Y or N) N N N N N N N N Parking/Hour Bus Stops/Hour 0 0 0 0 0 0 0 3.2 3.2 3.2 3.2 **Pedestrian Timing** 08 Excl. Left **EW Perm** 03 04 Excl. Left **NS Perm** 07 G = 5.0G = 15.0G= G= G = 5.0G = 42.0G= G= Timing Y = 7Y = Y = 7Y= Y = 7Y = Y = 7Y= Cycle Length C = 95.0 Duration of Analysis (hrs) = 0.25

# **VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET**

## **General Information**

Project Description Equestrian Village

Volume Adjustment

		EB			WB			NB			SB	
e e e e e e e e e e e e e e e e e e e	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	ТН	RT
Volume	71	25	73	19	61	143	104	661	6	73	515	61
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjusted Flow Rate	75	26	66	20	64	140	109	696	0	77	542	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Adjusted Flow Rate	75	92		20	204		109	696		77	542	1
Proportion of LT or RT	1.000	-	0.717	1.000	72	0.686	1.000		0.000	1.000		1.000
Saturation Flow Rate	· ·											
Base Satflow	1900	1900		1900	1900		1900	1900		1900	1900	1900
Number of Lanes	1	1	0	1	1	0	1	2	0	1	1	1
f <sub>w</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>HV</sub>	0.952	0.952		0.952	0.952		0.952	0.952		0.952	0.952	0.952
f <sub>g</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>p</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
bb	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
a	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
LU	1.000	1.000		1.000	1.000		1.000	0.952		1.000	1.000	1.000
LT	0.950	1.000	-	0.950	1.000	-	0.950	1.000	-	0.950	1.000	_
Secondary f <sub>LT</sub>	0.337	0.337	-	0.561	0.561	-	0.247	0.247	-	0.281	0.281	_
RT	-	0.892			0.897		_	1.000		-	1.000	0.850
Lpb	1.000	1.000	ræj -	1.000	1.000	-	1.000	1.000	:44	1.000	1.000	-
Rpb		1.000		4	1.000			1.000		( <u>+</u> )	1.000	1.000
Adjusted Satflow	1719	1615		1719	1623		1719	3445		1719	1810	1538
Secondary Adjusted Satflow	610	544		1015	910		446	850	_	508	508	_

Lost Time			CAPAC	ITY AND	LOS WOR	KSHEET				
Capacity Analysis	General Information				,					
EB	Project Description					*				
Lane Group  L TR Adjusted Flow Rate  75 92 20 204 109 896 77 542 1 Satflow Rate  1719 1615 1719 1623 1719 3445 1719 1810 1831 Lost Time  2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0	Capacity Analysis				and the second					20.23
Adjusted Flow Rate 75 92 20 204 109 896 77 542 1 Satflow Rate 1719 1615 1719 1623 1719 3445 1719 1810 1534 Lost Time 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0			EB		WB		NB		SB	
Satiflow Rate   1719   1615   1719   1623   1719   3445   1719   1810   1534     Lost Time   2.0   2.0   2.0   2.0   2.0   2.0   2.0   2.0   2.0   2.0   2.0     Green Ratio   0.28   0.16   0.28   0.16   0.57   0.44   0.57   0.44   0.57     Laine Group Capacity   231   255   325   256   320   1523   352   800   874     Vic Ratio   0.32   0.36   0.06   0.80   0.34   0.46   0.22   0.88   0.00     Flow Ratio   0.04   0.06   0.01   0.13   0.05   0.20   0.04   0.30   0.00     Critical Lane Group   Y   N   N   Y   Y   N   N   Y   N     Sum Flow Ratios   0.52     Lost Time/Cycle   28.00     Critical Vic Ratio   0.74     Lane Group Capacity, Control Delay, and LOS Determination     EB   WB   NB   SB     Lane Group Lane Group   L   TR   L   TR   L   TR   L   T   R     Adjusted Flow Rate   75   92   20   204   109   696   77   542   1     Lane Group Capacity   231   255   325   256   320   1523   352   800   874     Vic Ratio   0.32   0.36   0.06   0.80   0.34   0.46   0.22   0.68   0.00     Green Ratio   0.28   0.16   0.28   0.16   0.57   0.44   0.57   0.44   0.57     Uniform Delay d1   26.0   35.7   24.7   38.5   12.6   18.5   10.3   21.1   8.9     Delay Factor k   0.11   0.11   0.34   0.11   0.11   0.11   0.25   0.11     Incremental Delay d2   0.8   0.9   0.1   16.0   0.6   0.2   0.3   2.3   0.0     OPF Factor   1.000	Lane Group	L	TR	L	TR	L	TR	L	T	R
Lost Time	Adjusted Flow Rate	75	92	20	204	109	696	77	542	1
Green Ratio 0.28 0.16 0.28 0.16 0.57 0.44 0.44	Satflow Rate	1719	N LOSSON DE LA COMPANSION DEL COMPANSION DE LA COMPANSION DE LA COMPANSION DE LA COMPANSION							1538
Lane Group Capacity 231 255 325 256 320 1523 352 800 874    \(Vc \) Ratio 0.32 0.36 0.06 0.80 0.34 0.46 0.22 0.68 0.00    Flow Ratio 0.04 0.06 0.01 0.13 0.05 0.20 0.04 0.30 0.00    Critical Lane Group Y N N N Y Y N N N Y N N Y N N Y N N Y N N Y N N Y N N N Y N N N Y N N N Y N N N Y N N N N Y N	Lost Time									+
V/C Ratio         0.32         0.36         0.06         0.80         0.34         0.46         0.22         0.68         0.00           Flow Ratio         0.04         0.06         0.01         0.13         0.05         0.20         0.04         0.30         0.00           Critical Lane Group         Y         N         N         Y         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         N         Y         N         N         N         Y         N         N         N         Y         N									-	+
Flow Ratio			1 237717		1,3532			1000000	152000	+
Critical Lane Group         Y         N         N         Y         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         Y         N         N         N         Y         N         N         N         Y         N	v/c Ratio	0.32	0.36	0.06	0.80	0.34	0.46	0.22	0.68	0.00
Sum Flow Ratios	Flow Ratio	0.04	0.06	0.01	0.13	0.05	0.20	0.04	0.30	0.00
Lost Time/Cycle	Critical Lane Group	Y	N	N	Υ	Y	N	N	Y	N
Critical v/c Ratio   0.74   Canal Lane Group Capacity, Control Delay, and LOS Determination   EB   WB   NB   SB   SB   Lane Group   L   TR   L   TR   L   TR   L   TR   L   TR   TR	Sum Flow Ratios				***	0.52				
Lane Group Capacity, Control Delay, and LOS Determination    EB	Lost Time/Cycle					28.00				
EB   WB   NB   SB	Critical v/c Ratio					0.74		•		
Adjusted Flow Rate 75 92 20 204 109 696 77 542 1  Lane Group Capacity 231 255 325 256 320 1523 352 800 874  W/c Ratio 0.32 0.36 0.06 0.80 0.34 0.46 0.22 0.68 0.00  Green Ratio 0.28 0.16 0.28 0.16 0.57 0.44 0.57  Uniform Delay d <sub>1</sub> 26.0 35.7 24.7 38.5 12.6 18.5 10.3 21.1 8.9  Delay Factor k 0.11 0.11 0.11 0.34 0.11 0.11 0.11 0.25 0.11  Incremental Delay d <sub>2</sub> 0.8 0.9 0.1 16.0 0.6 0.2 0.3 2.3 0.0  PF Factor 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000  Control Delay 26.9 36.6 24.8 54.6 13.2 18.7 10.7 23.4 8.9  Approach Delay 32.2 51.9 18.0 21.8	And the second s		EB		WB		NB		SB	
Lane Group Capacity 231 255 325 256 320 1523 352 800 874   v/c Ratio 0.32 0.36 0.06 0.80 0.34 0.46 0.22 0.68 0.00   Green Ratio 0.28 0.16 0.28 0.16 0.57 0.44 0.57   Uniform Delay d <sub>1</sub> 26.0 35.7 24.7 38.5 12.6 18.5 10.3 21.1 8.9   Delay Factor k 0.11 0.11 0.11 0.34 0.11 0.11 0.11 0.25 0.11   Incremental Delay d <sub>2</sub> 0.8 0.9 0.1 16.0 0.6 0.2 0.3 2.3 0.0   PF Factor 1.000 1.	Lane Group	L	TR	L	TR	L	TR '	L	T	R
231   235   325   326   320   332   300   874	Adjusted Flow Rate	75	92	20	204	109	696	.77	542	1
Green Ratio	Lane Group Capacity	231	255	325	256	320	1523	352	800	874
Uniform Delay d <sub>1</sub> 26.0 35.7 24.7 38.5 12.6 18.5 10.3 21.1 8.9  Delay Factor k 0.11 0.11 0.11 0.34 0.11 0.11 0.11 0.25 0.11  ncremental Delay d <sub>2</sub> 0.8 0.9 0.1 16.0 0.6 0.2 0.3 2.3 0.0  PF Factor 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000 1.000  Control Delay 26.9 36.6 24.8 54.6 13.2 18.7 10.7 23.4 8.9  Lane Group LOS C D C D B B B C A  Approach Delay 32.2 51.9 18.0 21.8	v/c Ratio	0.32	0.36	0.06	0.80	0.34	0.46	0.22	0.68	0.00
Delay Factor k       0.11       0.11       0.11       0.34       0.11       0.11       0.11       0.25       0.11         Incremental Delay d2       0.8       0.9       0.1       16.0       0.6       0.2       0.3       2.3       0.0         PF Factor       1.000       1	Green Ratio	0.28	0.16	0.28	0.16	0.57	0.44	0.57	0.44	0.57
ncremental Delay d2       0.8       0.9       0.1       16.0       0.6       0.2       0.3       2.3       0.0         PF Factor       1.000	Uniform Delay d <sub>1</sub>	26.0	35.7	24.7	38.5	12.6	18.5	10.3	21.1	8.9
PF Factor 1.000 1.	Delay Factor k	0.11	0.11	0.11	0.34	0.11	0.11	0.11	0.25	0.11
Control Delay 26.9 36.6 24.8 54.6 13.2 18.7 10.7 23.4 8.9  Lane Group LOS C D B B B C A  Approach Delay 32.2 51.9 18.0 21.8	ncremental Delay d <sub>2</sub>	0.8	0.9	0.1	16.0	0.6	0.2	0.3	2.3	0.0
Approach Delay 32.2 51.9 B B B C A	PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Approach Delay 32.2 51.9 18.0 21.8	Control Delay	26.9	36.6	24.8	54.6	13.2	18.7	10.7	23.4	8.9
	ane Group LOS	С	D	С	D	В	В	В	С	A
Approach LOS C D B C	Approach Delay	32	.2	51	1.9	1	8.0		21.8	
	Approach LOS	C			)		В		С	

Intersection LOS

C

Intersection Delay

24.8

# SUPPLEMENTAL UNIFORM DELAY WORKSHEET FOR LEFT TURNS FROM EXCLUSIVE LANES WITH PROTECTED AND PERMITTED PHASES

Project Description Ed	questria	n Village			¥1						
v/c Ratio Computa	tion		4								
			ЕВ	W	/B	NB	SB				
Cycle Length, C (s)			95.0								
Prot. Phase Eff. Green Interval, g (s)			5.0	5.0	0	5.0	5.0				
Opposed Queue Eff. Green Interval, gq (s)			10.23	4.3	31	22.83	13.51				
Unopposed green interval, gu (s)			11.77	17.0	69	26.17	35.49				
Red Time, r(s)			68.0	68.0		41.0	41.0				
Arrival Rate, qa (veh/s)			0.02	0.01		0.03	0.02				
Protected Phase Departure Rate, sp (veh/s)			0.478	0.478		0.478	0.478				
Perm. Phase Departure Rate, ss (veh/s)			0.32	0.35		0.23	0.19				
Xperm			0.12	0.0	2	0.24	0.15				
X <sub>prot</sub> (N/A for Lagging Left-turns)			0.64	0.17		0.58	0.41				
Uniform Queue Siz	e and	Delay Com	putations								
Queue at Start of Green Arrow, Qa			1.42	0.3	8	1.24	0.88				
Queue at Start of Unsaturated Green, Qu			0.21	0.0	2	0.69	0.29				
Residual Queue, Qr			0.00	0.0	0	0.00	0.00				
Uniform Delay, d1			26.0	24.	7	12.6	10.3				
Uniform Queue Siz	e and	Delay Equa	tions								
	Case	Qa	Qu	Qr		d1					
If Xperm <= 1.0 & Xprot <= 1.0	1	qar	Qa <b>g</b> q	0	[0.5/(qaC) q <sub>a)</sub>	$[0.5/(q_aC)][\Gamma Q_a + Q_a^{2/(S_p - Q_s)} + g_qQ_u + Q_u^{2/(S_s - Q_a)}]$					
f Xperm <= 1.0 & Xprot > 1.0	2	qar	Qr + qagq	Qa - g(Sp - Qa)	$ [0.5/(q_aC)][rQ_a + g(Q_a + Q_r) + g_q(Q_r + Q_u) + Q_u^{2/(S_{s-}}q_a) $						
f Xperm > 1.0 & Xprot <= 1.0	3	Qr + qar	Qa <b>Q</b> q	Qu - gu(Ss - qa)							
f X <sub>perm</sub> <= 1.0 (lagging efts)	4	0	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/(qaC)][r + gq)Qu + Qu <sup>2/(S<sub>s</sub> - q<sub>a)</sub></sup>						
f X <sub>perm</sub> > 1.0 (lagging efts)	5	Qu - gu(Ss - qa)	qa(r + gq)	0	$[0.5/(q_aC)][r + g_q)Q_u + g_u(Q_u + Q_a) + Q_a^{2/(S_p - Q_a)}$						

#### **BACK-OF-QUEUE WORKSHEET**

#### **General Information**

Project Description Equestrian Village

Average Back of Queue

Average Back of Qu	1					I W/D			I ND				
* *	LT	EB LT TH RT			LT TH RT			NB LT TH RT			SB LT TH		
Lana Crava		TR	101		TR			TR	131		7	RT	
Lane Group	L	IK.		L	IK.		L	IK		L	1	R	
Initial Queue/Lane	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0	
Flow Rate/Lane	75	92		20	204		109	696		77	542	1	
Satflow/Lane	815	1615		1145	1623		564	1809		620	1810	1538	
Capacity/Lane	231	255		325	256		320	1523		352	800	874	
Flow Ratio	0.1	0.1		0.0	0.1		0.2	0.2		0.1	0.3	0.0	
v/c Ratio	0.32	0.36		0.06	0.80		0.34	0.46		0.22	0.68	0.00	
I Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000	
Arrival Type	3	3		3	3		3	3		3	3	3	
Platoon Ratio	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00	
PF Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00	
Q1	1.4	2.2		0.4	5.2		1.3	6.7		0.9	11.4	0.0	
kв	0.3	0.3	4	0.4	0.3		0.4	0.6		0.4	0.6	0.7	
Q2	0.1	0.2		0.0	1.1		0.2	0.5		0.1	1.3	0.0	
Q Average	1.6	2.3		0.4	6.2		1.4	7.3		1.0	12.7	0.0	
Percentile Back of Q	ueue (95th p	ercent	ile)										
fB%	2.0	2.0		2.1	1.9		2.1	1.9		2.1	1.8	2.1	
BOQ, Q%	3.2	4.7		0.8	12.0		3.0	13.8		2.1	22.7	0.0	
Queue Storage Ratio													
Q Spacing	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	25.0	
Q Storage	70	0		80	0		0	0		320	0	320	
Average Ro	0.6			0.1						0.1		0.0	
95% Ro%	1.2		,	0.3						0.2		0.0	

Generated: 6/16/2013 11:44 PM

LONG REPORT	A 10
Site Information	
Area Type All or	on Rd. & South Shore her areas ngton w/ Improvements
	Site Information  Intersection Piers Blvd Area Type All of Jurisdiction

2

Grade = 0

0

Volume and Timing Input EB WB NB SB LT TH RT. LT TH RT LT TH RT LT TH RT Volume (vph) 71 73 143 25 19 61 104 661 6 73 515 61 % Heavy Veh 5 5 5 5 5 5 5 5 5 5 5 5 PHF 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 Actuated (P/A) A A A A A A A A A A A Startup Lost Time 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 ExtenSion of Effective Green 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 3 3 3 3 3 3 3 3 Arrival type 3 **Unit Extension** 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 Ped/Bike/RTOR Volume 0 0 10 0 0 10 0 0 10 0 0 60 Lane Width 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 Parking (Y or N) N N N N N N N N Parking/Hour Bus Stops/Hour 0 0 0 0 0 0 0 0 Pedestrian Timing 3.2 3.2 3.2 3.2 08 Excl. Left **EW Perm** 03 04 Excl. Left **NS Perm** 07 G = 5.0G = 15.0G = 42.0G = G = G = G = G = 5.0Timing Y= Y = 7Y = 7Y = Y = Y = 7Y = 7Y = Duration of Analysis (hrs) = 0.25 Cycle Length C = 95.0

## **VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET**

### **General Information**

Project Description Equestrian Village

Volume Adjustment												
		EB			WB			NB			SB	
	LT	TH	RT									
Volume	71	25	73	19	61	143	104	661	6	73	515	61
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjusted Flow Rate	75	26	66	20	64	140	109	696	0	77	542	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Adjusted Flow Rate	75	92		20	204		109	696		77	542	1
Proportion of LT or RT	1.000		0.717	1.000		0.686	1.000		0.000	1.000		1.000
Saturation Flow Rate			•			4						
Base Satflow	1900	1900		1900	1900		1900	1900		1900	1900	1900
Number of Lanes	1	1	0	1	1	0	1	2	0	1	1	1
f <sub>W</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>HV</sub>	0.952	0.952		0.952	0.952		0.952	0.952		0.952	0.952	0.952
f <sub>g</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>p</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>bb</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>a</sub>	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
f <sub>LU</sub>	1.000	1.000		1.000	1.000		1.000	0.952		1.000	1.000	1.000
f <sub>L</sub> T	0.950	1.000	-	0.950	1.000	-	0.950	1.000	_	0.950	1.000	_
Secondary f <sub>LT</sub>	0.337	0.337		0.561	0.561	-	0.247	0.247	_	0.281	0.281	-
f <sub>RT</sub>	=	0.892		-	0.897		-	1.000			1.000	0.850
Lpb	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	
Rpb	-	1.000			1.000		_	1.000		-	1.000	1.000
Adjusted Satflow	1719	1615		1719	1623		1719	3445		1719	1810	1538
Secondary Adjusted Satflow	610	544		1015	910	-	446	850	-	508	508	-

						to the second second			
General Information						Carrier Control			
Project Description									
Capacity Analysis							100		
		EB		WB		NB		SB	
Lane Group	L	TR	L	TR	L	TR	L	T	R
Adjusted Flow Rate	75	92	20	204	109	696	77	542	1
Satflow Rate	1719	1615	1719	1623	1719	3445	1719	1810	1538
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Green Ratio	0.28	0.16	0.28	0.16	0.57	0.44	0.57	0.44	0.57
Lane Group Capacity	231	255	325	256	320	1523	352	800	874
v/c Ratio	0.32	0.36	0.06	0.80	0.34	0.46	0.22	0.68	0.00
Flow Ratio	0.04	0.06	0.01	0.13	0.05	0.20	0.04	0.30	0.00
Critical Lane Group	Ý	N	N	Υ	Y	N	N	Y	N
Sum Flow Ratios			10 to 10		0.52				and the second
Lost Time/Cycle		· .		,	28.00				
Critical v/c Ratio					0.74				
Lane Group Capacit	y, Control	Delay, a	nd LOS D	eterminati	on		0		
		EB		WB		NB		SB	
Lane Group	L	TR	L	TR	L	TR	L	T	R
Adjusted Flow Rate	75	92	20	204	109	696	77	542	1
Lane Group Capacity	231	255	325	256	320	1523	352	800	874
v/c Ratio	0.32	0.36	0.06	0.80	0.34	0.46	0.22	0.68	0.00
Green Ratio	0.28	0.16	0.28	0.16	0.57	0.44	0.57	0.44	0.57
Uniform Delay d <sub>1</sub>	26.0	35.7	24.7	38.5	12.6	18.5	10.3	21.1	8.9
Delay Factor k	0.11	0.11	0.11	0.34	0.11	0.11	0.11	0.25	0.11
ncremental Delay d <sub>2</sub>	0.8	0.9	0.1	16.0	0.6	0.2	0.3	2.3	0.0
PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay	26.9	36.6	24.8	54.6	13.2	18.7	10.7	23.4	8.9
ane Group LOS	С	D	С	D	В	В	В	С	A
Approach Delay	32	.2	51	1.9	1	8.0		21.8	
Approach LOS	C	,	L	)		В		С	
ntersection Delay		.8			rsection LOS	*		С	

# SUPPLEMENTAL UNIFORM DELAY WORKSHEET FOR LEFT TURNS FROM EXCLUSIVE LANES WITH PROTECTED AND PERMITTED PHASES

General Informatio			<del></del>				Y
Project Description Eq		n Village	•	4	21.5 M. W. W.	Market Children	
v/c Ratio Computa	tion						
			EB	W	В	NB	SB
Cycle Length, C (s)					95.0		
Prot. Phase Eff. Green I	nterval,	g (s)	5.0	5.0		5.0	5.0
Opposed Queue Eff. Gre(s)	een Inte	erval, gq	10.23	4.31	1	22.83	13.51
Unopposed green interv	al, gu (s	)	11.77	17.6	9	26.17	35.49
Red Time, r(s)			68.0	68.0	)	41.0	41.0
Arrival Rate, qa (veh/s)			0.02	0.0	1	0.03	0.02
Protected Phase Depart (veh/s)	ure Rat	e, sp	0.478	0.47	8	0.478	0.478
Perm. Phase Departure	Rate, s	s (veh/s)	0.32	0.35	5	0.23	0.19
Xperm			0.12	0.02	2	0.24	0.15
Xprot (N/A for Lagging Lo	eft-turns	5)	0.64	0.17	7	0.58	0.41
Uniform Queue Siz	e and	Delay Com	outations				
Queue at Start of Green	Arrow,	Qa	1.42	0.38	3	1.24	0.88
Queue at Start of Unsatυ Qu	urated C	Green,	0.21	0.02	2	0.69	0.29
Residual Queue, Qr		54.	0.00	0.00	)	0.00	0.00
Uniform Delay, d1			26.0	24.7	7	12.6	10.3
Uniform Queue Siz	e and	Delay Equa	tions				
3	Case	Qa	Qu	Qr		d1	
If Xperm <= 1.0 & Xprot <= 1.0	1	qar	qagq	0	[0.5/(qaC)][I q <sub>a)</sub>	rQa + Qa <sup>2/(S<sub>p -</sub> q<sub>s) +</sub></sup>	•gqQu + Qu <sup>2/(S<sub>s</sub> -</sup>
If Xperm <= 1.0 & Xprot > 1.0	2	qar	Qr + qagq	Qa - g(Sp - Qa)	[0.5/(qaC)][I Qu <sup>2/(\$s - qa)</sup>	rQa + g(Qa + Qr)	+gq (Qr + Qu) +
If Xperm > 1.0 & Xprot <= 1.0	3	Qr + qar	qagq	Qu - gu(Ss - Qa)	[0.5/(qaC)][( Qa <sup>2/(S<sub>p -</sub> q<sub>a)</sub></sup>	gqQu + <b>g</b> u(Qa + Q	r) + <b>r</b> (Qr + Qa) +
If X <sub>perm</sub> <= 1.0 (lagging efts)	4	0	qa(r + gq)	0	[0.5/(qaC)][I	r + gq)Qu + Qu <sup>2/(S</sup> s	q <sub>a)</sub>
f X <sub>perm</sub> > 1.0 (lagging efts)	5	Qu - gu(Ss - qa)	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/(qaC)][I	+ gq)Qu + gu(Qu	+ Qa) + Qa <sup>2/(Sp</sup> -

### **BACK-OF-QUEUE WORKSHEET**

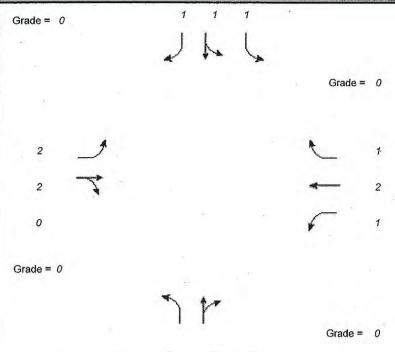
### **General Information**

Project Description Equestrian Village

Average Back of Que		EB		T -	WB		1	NB			SB	-
	LT	TH	RT	LT	TH	RT	LT	TH	ŔŦ	LT	TH	RT
Lane Group	L	TR		L	TR		L	TR		L	T	R
Initial Queue/Lane	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Flow Rate/Lane	75	92		20	204		109	696		77	542	1
Satflow/Lane	815	1615		1145	1623		564	1809		620	1810	1538
Capacity/Lane	231	255		325	256		320	1523		352	800	874
Flow Ratio	0.1	0.1		0.0	0.1		0.2	0.2		0.1	0.3	0.0
v/c Ratio	0.32	0.36		0.06	0.80	181	0.34	0.46		0.22	0.68	0.00
I Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Arrival Type	3	3		3	3		3	3	1	3	3	3
Platoon Ratio	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00
PF Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	1.00
Q1	1.4	2.2		0.4	5.2		1.3	6.7		0.9	11.4	0.0
kв	0.3	0.3		0.4	0.3		0.4	0.6		0.4	0.6	0.7
Q2	0.1	0.2		0.0	1.1	1	0.2	0.5		0.1	1.3	0.0
Q Average	1.6	2.3		0.4	6.2		1.4	7.3		1.0	12.7	0.0
Percentile Back of Qu	eue (95th p	ercent	ile)									
fB%	2.0	2.0	3	2.1	1.9		2.1	1.9		2.1	1.8	2.1
BOQ, Q%	3.2	4.7		0.8	12.0		3.0	13.8		2.1	22.7	0.0
Queue Storage Ratio	10											
Q Spacing	25.0	25.0		25.0	25.0		25.0	25.0		25.0	25.0	25.0
Q Storage	370	0		280	0		0	0		320	0	320
Average Ro	0.1			0.0						0.1		0.0
95% RQ%	0.2			0.1						0.2		0.0

Generated: 6/16/2013 11:52 PM

#### LONG REPORT **General Information** Site Information South Shore Blvd & Maria M Tejera Intersection Analyst Greenview S Agency or Co. MTP Group Area Type All other areas Date Performed 06/17/2013 Jurisdiction Wellington PM Peak Hour Time Period Analysis Year 2016 Intersection Geometry



Duration of Analysis (hrs) = 0.25

Volume and Timing Input EB WB NB SB LT RT TH RT LT TH LT TH RT LT TH RT Volume (vph) 687 292 384 510 2 9 0 0 2 0 335 347 2 2 2 2 % Heavy Veh 2 2 2 2 2 2 2 2 PHF 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 Actuated (P/A) A A A A A A A A A A A A Startup Lost Time 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 ExtenSion of Effective Green 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 2.0 Arrival type 3 3 3 3 3 3 3 3 3 3 3.0 Unit Extension 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 3.0 Ped/Bike/RTOR Volume 0 0 0 0 1 60 0 0 3 0 0 60 Lane Width 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 12.0 Parking (Y or N) N N N N N N N N Parking/Hour Bus Stops/Hour 0 0 0 0 0 0 0 0 0 Pedestrian Timing 3.2 3.2 3.2 3.2 Excl. Left **EB** Only **EW Perm** 04 SB Only **NB** Only 07 08 G = 6.0G = 18.0G = 21.0G = 0.0G = 27.0G = 6.0G= G= Timing Y = Y = 6Y = 0Y = 6Y = 0Y = 5Y = 5Y =

Cycle Length C = 100.0

### **VOLUME ADJUSTMENT AND SATURATION FLOW RATE WORKSHEET**

### **General Information**

Project Description Equestrian Village

Volume Adjustment

		EB			WB			NB			SB	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Volume	687	510	2	9	292	384	0	0	2	347	0	335
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adjusted Flow Rate	723	537	1	9	307	341	0	0	0	365	0	289
Lane Group	L	TR		L	T	R	L	TR		L	LT	R
Adjusted Flow Rate	723	538		9	307	341	0	0		365	0	289
Proportion of LT or RT	1.000	1	0.002	1.000		1.000	1.000	-	0.000	0.000	-	1.000
Saturation Flow Rate					, , , , , , , , , , , , , , , , , , ,							•
Base Satflow	1900	1900		1900	1900	1900	1900	1900		1900	1900	1900
Number of Lanes	2	2	0	1	2	1	1	1	0	1	1	1
f <sub>W</sub>	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
f <sub>HV</sub>	0.980	0.980		0.980	0.980	0.980	0.980	0.980		0.980	0.980	0.980
f <sub>g</sub>	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
f <sub>p</sub>	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
f <sub>bb</sub>	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
f <sub>a</sub>	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
f <sub>LU</sub>	0.971	0.952		1.000	0.952	1.000	1.000	1.000		1.000	1.000	1.000
f <sub>LT</sub>	0.950	1.000	-	0.950	1.000	_	0.950	1.000	-	0.950	1.000	-
Secondary f <sub>LT</sub>	0.281	0.281	_	0.452	0.452	=						_
F RT	-	1.000			1.000	0.850	-	1.000			1.000	0.850
: Lpb	1.000	1.000		1.000	1.000	_	1.000	1.000	-	1.000	1.000	
: Rpb		1.000		-	1.000	1.000	-	1.000	(1)	_	1.000	1.000
Adjusted Satflow	3437	3546		1770	3547	1583	1770	1863		1770	1863	1583
Secondary Adjusted Satflow	1015	995		842	1604							

		CAPAC	ITY AND	LOS W	ORKS	HEET				
General Information	1									
Project Description	é			13		140	in pelicular A (mil.)			
Capacity Analysis								1		
		EB		WB	-	T	NB		SB	
Lane Group	L	TR	L	T	.R	L	TR	L	LT	R
Adjusted Flow Rate	723	538	9	307	341	0	0	365	0	289
Satflow Rate	3437	3546	1770	3547	1583	1770	1863	1770	1863	1583
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Green Ratio	0.57	0.39	0.27	0.21	0.54	0.06	0.06	0.27	0.27	0.57
Lane Group Capacity	1305	1383	283	745	855	106	112	478	503	902
v/c Ratio	0.55	0.39	0.03	0.41	0.40	0.00	0.00	0.76	0.00	0.32
Flow Ratio	0.21	0.15	0.01	0.09	0.22	0.00	0.00	0.21	0.00	0.18
Critical Lane Group	Y	N	N	Y	N	Y	N	Υ	N	N
Sum Flow Ratios					0.50	)				
Lost Time/Cycle					22.0	0				
Critical v/c Ratio					0.65	5				
Lane Group Capacity	, Control	Delay, aı	nd LOS D	etermi	nation		14			
		EB		WB			NB		SB	
Lane Group	L	TR	L	T	R	L	TR	L	LT	R
Adjusted Flow Rate	723	538	9	307	341	0	0	365	0	289
_ane Group Capacity	1305	1383	283	745	855	106	112	478	503	902

		EB		WB			NB		SB	
Lane Group	L	TR	L	T	R	L	TR.	L	LT	R
Adjusted Flow Rate	723	538	9	307	341	0	0	365	0	289
Lane Group Capacity	1305	1383	283	745	855	106	112	478	503	902
v/c Ratio	0.55	0.39	0.03	0.41	0.40	0.00	0.00	0.76	0.00	0.32
Green Ratio	0.57	0.39	0.27	0.21	0.54	0.06	0.06	0.27	0.27	0.57
Uniform Delay d <sub>1</sub>	12.3	21.9	26.8	34.2	13.5	44.2	44.2	33.6	26.6	11.3
Delay Factor k	0.15	0.11	0.11	0.11	0.11	0.11	0.11	0.32	0.11	0.11
Incremental Delay d <sub>2</sub>	0.5	0.2	0.0	0.4	0.3	0.0	0.0	7.2	0.0	0.2
PF Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Control Delay	12.8	22.1	26.8	34.5	13.8	44.2	44.2	40.8	26.6	11.5
Lane Group LOS	В	С	С	С	В	D	D	D	С	В
Approach Delay	16	.8	2:	3.7					27.8	
Approach LOS	E	3		С					С	
Intersection Delay	21	.4			Intersec	tion LOS	3		С	

# SUPPLEMENTAL UNIFORM DELAY WORKSHEET FOR LEFT TURNS FROM EXCLUSIVE LANES WITH PROTECTED AND PERMITTED PHASES

General Information	on						
Project Description Ed	questria	n Village			*		
v/c Ratio Computa	ition						
			EB	V	VB	NB	SB
Cycle Length, C (s)			30		10	00.0	
Prot. Phase Eff. Green	Interval,	g (s)	30.0	6.	0		
Opposed Queue Eff. Gr (s)	een Inte	erval, gq	7.77	- 0.0	00		1
Unopposed green interv	/al, gu (s	s)	19.23	21.	00		
Red Time, r(s)			43.0	73	.0		
Arrival Rate, qa (veh/s)			0.20	0.0	00		
Protected Phase Depart (veh/s)	ture Rat	e, sp	0.955	0.4	92	6	
Perm. Phase Departure	Rate, s	s (veh/s)	0.40	0.2	23		
Xperm			0.71	0.0	01		
Xprot (N/A for Lagging L	eft-turns	5)	0.51	0.0	07		
Uniform Queue Siz	e and	Delay Com	putations				
Queue at Start of Green	Arrow,	Qa	8.64	0.1	18		
Queue at Start of Unsatu Qu	urated G	Green,	1.56	0.0	00		
Residual Queue, Qr	*		0.00	0.0	00		
Uniform Delay, d1			12.3	26.	8		
Uniform Queue Siz	e and	Delay Equa	tions				
	Case	Qa	Qu	Qr		d1	
f Xperm <= 1.0 & Xprot <= 1.0	1	qar	qagq	0	[0.5/( <b>q</b> aC q <sub>a)</sub>	)][rQa + Qa <sup>2/(Sp - Qs)</sup> +(	JqQu + Qu <sup>2/(S<sub>s</sub> -</sup>
f Xperm <= 1.0 & Xprot > 1.0	2	qar	Qr + qagq	Qa - g(Sp - Qa)	[0.5/(qaC Qu <sup>2/(S<sub>s -</sub> q<sub>a</sub></sup>	)][rQa + g(Qa + Qr) +; )	gq (Qr + Qu) +
f Xperm > 1.0 & Xprot <= 1.0	. 3	Qr + qar	qagq	Qu - gu(Ss - Qa)	[0.5/(qaC Qa <sup>2/(S<sub>p -</sub> q<sub>a</sub></sup>	)][gqQu + gu(Qa + Qr) )	+ r(Qr + Qa) +
f X <sub>perm</sub> <= 1.0 (lagging efts)	4	0	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/(qaC	)][r + gq)Qu + Qu <sup>2/(S<sub>s-</sub></sup>	q <sub>a)</sub>
f X <sub>perm</sub> > 1.0 (lagging efts)		Qu - gu(Ss - qa)	q <sub>a</sub> (r + g <sub>q</sub> )	0	[0.5/( <b>q</b> aC)	][r + gq)Qu + gu(Qu +	Qa) + Qa <sup>2/(Sp -</sup>

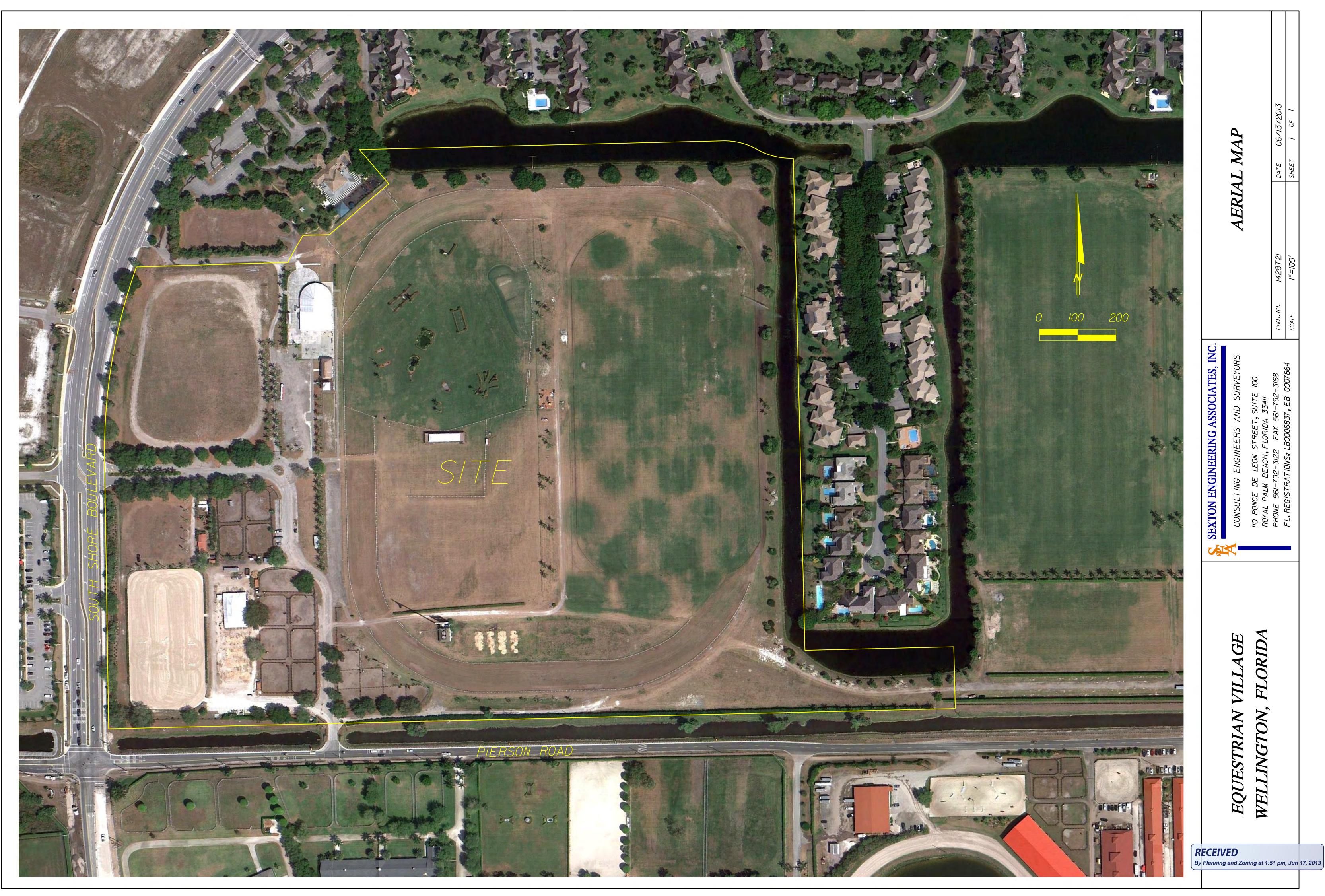
#### **BACK-OF-QUEUE WORKSHEET**

### **General Information**

Project Description Equestrian Village

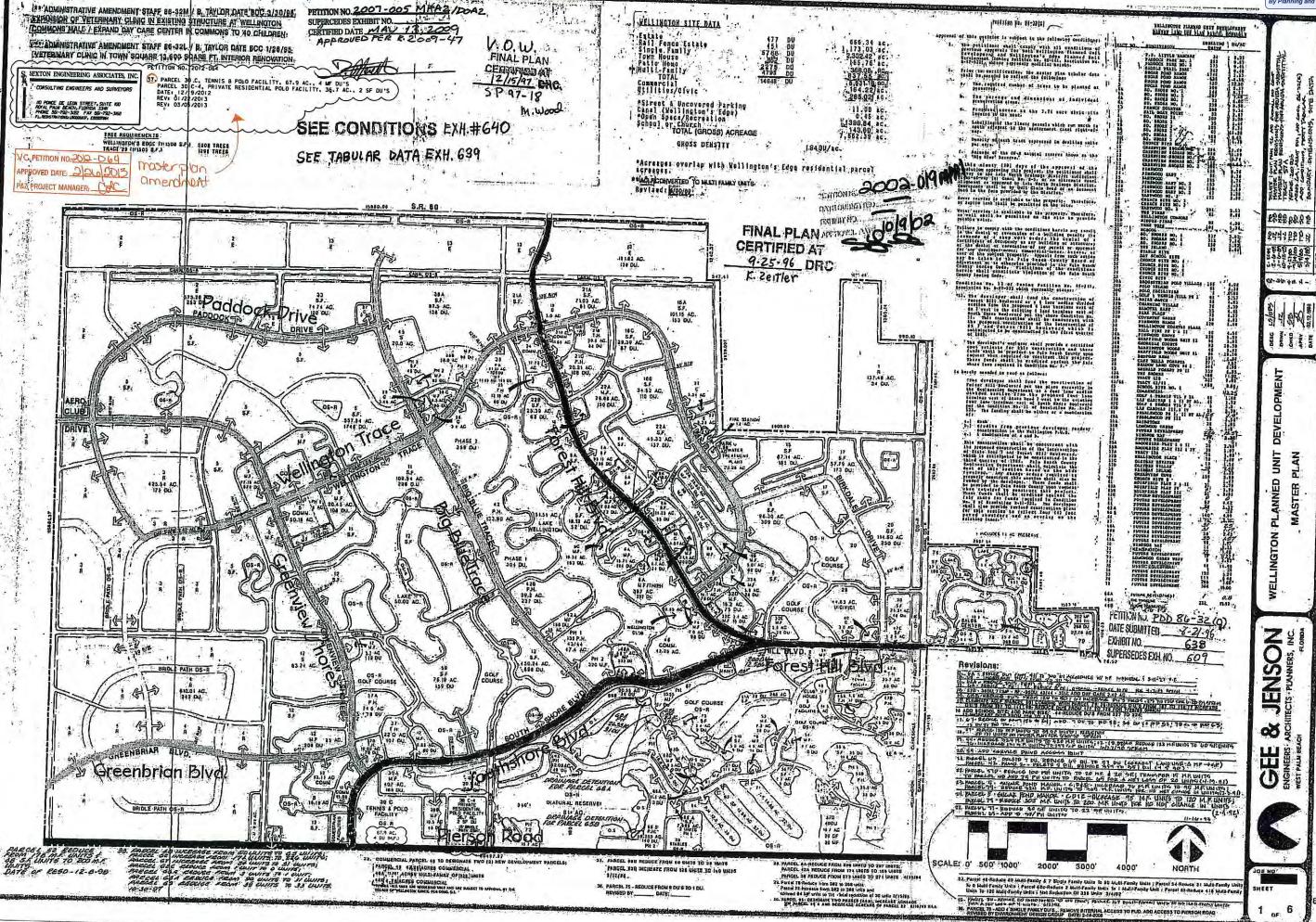
		EB			WB			NB			SB	
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Lane Group	L	TR		L	T	R	L	TR		L	LT.	R
Initial Queue/Lane	0.0	0.0	1	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Flow Rate/Lane	723	538		9	307	341	0	0		365	0	289
Satflow/Lane	1179	1862		1048	1862	1583	1770	1863		1770	1863	1583
Capacity/Lane	1305	1383		283	745	855	106	112		478	503	902
Flow Ratio	0.3	0.2		0.0	0.1	0.2	0.0	0.0		0.2	0.0	0.2
v/c Ratio	0.55	0.39		0.03	0.41	0.40	0.00	0.00		0.76	0.00	0.32
I Factor	1.000	1.000		1.000	1.000	1.000	1.000	1.000		1.000	1.000	1.000
Arrival Type	3	3		3	3	3	3	3		3	3	3
Platoon Ratio	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
PF Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
Q1	5.3	5.6		0.2	3.9	5.6	0.0	0.0		9.3	0.0	4.2
kв	0.5	0.6		0.3	0.4	0.7	0.2	0.2		0.5	0.5	0.7
Q2	0.7	0.4		0.0	0.3	0.4	0.0	0.0		1.4	0.0	0.3
Q Average	6.0	6.0		0.2	4.2	6.0	0.0	0.0		10.7	0.0	4.5
Percentile Back of C	Queue (95th p	ercent	ile)		<del></del>				L			
fB%	1.9	1.9		2.1	2.0	1.9	2.1	2.1		1.8	2.1	2.0
BOQ, Q%	11.6	11.6		0.4	8.2	11.6	0.0	0.0		19.6	0.0	8.9
Queue Storage Rati	0											
Q Spacing	25.0	25.0		25.0	25.0	25.0	25.0	25.0		25.0	25.0	25.0
Q Storage	410	0		0	0	0	0	0		650	0	0
Average Ro	0.4									0.4		
95% RQ%	0.7									0.8		

Generated: 6/17/2013 12:09 AM



5/21/30	DATE	1798791

• (	1428721	DATE	06/13/20
	,001=,,1	SHEET	1 OF



C 1 5 139.



# SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

#### EQUESTRIAN VILLAGE STORM WATER MANAGEMENT PLAN

#### **Project Description**

The 59-acre property known as Parcel 1 of Equestrian Village is located at the northeast corner of Pierson Road and South Shore Boulevard in Wellington and is part of the Wellington Planned Unit Development (PUD).

The property was formerly a part of the Palm Beach Polo Stadium, which consisted of a polo stadium, four polo fields and equestrian support facilities. The storm water management system was permitted for construction under the original permit for ACME Units of Development 1 and 2 on March 16, 1978 (SFWMD ERP No. 50-00548-S, App Nos. 27833 and 09227-B0, with periodic modifications to the overall system. The property is located within Basin A of the Village of Wellington's (VOW) surface water management system.

A portion of the subject property has been redeveloped into a dressage complex including equestrian arenas, stables, parking areas and other equestrian support facilities. These recent improvements have been permitted under SFWMD ERP No. 50-0548-S-203 issued May 20, 2013 and VOW Land Development Permit No. 2011-1304. Additional improvements will be presented to the VOW for engineering approvals as required by the VOW Land Development Regulations.

#### Surface Water Management Design

All redeveloped portions of the property shall be designed to provide surface water management improvements to meet all South Florida Water Management District (SFWMD) and Village of Wellington regulations.

#### SFWMD Permit:

The property was permitted under the original permit for ACME Units of Development 1 and 2 on March 16, 1978 (SFWMD ERP No. 50-00548-S, App. Nos. 27833 and 09227-B), and is located within Basin A of the Village of Wellington's surface water management system. The permitted design elevations for Basin A are as follows:

Maintained Water Elevation = 12.0 feet NGVD
Minimum Road Elevation = 16.0 feet NGVD
Minimum Finished Floor Elevation = 17.5 feet NGVD

#### Water Quality:

Under SFWMD Permit No. 50-00548-S, approximately 340 ac-ft of water or 0.5 inch over Unit of Development 1 was retained in the system before discharging via pumps into the C-51 canal. This-property is located in what was formerly known as Unit of Development 1. Per SFWMD criteria, the redeveloped portions of the property shall provide the greater of 1 inch of water quality treatment over the drainage area, or 2.5 inches of water quality treatment over the project imperviousness area. Therefore, 0.5 inch shall be subtracted from these volumes based on the existing water quality treatment by the existing storm water management system.

RECEIVED

By Planning and Zoning at 1:53 pm, Jun 17, 2013

1 of 2

#### Water Quantity:

Based on Chapter 40E-41, F.A.C., Surface Water Management Basin and Related Criteria, developments in the C-51 Basin must provide minimum flood protection including no net encroachment into the floodplain. Any water storage volume removed from the floodplain must be accommodated by an equal volume of open storage compensation. Compensation for any reduction in soil storage also shall be accommodated on site.

#### Design Methodology:

Runoff from redeveloped portions of the property shall drain to onsite surface water management improvements for water quality treatment prior to discharging into the onsite lake along the north and east perimeter of the property. The lake was constructed as part of the Unit of Development 1 under SFWMD Permit No. 50-00548-S and discharges to the ACME C-23 Canal, which runs adjacent to the south property line. The canal is part of Basin A of the ACME Improvement District surface water management system.

Portions of the property that are not redeveloped will continue to drain to the onsite lake along the north and east perimeter of the property, where water quality treatment has been provided for as part of the existing surface water management system.

#### Conclusion:

The proposed Subdivision is located within an existing Planned Unit Development with an existing Surface Water Management System. The existing surface water management system includes portions of drainage canals and lakes that will be maintained by the Property Owners Association in accordance with the SFWMD and Village of Wellington permit requirements. Additionally all redeveloped property will be permitted as modifications to the existing permits in accordance with the SFWMD and Village of Wellington standards.

Steven M. Pawlyk, P.E. FL Reg. No. 61800 Date: June 13, 2013

RETURN TO:

Craig T. Galle, Esq.
The Galle Law Group, P.A.
\$3501 South Shore Boulevard, #103
Wellington, Florida 33414

Parcel Control Number: 73-41-44-16-00-000-5070

CFN 20120383187

OR BK 25485 PG 0722

RECORDED 09/26/2012 13:02:93

Palm Beach County, Florida

AMT 10.00

Doc Stamp 0.70

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 0722 - 725; (4pgs)

Space Above This Line For Recording Data

#### **CORRECTIVE WARRANTY DEED**

(This Corrective Warranty Deed corrects the legal descriptions in those certain Warranty Deeds recorded on (i) August 28, 2007 in Official Records Book 22063, Page 964, Public Records of Palm Beach County, Florida and (ii) May 29, 2012 in Official Records Book 25227, Page 0672, Public Records of Palm Beach County, Florida)

THIS CORRECTIVE WARRANTY DEED, made the 15th day of September, 2012 by PALM BEACH POLO, INC., a Florida corporation, whose post office address is 11198 Polo Club Road, Wellington, Florida 33414) herein called the Grantor, to POLO FIELD ONE, LLC, a Florida limited liability company, whose post office address is 14440 Pierson Road, Wellington, Florida 33414, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

#### SEE EXHIBIT "A"

SUBJECT TO taxes for the current year and subsequent years; restrictions, reservations, covenants, conditions and easements of record; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and public utility easements (it not being the intent hereof to reimpose any of the foregoing).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said

RECEIVED

By Planning and Zoning at 1:52 pm, Jun 17, 2013

land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

PALM BEACH POLO, INC., a Florida corporation

Witness #1 Signature

GLENN F. STRAUB, President

CRAIG T. GALLE

Witness #2 Signature

Witness #2 Printed Name

**NOTARY** 

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14th day of September, 2012 by Glenn F. Straub, President of PALM BEACH POLO, INC., who is personally known to me.

Notary Public

CRAIG T. GALLE

Printed Notary Name

My Commission Expires:

#### EXHIBIT "A"

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET, THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 658.77 FEET, THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 00°51'23" EAST, A DISTANCE OF 647.12 FEET TO A POINT ON THE SOUTHEAST LINE OF PARCEL A, EQUESTRIAN/POLO VILLAGE AND COUNTRY CLUB WELLINGTON RED., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 51°06'56 EAST ALONG SAID SQUEEEAST LINE, A DISTANCE OF 165.79 FEET TO A CORNER OF SAID PARCEL A; THENCE NORTH 38°53'04" WEST, ALONG SAID PARCEL A, A DISTANCE OF 118.38 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 430.33 FEET; THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 25.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 1322.28 FEET; SOUTH 89°37'54" EAST (7) DISTANCE OF 680.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF \$8.57 FEET; SOUTH 89°37'54" EAST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 00° 22'06" WEST, A DISTANCE OF 118.67 FEET TO A POINT 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89°37'54" WEST PARALLELS WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET TO THE POINT OF BEGINNING.

#### LESS THE FOLLOWING PROPERTY:

A PORTION OF THE SOUTH ½ OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTHERLY AND EASTERLY OF SOUTH SHORE BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE S89°37'54" E ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 280.34 FEET; THENCE NO0°13'08" E FOR 253.22 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCELS; THENCE N89°46'52" W FOR 40.00 FEET; THENCE N00°13'08" E FOR 45.00 FEET; THENCE S89°46'52' E FOR 40.00 FEET; THENCE S00°13'08" W FOR 45.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING PROPERTY:

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH 89°37'54" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 44.11 FEET; THENCE NORTH 00°08'47" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°37'54" EAST, ALONG A LINE 50.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1634.01 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'54" WEST, A DISTANCE OF 390.00 FEET, THENCE SOUTH 00°22'06" WEST, A DISTANCE OF 8.67 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 17°49'33" WEST、行拍ENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1216.89 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE 02 635.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH LINE OF PARCEL B, EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AN RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 522.36 FEET TO A POINT OF CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTER ( ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10" A DISTANCE OF 94.69 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'10", A DISTANCE OF 94.69 FEET; THENGE SOUTH 89°37'54" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWEST CORNER OF LOT 1. EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AS RECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 00°22'06" WEST, ALONG THE WEST LINE OF SAID EQUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., AND THE WEST LINE OF POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D. AS RECORDED IN PLAT BOOK 50, PAGES 155-156, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 1290.00 FEET TO THE SOUTHWEST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; SOUTH 89°37'54" EAST, ALONG THE SOUTH LINE OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D., A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID POLO ISLAND OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.; THENCE SOUTH 00°22'06" WEST. A DISTANCE OF 43.61 FEET TO THE POINT OF BEGINNING.

23.6392 acres +/-

This instrument prepared by and return to: W/C 168
Daniel Doorakian, Esq.
Moxle, Flanigan, Katz, Breton
White & Krasker, P.A.
1350 South Shore Blvd., Suite 103
Wellington, FL 33414
File No. 27-341-2

e ingsatt

CFN 20070501752
OR BK 22223 PG 0834
RECORDED 10/31/2007 11:17:42
Palm Beach County, Florida
ANT 5,850,000.00
Doc Stamp 40,950.60
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0834 - 836; (3pgs)

Property ID #'s: 73-41-44-16-00-000-5030 and 73-41-44-16-00-000-5040

#### WARRANTY DEED

THIS WARRANTY DEED is made this 29th day of October, 2007 by and between EQUESTRIAN ENTERPRISES, L.L.C., a Florida limited liability company (hereinafter referred to as the "Grantor"), whose mailing address is 13125 Southfields Road, Wellington, Florida 33414, and STADIUM SOUTH, LLC, a Florida limited liability company (hereinafter referred to as the "Grantee") whose mailing address is 3100 Aachen Lane, Wellington, FL 33414. Wherever used herein the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

#### WITNESSETH

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, that certain parcel of land situate and being in Palm Beach County, Florida (the "Property"), to wit:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS CONVEYANCE is subject to taxes and assessments for the year 2007 and subsequent years; and zoning and governmental ordinances.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor I aforesaid.	has executed this instrument under seal on the date
	EQUESTRIAN ENTERPRISES, L.L.C., Florida limited liability company
	111
Print Name: Trope I Augusta N	John With
Will- Eller & Felder	ame: Robert W. Brusie, Managing Member
Print Name: MARI-ELLENK. SHELDON	
STATE OF FLORIDA ) ss: COUNTY OF Palm Beach )	
The foregoing instrument was sworn October, 2007 by Robert W. Brusie, as Mana Florida limited liability company on behalf of	to and acknowledged before me this day of ging Member of Equestrian Enterprises, L.L.C., a f the company. He is personally known to me or tification.
	Name: Male Maldan Notary Public, State of Florida
My commission expires:	Commission No.
MARHELLEN K. SHELDON MY COMMISSION & DD 379068 EXPIRES: January 23, 2009 Good-d Trou Nouny Aude Underwinden	[Notarial Seal]

#### Exhibit "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37′54″ EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51′23″ EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO. 2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51′23″ EAST, A DISTANCE OF 662.30 FEET; THENCE SOUTH 89°16′43″ EAST, A DISTANCE OF 573.03 FEET; THENCE SOUTH 00°08′47″ EAST, A DISTANCE OF 658.77 FEET; THENCE NORTH 89°37′54″ WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 584.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.74 ACRES MORE OR LESS.

File No. 27-341-2

This instrument prepared by and

Return to: Will Call #168

225 TO 8883

Deniel Doorakian, Esq. Moyle, Flanigan, Katz, Breton, White & Krakser, P.A. 1350/ South Shore Blvd., Suite 103 Wellington, FL 33414

Property #'s: 73-41-44-16-00-000-5050

CFN 20080066013
OR BK 22458 PG 0728
RECORDED 02/22/2008 13:36:45
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0728 - 731; (4pgs)

This Corrective Warranty Deed is being recorded to correct the legal description set forth in Warranty Deed recorded in Official Record Book 22150, Page 1851, Public Records of Palm Beach County, Florida.

## CORRECTIVE WARRANTY DEED

#### WITNESSETH

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, that certain parcel of land situate and being in Palm Beach County, Florida (the "Property"), to wit:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

THIS CONVEYANCE is subject to taxes and assessments for the year 2007 and subsequent years; and zoning and governmental ordinances.

1

WPB 381721265v1

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

<u> </u>	
Signed, sealed and delivered	
in the presence of:	PIERSON SOUTH SHORE, LLC, a
	Florida limited liability company
A THINKS	14 7 8
GHWV (S)	By: W / Predet
(Signature of Witness)	
C C C	Name: Eileen F. Sudler
George Banks	Title: Managing Member
(Printed Name of Witness)	
Mayor Kasara	
Shun Derice	
(Signature of Witness)	
Sharon Beiner	
(Printed Name of Witness)	
(	<del>)</del> ,
STATE OF <u>Florida</u> ) COUNTY OF Palm Black)	
001010010000000000000000000000000000000	SS:
COUNTY OF Palm Black )	The state of the second section is a second section of the second section in the second section is a second section of the second section is a second section of the second section in the second section is a second section of the second section of the second section is a second section of the section of the second section of the
The foregoing instrument was	asknowledged by
2008, by Eileen F. Sudler, as Managing	acknowledged before me this 24th day of January, g Member of Pierson South Shore, LLC, a Florida limited
liability company. She is p	
	s identification.
	: -
My commission expires:	NOTARY PUBLIC
my commission expires:	Jany W
	Notary Public, State of F. At Large
	James Warning
ARY P//	(Printed Name of Notary Public)
Jamie Warning Commission # DD315057	(A timed Faulte of Holdly Public)
Expires June 8, 2008	Commission No. DO 315057
OF PLOT Bonded Troy Fain - Insurance, Inc. 800-385-7019	20000

2

WPB 3B1721265v1

### [NOTARY SEAL]

	HOSDITAL PTV 110	D
	HOSPITALITY, LLC Columbia limited liability	a District of company
(Signature of Witness)	By: //////tullfu	73
(Signifings) Williess)	Name: Jack Matthews	
	Title: Managing Member	
(Printed Name of Witness)		
e di		
(Signature of Witness)		•
(Signature of Witness)		:
_ Sara Smith		
(Printed Name of Witness)		
STATE OF MARYLAND ( )		
COUNTY OF MONTGOMERY SS:	•	
	-01)	
The foregoing instrument was acknown 2008, by Jack Matthews, as Manager Manage	vledged before me this 24th da	y of January,
2008, by Jack Matthews, as Managing Men limited liability company. He is per	sonally known to me or	
, as denti	ication.	nas produced
	NOTARY PUBLICA 1	
My commission expires:	www.titash.ke	larre
	Notary Public, State of Ma	At Large
WINIFRED B. KILGORE	Winifred B Kil	anre
Notary Public Montgomery County	(Printed Name of Notary Po	iblic)
MARYLAND	Commission No.	
My Commission Expires July 16, 2008	Commission 140.	<u>:</u> :
	DIOTENTAN	:
	[NOTARY SEAL]	:
	Note that the state of the stat	Maria Santa
	e e e e e e e e e e e e e e e e e e e	4
	Get Tarolle St.	:
		•

Book22458/Page730

WPB 381721265v1

#### Exhibit "A"

(Legal Description of the Property)

PADIUM NORTH PROPERTY

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°37(54) EAST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2090.00 FEET; THENCE NORTH 00°51'23" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH SHORE BOULEVARD AS SHOWN ON THE PLAT OF GREENVIEW SHORES NO. 2 WELLINGTON P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 120 THROUGH 137, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. A DISTANCE OF 712.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°51'23" EAST, A DISTANCE OF 42.18 FEET TO A POINT OF CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 1440 00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY OF SOUTH SHORE BOULEVARD, THROUGH A CENTRAL ANGLE OF 20°29'06", A DISTANCE OF 514.84 FEET TO THE SOUTHWEST CORNER OF PARCEL A, EQUESTRIAN POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D, AS RECORDED IN PLAT BOOK 35, PAGE 188, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 398.12 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2.14 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1080.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 60°50'33" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'37", A DISTANCE OF 79.63 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 68.80 FEET; THENCE NORTH 51°06'56" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 00°51'23" WEST, A DISTANCE OF 647.12 FEET; THENCE NORTH 89°16'43" WEST, A DISTANCE OF 628,00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.76 ACRES MORE OR LESS.

4

WPB 381721265v1

W/C 168

THIS INSTRUMENT PREPARED BY AND RETURN TO: DANIEL R. DOORAKIAN, ESQ.
MOYLE FLANIGAN KATZ RAYMOND
WHITE & KRASKER, PA
12230 FOREST HILL BLVD., SUITE 200
WELLINGTON, FL 33414

CFN 20060334854
OR BK 20439 PG 1626
RECORDED 06/06/2006 16:14:35
Palm Beach County, Florida
AMT 6,734,000.00
Doc Stamp 47,138.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1626 - 1628; (3pgs)

Property Appraisers Parcel Identification (Folio) Number: 73-41-44-16-00-000-5000

Space Above This Line For Recording Data\_\_\_\_\_

#### WARRANTY DEED

THIS WARRANTY DEED, made the 24 day of May, 2006 by Palm Beach Polo Inc., a Florida corporation, whose post office address is 11199 Polo Club Road, Wellington, FL 33414, herein called the Grantor, to Far Niente Stables II, LLC, a Florida Limited Liability Company, whose post office address is 2930 Hurlingham Drive, Wellington, FL 33414, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO taxes for the current year and subsequent years; restrictions, reservations, covenants, conditions and easements of record; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and public utility easements (it not being the intent hereof to reimpose any of the foregoing).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

year first above written.	has signed and sealed these presents the day and
Signed, sealed and delivered in the presence of:	PALM BEACH POLO, INC. A Florida comorando
Witness #1 Signature  CRAGO T. GAUE	By: Glenn F. Straub Its. President
Witness #1 Printed Name	
Witness #2 Signature Doug for Visical Maschen	
Witness #2 Printed Name	en en grande de la companya de la c La companya de la co
STATE OF FLORIDA COUNTY OF PALM BEACH	:
The foregoing instrument was acknowledged be Straub, President of Palm Beach Polo Inc. on be to me or has produced	efore me this $24  \text{fd}$ day of May, 2006 by Glenn F. ehalf of the corporation. He is personally known as identification.
SEAL DOUGLAS VIHCENT MOSCHIANO	Infollment visal
MY COMMISSION # DD 386842 EXPIRES: January 18, 2009 Bonded Thru Budgel Notary Services	Notaty Public  Douglas Vincent Moschins  Printed Notary Name
My Commission Expires:	Trinica rotary rvaine

#### FXHIBIT A

#### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE EAST ONE HALF OF SECTION 16, TOWNSHIP 44, SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS,

PALM BEACH COUNTY. FLORIDA; SAID PARCEL BEING MORE SPECIFICALLY DESCRIBED AS FULLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE
NORTH 01°09'54" EAST ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 50.00 FEET; THENCE
NORTH 89°37'34" WEST, ALONG LINE 50.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID.

SECTION 16, A PLOSTANCE OF 1,520.68 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 60.00 FEET
TO THE POINT OF BEGINNING; THENCE NORTH 89°37'54" WEST, PARALLEL WITH SAID SOUTH LINE OF
SECTION 16, A DISTANCE OF 680.64 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE OF 1322.28 FEET;
THENCE NORTH 89°37'34" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°22'06" EAST, A DISTANCE
OF 40.00 FEET TO A POINT, SAID POINT BEING 80.00 FEET SOUTH OF THE SOUTH LINE OF TRACT "C" OF
EOUESTRIAN/POLO VILLAGE AND COMPLEX OF PALM BEACH POLO AND COUNTRY CLUB WELLINGTON P.U.D.,
THENCE SOUTH 89°37'34" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 635.64 FEET TO A POINT
SAID POINT BEING 70.00 FEET WEST OF THE WEST LINE OF LOT 1 OF SAID EOUESTRIAN/POLO VILLAGE AND
COMPLEX OF PALM BEACH FOLO AND COUNTRY CLUB WELLINGTON P.U.D., THENCE SOUTH 00°22'06" WEST,
ALONG A LINE 70.00 FEET WEST OF SAID WEST LINE OF EOUESTRIAN/POLO VILLAGE AND COUNTRY
CLUB WELLINGTON P.U.D., AS BECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM
BEACH POLO AND COUNTRY CLUB WEST LINE OF EOUESTRIAN/POLO VILLAGE AND COUNTRY
CLUB WELLINGTON P.U.D., AS BECORDED IN PLAT BOOK 35, PAGES 187 AND 188, PUBLIC RECORDS OF PALM
BEACH COUNTY, A DISTANCE OF 2216.89 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A
RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE. THROUGH A CENTRAL
ANGLE OF 72°32'33", A DISTANCE OF 126.61 FEET TO A POINT ON A NON TANGENT LINE, A RADIAL BEARING TO
THE POINT OF BEGINNING

CONTAINING 19.24 ACRES MORE OF LESS.

EASEMENT O.R.B. 11386,

SOUTH 1/4 CORNER OF SECTION 16.

RANGE 41 EAST

TOWNSHIP 44 SOUTH

N 45°17'38" E

295.21' N 89°37'54" W

N 89°37'54" W

SOUTH 1/4 COR. OF SEC. 16, TWP. 44S, RNG. 41E

\_\_S 89°377′54" E

PALM BEACH INTERNATIONAL
EQUESTRIAN CENTER
WELLINGTON, FLORIDA

RECEIVED

By Planning and Zoning at 1:56 pm, Jun 17, 2013

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEXTON ENGINEERING ASSOCIATES INC.

ROYAL PALM BEACH, FLORIDA 33411

-----

PROFESSIONAL SURVEYOR AND MAPPER

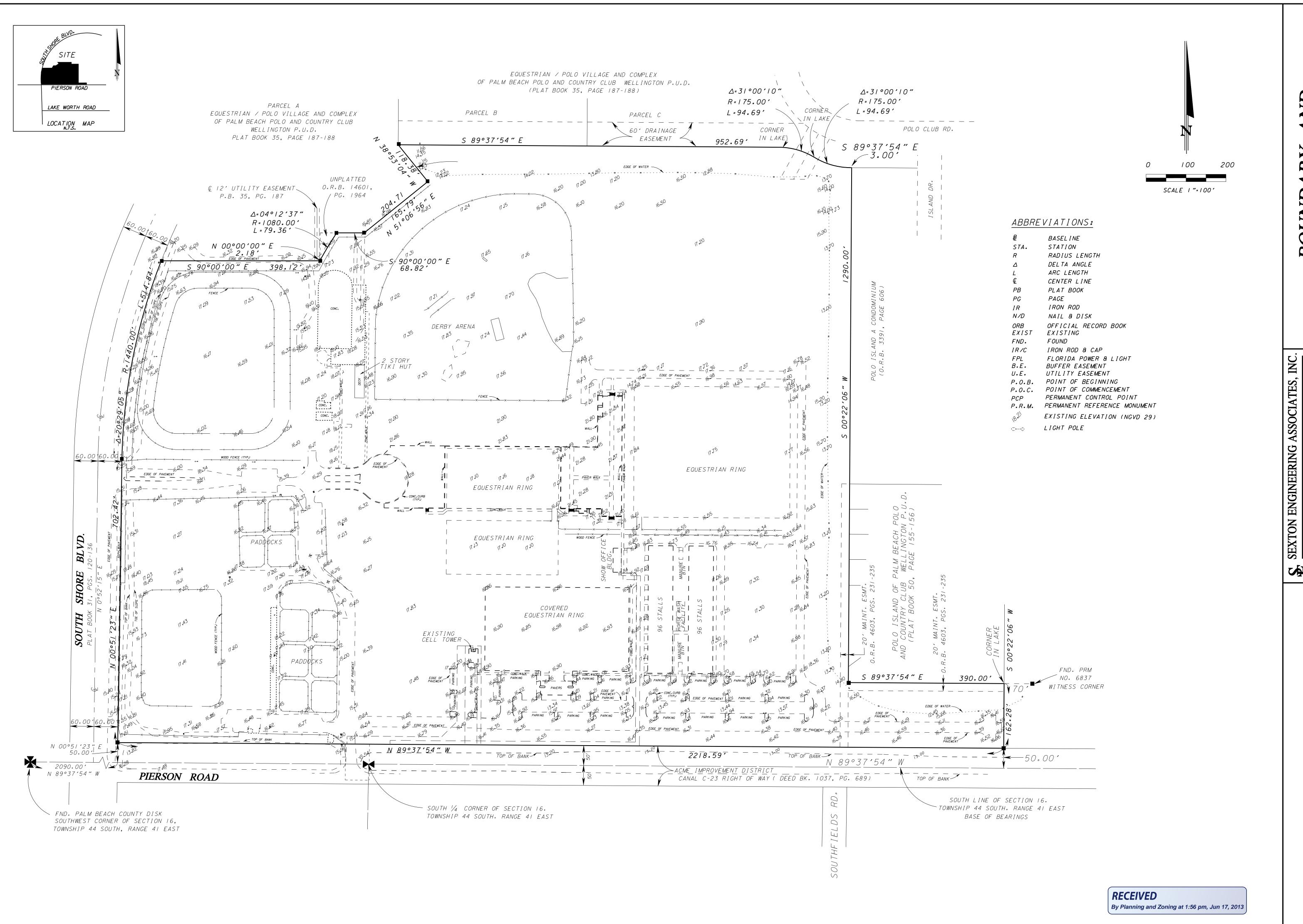
NO. 4396, STATE OF FLORIDA

LB NO. 6837

MICHAEL D. BONIN

L.B. NO. 6837

110 PONCE DE LEON STREET, SUITE 100



FLORIDA

13

18 19

20 21 22

23

24 25 26

27 28 29

30 31

32 33 34

35

36 37 38

39

40 41 42

43 44

45

46 47 48

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA, APPROVING A DEVELOPMENT ORDER AMENDMENT AND MASTER PLAN AMENDMENT, FOR PETITION NUMBER 2007-005 DOA 2 AND 2007-005 MPA 2, AMENDING THE DEVELOPMENT ORDER OF THE WELLINGTON PUD MASTER PLAN TO DESIGNATE ONE DWELLING UNIT FOR CERTAIN PROPERTY KNOWN AS PARCEL "H" OF GREENVIEW SHORES NUMBER TWO (MYSTIC EQUESTRIAN), TOTALING 4.2 ACRES, MORE OR LESS, LOCATED ALONG THE WEST SIDE OF SOUTH SHORE BOULEVARD, IMMEDIATELY NORTH OF PIERSON ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council, as the governing body of the Village of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations, as adopted by the Village of Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the notice and hearing requirements as provided in Article V of the Land Development Regulations (LDR), as adopted by the Village of Wellington, have been satisfied; and

WHEREAS, the subject site has been approved on the Village of Wellington PUD Master Plan as single family; and

WHEREAS, the proposed Amended and Restated Development Order and Master Plan Amendment was reviewed by the Wellington Planning, Zoning and Adjustment Board at a public hearing conducted on July 2, 2009; and

WHEREAS, the Village Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of the various Village of Wellington review agencies and staff; and

WHEREAS, the Village Council has made the following findings of fact:

- 1. The proposed amendments to the Development Order and Master Plan of the Wellington PUD are consistent with the Comprehensive Plan.
- 2. This request is consistent with the purpose and intent of the LDR.

### **RECEIVED**

By Planning and Zoning at 1:53 pm, Jun 17, 2013

- 3. The requested Development Order and Master Plan Amendments are consistent with the surrounding land uses and zoning districts.
- 4. There are no adverse impacts to the natural environment expected to occur as a result of the approval of the Development Order and Master Plan Amendments.
- 5. There are public services and facilities in place to support the anticipated impacts on traffic, water and sewer services.

# NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA that:

SECTION 1. The Development Order Amendment (2007-005 DOA 2) and Wellington PUD Master Plan Amendment (2007-005 MPA 2), the petition of Mystic Equestrian, LLC, Owner, and David L. Carpenter & Associates, Inc, Agent, to amend the approved Wellington PUD Master Plan for the real property as more specifically described in Exhibit "A," is hereby approved subject to the conditions of approval described herein, which are in addition to the general requirements otherwise provided by ordinance.

SECTION 2. The Wellington PUD Master Plan is hereby amended to designate only one dwelling unit for certain property totaling 4.2 acres known as Mystic Equestrian (a.k.a. Pod 75 / Parcel "H" of Greenview Shores No. 2), as more specifically described in Exhibit "A."

SECTION 3. This Resolution shall become effective immediately upon adoption.

Remainder of Page Left Blank

PASSED AND ADOPTED this 2 reading.	27th day of October 2009, upon first and
ATTEST:	VILLAGE OF WELLINGTON, FLOR
BY: <u>Swilda Kartigue</u> Awilda Rodriguez, Village Ölerk	
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	
BY: All Market St. Kurtz, Village Attorne	ey

1	Exhibit "A"
2	Legal Description
3	
4	
5	PARCEL "H", "GREENVIEW SHORES No. 2 OF WELLINGTON -
6	(P.U.D.) ", ACCORDING TO THE PLAT THEREOF, AS RECORDED
7	IN PLAT BOOK 31, PAGE 120-136, OF THE PUBLIC RECORDS OF
8	PALM BEACH COUNTY, FLORIDA.
9	
10	
11	CONTAINING 4.2 ACRES. MORE OR LESS

2 3 A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE 4 MASTER PLAN AMENDMENT PETITION NUMBER 2011-033 MPA1, ALSO KNOWN 5 AS EQUESTRIAN VILLAGE MASTER PLAN AMENDMENT TO MODIFY THE WELLINGTON PLANNED UNIT DEVELOPMENT FOR AN APPROXIMATE 96.3 6 ACRE PORTION OF TRACT 30C TO INDICATE TRACT 30C-2 AS 16.5 ACRES. 7 8 9 10 11 12 13 14 15 16 17 AND PROVIDING AN EFFECTIVE DATE.

TRACT 30C-3 AS 43.0 ACRES AND TRACT 30C-4 AS 36.8 ACRES, CHANGING THE DESIGNATION OF THE THREE TRACTS FROM POLO AND TENNIS FACILITY TO COMMERCIAL RECREATION/COMMERCIAL EQUESTRIAN ARENA (TRACTS 30C-2 AND 30C-3) AND COMMERCIAL RECREATION/POLO FACILITY (TRACT 30C-4). ADD TWO ACCESS POINTS ON THE NORTH SIDE OF PIERSON ROAD AND A NEW ACCESS POINT ON THE EAST SIDE OF SOUTH SHORE BOULEVARD FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE

18 19

20

21

WHEREAS, the Wellington's Council, as the governing body of Wellington. Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to consider petitions related to zoning and development orders; and

22 23 24

WHEREAS, the notice of hearing requirements as provided in Article V of the Land Development Regulations, as adopted by Wellington, have been satisfied, and:

25 26 27

WHEREAS, the Master Plan Amendment was reviewed and certified by the Development Review Committee as of November 28, 2011; and

28 29 30

WHEREAS, the Master Plan Amendment was reviewed and recommended for approval 4-0 by the Equestrian Preserve Committee on December 14, 2011; and

31 32 33

WHEREAS, the Master Plan Amendment was reviewed and recommended for approval 6-1 by the Planning, Zoning and Adjustment Board on January 4, 2012; and

34 35 36

37

WHEREAS, the Wellington's Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

38 39 40

WHEREAS, the Wellington's Council has made the following findings of fact:

41 42

1. The Master Plan Amendment is consistent with the Comprehensive Plan:

43 44

2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;

45 46

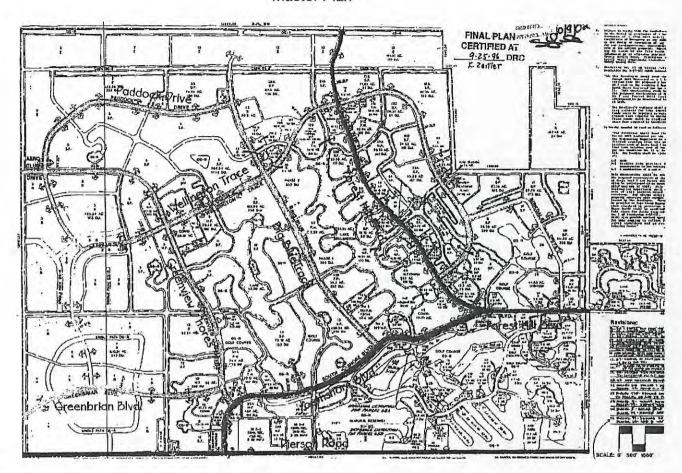
**RECEIVED** 

By Planning and Zoning at 1:49 pm, Jun 17, 2013

The requested Master Plan Amendment is consistent with the surrounding 1 3. 2 land uses and zoning districts: 3 4 The requested Master Plan Amendment requires an amendment to the 4. 5 Planned Unit Development Master Plan: 6 7 5. No adverse impacts to the natural environment are expected to occur as a 8 result of the approval of the request; 9 The requested Master Plan Amendment would result in a logical and 10 6. 11 orderly development pattern; 12 The requested Master Plan Amendment is consistent with the applicable 13 7. 14 Equestrian Overlay Zoning District neighborhood plan; and 15 16 8. The requested Master Plan Amendment complies with Article 11, 17 Adequate Public Facilities. 18 NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S 19 20 COUNCIL, THAT: 21 22 SECTION 1. The foregoing recitals are hereby affirmed and ratified. The 23 Equestrian Village Wellington Planned Unit Development Master Plan Amendment, is hereby APPROVED as described in Exhibit "A", subject to the conditions of approval 24 contained herein, which are in addition to the general requirements otherwise provided by 25 26 this resolution. 27 28 1) This approval is based on Master Plan date stamped December 1, 2011. 29 2) All previous conditions to the Wellington PUD not specifically amended by this 30 request are still in effect. 31 3) The proposed northern South Shore Boulevard driveway to Parcel 30C-2N shall 32 not be constructed until the driveway to Parcel 30C-1 is closed. In the event of 33 the driveway closure on Parcel C-1, the owner of C-2 shall be required to grant a cross access easement to C-1, allowing C-1 traffic access to the new driveway 34 35 on C-2, should the owner of C-1 want such access. Until such time as the new 36 driveway on C-2 is constructed, the applicant shall present an acceptable 37 alternate on site traffic flow pattern to Village staff, which shall be subject to 38 Development Review Committee approval at the time of final site plan approval. 39 4) A minimum 15 feet wide bridle path with appropriate crossings at the project driveways shall be regraded and provided on the north side of Pierson Road for 40 approximately 3,200 feet from South Shore Boulevard to the horse crossing on 41 Pierson Road at Southfields Road. Construction shall be completed prior to 42 November 1, 2012. (TRAFFIC) 43 5) Signalized horse crossings with advance pavement markings and signage shall 44 be provided at Pierson Road and South Shore Boulevard intersection and on 45

1		Pierson Road at the Southfields Road intersed	ction. Construction shall be
2	ev	completed prior to November 1, 2012.(TRAFF	IC)
3	6)		d in accordance with Wellington
4	-20	standards as approved by the City Engineer.	
5	7)	The proposed plat of the 96.3 acre property sh	nall be recorded prior to April 1,
6		2012.	
7			
8		<b>SECTION 2.</b> This Resolution shall become effective	ective immediately upon adoption.
9			
10			
11		PASSED AND ADOPTED this 1st day of Febru	ary, 2012.
12			
13		<b>RENDERED</b> the 13 <sup>th</sup> day of February, 2012.	
14			
15		ATTEST:	WELLINGTON, FLORIDA
16			()
17		1 0.10.	
18		BY: Uwilds Radiones BY:	AX -
19		Awilda Rodriguez, Clerk	Darell Bowen, Mayor
20			
21			
22		APPROVED AS TO FORM AND	
23		LEGAL SUFFICIENCY:	
24		4/	
25		111 11/1	
26		BY: M. ST	
27		Jerray S. Kurtz, Attorney	
28		7, 5	
29			

Exhibit "A" Master Plan



RESOLUTION Α WELLINGTON, OF FLORIDA'S COUNCIL. APPROVING A COMPATIBILITY DETERMINATION PETITION NUMBER 2011-033 CU1, ALSO KNOWN AS EQUESTRIAN VILLAGE COMPATIBILITY DETERMINATION PROVIDE A COMMERCIAL EQUESTRIAN ARENA IN THE URBAN SERVICE AREA WITH RECOMMENDED CONDITIONS TO MITIGATE POTENTIAL INCOMPATIBILITY ISSUES AND PROVIDING STANDARDS. PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

13 14

15

16

12

WHEREAS, the Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to consider petitions related to zoning and development orders; and

17 18 19

20

WHEREAS, the notice of hearing requirements as provided in Article V of the Land Development Regulations, as adopted by the Wellington, have been satisfied, and;

212223

WHEREAS, the Commercial Equestrian Arena Compatibility Determination Application was reviewed and certified by the Development Review Committee as of November 9, 2011; and

252627

24

WHEREAS the Commercial Equestrian Arena Application was reviewed by the Equestrian Preserve Committee on December 14, 2011 and recommended for approval (4-0); and

29 30 31

32 33

28

WHEREAS the Commercial Equestrian Arena Application was reviewed by the Planning Zoning and Adjustment Board on January 4, 2012 and recommended for approval 7-0; and

34 35

WHEREAS, Wellington's Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

37 38 39

36

WHEREAS, Wellington's Council has made the following findings of fact:

40 41

42

43

44

45

The Commercial Equestrian Arena property possesses a Commercial Recreation Future Land Use Map designation and an Equestrian Overlay Zoning District designation, Wellington's Land Development Regulations (LDR's) Section 6.4.4.41 states a Commercial Equestrian Arena is permitted subject to a compatibility analysis since the property is within Wellington's Urban Service Area (USA)

1.

 the Comprehensive Plan;The subject request is consistent with the stated purposes and intent of

the Land Development Regulations;

3. The Equestrian Village Commercial Equestrian Arena is consistent and compatible with the surrounding land uses and zoning districts;

The Equestrian Village Commercial Equestrian Arena of is consistent with

- 4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
- 5. The Equestrian Village Commercial Equestrian Arena development would result in a logical and orderly development pattern;
- 6. The applicable Equestrian Overlay Zoning District hours of operation shall be modified as set forth herein; and
- 7. There exist Adequate Public Facilities to support the Commercial Equestrian Arena.

# NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S COUNCIL, THAT:

<u>SECTION 1.</u> The Equestrian Village Compatibility Determination for the Commercial Equestrian Arena, is hereby APPROVED/DENIED as described in Exhibit "A", subject to the conditions of approval contained herein, which are in addition to the general requirements otherwise provided by this resolution.

# Conditions of Approval:

- Staff recommended approval conditions are as follows:
  - 1. Commercial Equestrian Arena hours of operation shall be limited from 7:00 am to 10:00 pm.
  - The Commercial Equestrian Arena site plan shall be revised to indicate the location of accessory commercial activities in designated hospitality and vendor areas.
- 3. If the proposed plat for Commercial Equestrian Arena indicates a separate parcel for the existing Cell Tower, a variance will be required for riding and show rings located within 100 feet of any property line. In that event,

- Developer shall submit by May 1, 2012 an application for a Variance seeking relief from the required 100 feet setback from the cell tower to the Covered Equestrian Ring
- 4 All parking lot lighting shall be limited to a maximum of 15 feet in height.
- Use of portable generators is prohibited unless "Quiet Pack" generators are
   utilized and all generators shall be located away from the residences.
  - 6. The use of amplified sound systems and equipment including (radio, IPod or similar devices with auxiliary speakers, record players, similar music devices) or televisions are prohibited in permanent barns or temporary stabling tents except to advise riders and exhibitors of upcoming competitive events. Eelectronic listening devices may be used with earphones.
- 7. For monitoring purposes, properly identified Wellington staff including Building Inspectors, Code Compliance Officers and PZB staff shall be allowed unrestricted access to the site.
  - 8. Only the three western most barns may be constructed at this time. After the commercial equestrian arena has been operating for at least a full year, the owner of the commercial equestrian arena may submit a petition requesting the construction of a fourth barn. The location of this barn shall be subject to the approval of Wellington's Council after a public hearing, following the same procedures required for review of a commercial equestrian arena.

#### **ENVIRONMENTAL**

- 9. All hoses and hose bibs shall be equipped with an automatic shut off nozzle to restrict water flow.
- 10. Filter fabric or similar equipment to reduce debris from entering the storm water system shall be installed and maintained or replaced as necessary or as directed by Wellington.
- **11.** All facilities, operations and improvements on the site shall comply with the most recent Best Management Practices (BMPs).
- **12.** Approved horse hair separators shall be used on horse wash facilities, laundry facilities and equestrian support facilities as required prior to discharge into the public sanitary sewer collection system.
- Manure shall be removed from the premises on a daily basis and disposed in a manner approved by the Palm Beach County Health Department. Manure shall be collected and transported by a registered commercial livestock waste hauler or registered livestock self-hauler. Owner/Operator shall coordinate with

- Engineering Division to register the name of the manure hauler annually prior to November 1<sup>st</sup>. Manure shall be removed daily during major events.
  - 14. Livestock waste storage structures shall be elevated in accordance with BMP regulations and shall comply with the design standards of Chapter 30, Article V, of the Wellington's Code of Ordinances.
    - 15. Livestock waste storage structures shall be constructed so that no rainfall is allowed to enter and no liquid is released. Temporary tents may be utilized as covers for the waste storage structures, as approved by Wellington's BMP Officer and the Building Division.

# **BUILDING AND FIRE RESCUE.**

- 16. The applicant shall obtain permits for all structures and tents in accordance with Florida Building Code and including the Fire Code.
- 17. All tents shall be inspected by the Palm Beach County Fire Rescue Department (PBCFRD) for compliance with applicable Federal, State, County, or Municipal fire protection standards. Tents shall be inspected and approved prior to occupancy.
- **18.** All food vendor tents and facilities shall be inspected, as applicable by Wellington, PBCFRD and the Palm Beach County Health Department (PBCHD) prior to beginning operations.

#### VENDORS.

- 19. Applicant shall submit a list of all proposed vendors two weeks prior to major events. All vendors shall also obtain a Business Tax Receipt (formerly Occupational License) from Wellington if required prior to selling or offening services for more than a two week period.
- **20.** Vendors selling food shall obtain PBCHD inspection and approval prior to commencing sales.

### SANITARY SERVICES.

21. Applicant shall provide handicap accessible sanitation facilities and portable sanitation stations throughout the Commercial Equestrian Arena show grounds for peak events as noted on the site plan. The applicant and Wellington shall continue a cooperative effort in the collection and disposal of recyclable materials.

42.

#### TRAFFIC

- 22. Petitioner shall ensure the proposed 400 stalls shall be limited to on-site use by exhibitors and participants of this Commercial Equestrian Arena only.
  - 23. No weekday events at the commercial equestrian arena shall begin before 10 am or between 4pm and 6pm. No weekday events at the commercial equestrian arena shall end between 4pm and 6pm. Petitioner may resubmit an updated Traffic Study based on seasonal peak periods and scheduled events to demonstrate these additional weekday events are insignificant and may be allowed without a limitation by condition of approval.
  - 24. In order to comply with the mandatory Traffic Performance Standards, in place at the time of this approval, no building permits for the site shall be issued after December 31, 2016. A time extension for this condition may be approved by the County Engineer based on an approved Traffic Study which complies with the mandatory Traffic Performance Standards in place at the time of the request.
  - 25. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.
  - **26.** The existing South Shore Boulevard driveway to the property shall be maintained or improved to include the following:
    - A minimum 100 foot throat distance measured from the right-of-way on South Shore Boulevard.
    - Egress lane at a minimum of 12 feet.
    - Ingress lane at a minimum of 14 feet.
    - Minimum pavement return radii of 40 feet.
    - Construction shall be completed prior to November 1, 2012.
  - 27. The proposed Pierson Road driveway to Parcel 30C-3 shall be constructed to include the following:
    - A minimum 50 foot throat distance measured from the edge of pavement on Pierson Road.
    - Dual egress lanes at a minimum of 12 feet each with appropriate marking.
    - Ingress lane at a minimum of 12 feet.
    - Minimum pavement return radii of 35 feet.
    - Located no closer than 660 feet from the edge of pavement of South Shore Boulevard.

- - 28. Prior to August 1, 2012, construction shall begin for the following turn lane: Eastbound left turn lane at the proposed Pierson Road driveway to Parcel

6 7 8

Construction of the turn lane shall be completed prior to November 1, 2012.

30C-3 with a minimum of 280 feet of storage and a 50 foot taper.

9 10 11

29. Prior to August 1, 2012, construction shall begin on the east and west approaches of the intersection of Pierson Road and South Shore Boulevard. At a minimum, the geometry of the intersection shall include the following:

13 14

12

East Approach	West Approach
Separate left turn lane with 280 feet of	Separate left turn lane with 370 feet of
storage	storage
Shared through and right turn lane	Shared through and right turn lane

15 16

Construction of these improvements shall include any required signal modifications and right-of-way acquisition. Construction shall be completed prior to November 1. 2012.

18 19 20

21

22

23

24

25

26

27

17

30. Prior to August 1, 2012, the applicant shall submit a queuing analysis of the southbound left turn lane on South Shore Boulevard for the existing driveway to the property and the northbound left turn lanes at the intersection of Greenview Shores Boulevard and South Shore Boulevard. The analysis will be based on existing peak season counts and queuing data. If deficiencies are found for either turn lane, the turn lane shall be extended. The monitoring shall continue on an annual basis until 24 months after the last Certificate of Occupancy for the project. If the queues ever cannot be accommodated, no additional building permits shall be issued.

28 29 30

# TRAFFIC AND PARKING

31 32

33

34

31. Traffic and parking control attendants may be employed on-site for non-peak events. PBSO shall be provided on-site during peak events expected to draw more than 1,000 spectators. PBSO shall be provided with anticipated start and stop times for the event along with the estimated number of participants and spectators at least two weeks prior to the peak events.

35 36

37

38 39 32. Adequate ingress and egress directly to and from South Shore Boulevard and Pierson Road shall be maintained at all times and shall not disrupt normal traffic circulation patterns.

1 Regardless of the number of rings, arenas or venues operating, the maximum 2 number of spectators permitted at the commercial equestrian arena at any time 3 is 3,500 persons. 4.. SIGNS the transfer of the second of the second 5 The owner shall submit a Master Sign Plan for review and approval by staff 6 34. and Wellington's Architectural Review Board (ARB). 7 8 9 **PLATTING** 10 11 The owner shall record the plat of the 59.3 acre property for the Commercial 12 Equestrian Arena prior to March 31, 2012. 13 14 **INFRASTRUCTURE** 15 16 Any improvements within easements to be dedicated to Wellington or within 17 public canals and/or road right of ways shall require 110% surety prior to 18 commencement of construction. (ENGINEER) 19 SITE DESIGN 20 37. The Commercial Equestrian Arena and all permanent structures shall be subject to Section 6.5.19.1 Design Standards and Section 6.10.11 Commercial 21 Development Standards in the Equestrian Overlay Zoning District. 22 23 24 25

1		
2		
3	NOW, THEREFORE, BE IT RESOLVED	BY WELLINGTON, FLORIDA'S
4	COUNCIL that:	
5	the second secon	en de la company
6	<b>SECTION 2.</b> The foregoing recitals are hereb	y affirmed and ratified.
7		·
8		
9	PASSED AND ADOPTED this 2 <sup>nd</sup> day of Feb	ruary, 2012.
10		
11	<b>RENDERED</b> the 13 <sup>th</sup> day of February, 2012.	
12		
13	ATTEST:	WELLINGTON
14	7 11	
15	By: Livilde Roduine	
16		Ву: Д
17	Awilda Rodriguez, Wellington C <del>let</del> k	Darell Bowen, Mayor
18		
19	APPROVED AS TO FORM	
20	AND LEGAL SUFFICIENCY	
21		
22		
23	By: ffffen / th	
24	Jeffet 8. Kurtz, Attorney for Wellington	
25 26	<i>y</i> *	
20		

#### **RESOLUTION NO. R2012 - 41**

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL FINDING THE TIME PERIOD FOR COMPLIANCE WITH THE PLATTING CONDITION REQUIRED BY RESOLUTION 2012-07 HAD EXPIRED AND DETERMINING THAT THE MASTER PLAN AMENDMENT TO THE WELLINGTON PUD APPROVED BY RESOLUTION 2012-07, FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF PIERSON ROAD AND SOUTH SHORE BOULEVARD IN WELLINGTON, FLORIDA BEING APPROXIMATELY 96.3 ACRES, IS HEREBY REVOKED; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE;

WHEREAS, a Resolution 2012-07 amending the Wellington PUD Master Plan was approved by the Wellington Village Council on February 1, 2012 and the order of approval being rendered on February 13, 2012 (attached hereto as Exhibit "A" and made a part hereof is a copy of Resolution 2012-07); and

**WHEREAS**, condition Number 7 of Resolution 2012-07 required that the proposed plat of the 96.3 acre property shall be recorded prior to April 1, 2012; and

WHEREAS, no plat for the 96.3 acre parcel was approved by Wellington's Council or recorded in the official records of Palm Beach County between February 1, 2012 and April 1, 2012; and

WHEREAS, Notice of Intent to Suspend Development Order for failure to comply with time certain conditions of approval contained in Resolution 2012-07 was recorded in the official records of Palm Beach County on May 8, 2012 (attached hereto as Exhibit "B" and made a part hereof is the Notice of Intent); and

**WHEREAS**, in accordance with the requirements of Section 5.9 of Wellington's Land Development Regulations the Growth Management Director notified the owners of the affected property of a hearing to be held on May 22, 2012 to consider the status of Resolution 2012-07.

WHEREAS, Wellington's Council held a properly advertised hearing on May 22, 2012 on the Status Report for the Master Plan Amendment approved by Resolution 2012-07; and

WHEREAS, Wellington's Council has considered the testimony and evidence presented at the public hearing as well as arguments of Council and has based its decision on the evidence and record presented at said hearing; and

NOW THEREFORE, BE IT RESOLVED BY WELLINGTON'S COUNCIL THAT:

**SECTION 1.** The above recitals are true and correct and incorporated herein.

**SECTION 2.** The Council makes the following findings:

- A.) A quasi judicial hearing was held on May 22 2012 concerning the status of the Wellington PUD Master Plan amendment approved by Resolution 2012-07.
- B.) The property owners appeared through their Counsel, Dan Rosenbaum, Esquire and fully participated in the hearing eliciting testimony, submitting evidence, examining and cross examining witnesses, and making argument.
- C.) Members of the Village staff testified and provided evidence at the hearing and the interested parties Charles and Kim Jacobs and Solar Sport Systems, Inc. participated in the proceedings represented by John K. Shubin, Esquire.
- E.) Members of the public were invited to testify.
- F.) Wellington's planning and zoning and engineering files related to the adoption of Resolution 2012-07 and platting of the property along with the entire record of the proceedings in which Resolution 2012-07 and related matters were considered by the Village Council during hearings that transpired between January 31, 2012 and February 2, 2012 were admitted into the record.
- G.) Correspondence from members of the public, interested parties, and the owners of the 96.3 acre property subject to Resolution 2012-07 were admitted into the record.
- H.) The owners of the 96.3 acre property, subject to Resolution 2012-07 at the time of the May 22, 2012 hearing, were:
  - 1. Far Niente Stables II, LLC
  - 2. Polo Field One, LLC
  - 3. Stadium South, LLC
  - 4. Stadium North, LLC
  - 5. White Birch Farm, Inc.
- I.) The owners failed to record a plat for the 96.3 acre parcel by April 1, 2012.
- J.) The owners failed to request an extension of time to come into compliance with condition Number 7 of Resolution 2012-07 on or before April 1, 2012.
- K.) In accordance with Section 5.9.1.E of Wellington's land development regulations "Where the Village Council or any provision of this code has imposed a condition of development approval or time limit for the completion or duration of the specific activity or phase, the property owners shall be responsible for compliance".
- L.) The property owners consolidated their ownership interest amongst themselves in order to be able to submit a plat that did not show a lot line within 100 feet of the covered equestrian ring, thereby negating the requirement in condition Number 3 of Resolution 2012-08 that they seek a variance (attached as Exhibit "C" is a copy of Resolution 2012-08). This property transfer was accomplished on or about April 30, 2012 (copy of deed attached as Exhibit "D").

- M.) The property owners did not submit to the Village of Wellington a revised plat suitable to be placed on Wellington's Council agenda until May 16, 2012.
- N.) The property owners have failed to comply with the time certain condition of Master Plan approval requiring them to plat the 96.3 acre property on or before April 1, 2012.
- O.) The original development order, as set forth in Resolution 2012-07, is no longer consistent with Wellington's land development regulations.

**SECTION 3:** As a result of its findings, Wellington's Council hereby Orders that in accordance with the provisions of §5.9.E.2.g of Wellington's Land Development Regulations, the Wellington Master Plan Amendment and all conditions approved through the passage of Resolution 2012-07 are hereby revoked in their entirety and no longer of any force and effect. The approved Master Plan for the Wellington PUD shall revert to the Master Plan in effect prior to the passage of Resolution 2012-07.

<u>SECTION 4.</u> Should any section, paragraph, sentence, clause, or phrase of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.

**SECTION 5:** This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 22<sup>nd</sup> day of May, 2012.

**RENDERED AND FILED** with Wellington's Clerk this 25<sup>th</sup> day of June, 2012.

ATTEST:

" ( Dob Margolin

VILLAGE OF WELLINGTON

Bob Margolis Mayor

By:

Awilda Rodriguez, Wellington Cler

APPROVED AS TO FORM AND

LEGAL SUFFICIENCY

Ву:

ffrey S. Kurtz, Esq., Attorney for Wellington

**RESOLUTION NO. R2012-07** 

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE MASTER PLAN AMENDMENT PETITION NUMBER 2011-033 MPA1, ALSO KNOWN AS EQUESTRIAN VILLAGE MASTER PLAN AMENDMENT TO MODIFY THE WELLINGTON PLANNED UNIT DEVELOPMENT FOR AN APPROXIMATE 96.3 ACRE PORTION OF TRACT 30C TO INDICATE TRACT 30C-2 AS 16.5 ACRES, TRACT 30C-3 AS 43.0 ACRES AND TRACT 30C-4 AS 36.8 ACRES, CHANGING THE DESIGNATION OF THE THREE TRACTS FROM POLO AND TENNIS FACILITY TO COMMERCIAL RECREATION/COMMERCIAL EQUESTRIAN ARENA (TRACTS 30C-2 AND 30C-3) AND COMMERCIAL RECREATION/POLO FACILITY (TRACT 30C-4), ADD TWO ACCESS POINTS ON THE NORTH SIDE OF PIERSON ROAD AND A NEW ACCESS POINT ON THE EAST SIDE OF SOUTH SHORE BOULEVARD FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF PIERSON ROAD AND SOUTH SHORE BOULEVARD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the notice of hearing requirements as provided in Article V of the Land Development Regulations, as adopted by Wellington, have been satisfied, and;

WHEREAS, the Master Plan Amendment was reviewed and certified by the Development Review Committee as of November 28, 2011; and

WHEREAS, the Master Plan Amendment was reviewed and recommended for approval 4-0 by the Equestrian Preserve Committee on December 14, 2011; and

WHEREAS, the Master Plan Amendment was reviewed and recommended for approval 6-1 by the Planning, Zoning and Adjustment Board on January 4, 2012; and

WHEREAS, the Wellington's Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

WHEREAS, the Wellington's Council has made the following findings of fact:

1. The Master Plan Amendment is consistent with the Comprehensive Plan;

 The subject request is consistent with the stated purposes and intent of the Land Development Regulations;

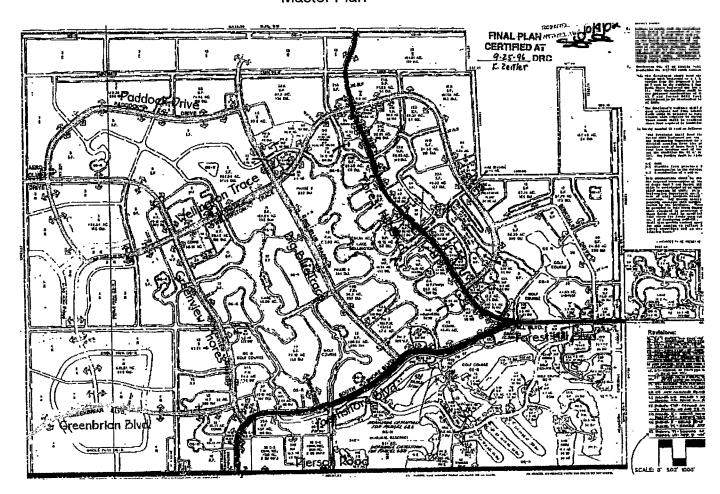
The requested Master Plan Amendment is consistent with the surrounding 3. 1 land uses and zoning districts; 2 3 The requested Master Plan Amendment requires an amendment to the 4 4. Planned Unit Development Master Plan; 5 6 No adverse impacts to the natural environment are expected to occur as a 7 5. result of the approval of the request; 8 9 The requested Master Plan Amendment would result in a logical and 6. 10 orderly development pattern; 11 12 The requested Master Plan Amendment is consistent with the applicable 7. 13 Equestrian Overlay Zoning District neighborhood plan; and 14 15 The requested Master Plan Amendment complies with Article 11, 8. 16 Adequate Public Facilities. 17 18 NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S 19 **COUNCIL, THAT:** 20 21 SECTION 1. The foregoing recitals are hereby affirmed and ratified. The 22 Equestrian Village Wellington Planned Unit Development Master Plan Amendment, is 23 hereby APPROVED as described in Exhibit "A", subject to the conditions of approval 24 contained herein, which are in addition to the general requirements otherwise provided by 25 26 this resolution. 27 1) This approval is based on Master Plan date stamped December 1, 2011. 28 2) All previous conditions to the Wellington PUD not specifically amended by this 29 request are still in effect. 30 3) The proposed northern South Shore Boulevard driveway to Parcel 30C-2N shall 31 not be constructed until the driveway to Parcel 30C-1 is closed. In the event of 32 the driveway closure on Parcel C-1, the owner of C-2 shall be required to grant a 33 cross access easement to C-1, allowing C-1 traffic access to the new driveway 34 on C-2, should the owner of C-1 want such access. Until such time as the new 35 driveway on C-2 is constructed, the applicant shall present an acceptable 36 alternate on site traffic flow pattern to Village staff, which shall be subject to 37 Development Review Committee approval at the time of final site plan approval. 38 4) A minimum 15 feet wide bridle path with appropriate crossings at the project 39 driveways shall be regraded and provided on the north side of Pierson Road for 40 approximately 3,200 feet from South Shore Boulevard to the horse crossing on 41 Pierson Road at Southfields Road. Construction shall be completed prior to 42 November 1, 2012. (TRAFFIC) 43 5) Signalized horse crossings with advance pavement markings and signage shall 44 be provided at Pierson Road and South Shore Boulevard intersection and on 45

4	Pierson Road at the Southfields Road intersection completed prior to November 1, 2012.(TRAFFIC) The bridle path in Condition 4 shall be installed in standards as approved by the City Engineer. The proposed plat of the 96.3 acre property shall I 2012.  SECTION 2. This Resolution shall become effective	accordance with Wellington  De recorded prior to April 1,
9		
10	PASSED AND ADOPTED this 1st day of February,	2012
11 12	PASSED AND ADOPTED this I day of rebidary,	2012.
13	<b>RENDERED</b> the 13 <sup>th</sup> day of February, 2012.	
14	•	
15	ATTEST:	/ELLINGTON, FLORIDA
16 17 18 19	BY: Awilda Rodriguez, Clerk  BY: D	arell Bowen, Mayor
20 21		
22	APPROVED AS TO FORM AND	
23	LEGAL SUFFICIENCY:	
24 25 26 27 28 29	BY:	

.

.

Exhibit "A" Master Plan





CFN 20120182305
OR BK 25188 PG 0622
RECORDED 05/08/2012 15:38:46
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0622 - 623; (2pgs)

# NOTICE OF INTENT TO SUSPEND DEVELOPMENT ORDERS

In accordance with Chapter 9 of the Village of Wellington Unified Land Development Code (the "ULDC"). "Compliance with Time Limitations and Conditions of Approval," subsection 5.9.3.A.3., the Village of Wellington hereby issues its notice of intent to suspend development orders for the property known as Wellington Country Place Planned Unit Development located in the eastern half of section 20 and all of section 21.

The legal description of the subject property is as follows: being the East ½ of Section 20, Township 44 South, Range 41 East and Section 21, Township 44 South, Range 41 East; less that part of the Southwest ¼ of said Section 21 described as follows: beginning at the Southwest corner of said Section 21 thence North 00 51′ 13″ East, along the West line of said Section 21, a distance of 1391.0 feet; thence South 89 17′ 17″ East, a distance of 1490.0 feet; thence South 00 51′ 13″ West, parallel with the West line of said Section 21, distance of 1386.26 feet, to the South line of said Section; thence Westerly along the South line of said Section 21, a distance of 1490.02 feet to the Point of Beginning, Less plats recorded as follow: Plat book 37, Pages 123-124; Plat book 38, page 190-191; Plat book 39, page 19-22; Plat book 56, pages 87-88; Plat book 60, pages 143-144; Plat book 61, pages 112-113; Plat book 61, pages 114-115; Plat book 64, pages 187-189; Plat book 64, pages 193-195; Plat book 64, pages 190-192; Plat book 66, page 46; Plat book 66, page 98-99 and Plat book 88, pages 156-157.

A time certain condition of approval confamed in Resolution No. R2012-07, involving the Equestrian Village Master Plan Amendment, has not been timely met by the property owner. The specific time certain condition of approval that has not been completed is Condition No. 7 of Resolution R2012-07 which requires the property owner to record the proposed plat of the overall 96.3 acre property by April 1, 2012. Pursuant to Section 5.9.3 of the ULDC, a status review of this project will be conducted by the Village Council on May 22, 2012. Until the review is completed by the Village Council, no new development orders shall be issued by the Village of Wellington for this property. After its review, the Village Council has the discretion to grant an extension of time to comply, modify or eliminate the approval condition, or to rescind the project approval.

Until this review is completed and action taken to release the property from this notice, the Village of Wellington will not issue any new development orders for the subject property. Any questions about this notice should be directed to the Village of Wellington Panning, Zoning and Building Department.

•	
•	
•	
D	Dated this 4 <sup>TH</sup> day of May, 2012
(	A astro
2	Dollar B. DAGENART
	ROBERT E. BASEHART Frowth Management Director
S	STATE OF FLORIDA )
C	COUNTY OF PALM BEACH)
S	<b>SWORN</b> To and subscribed before me this $4^{TH}$ day of May 2012, by ROBERT E.
E	BASEHART who is personally known to me or who produced as identification
	and who did/did not take an oath.
	January Marie
N	NOTARY PUBLIC, STATE OF FLORIDA
	JENNIFER TRAZ
$ar{ extbf{F}}$	Print, Type, or Stamp Name of Notary
. <b>1</b>	My Commission Expires:
	· · · · · · · · · · · · · · · · · · ·
	JENNIFER FRITZ
	Notary Public - State of Florida  My Comm. Expires Feb 18, 2016
	Commission EE 142666
	·

.

1	RESOLUTION NO. R2012-08
2	A DESCRIPTION OF WELLINGTON FLODIDAG COLNOR
3	A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPATIBILITY DETERMINATION PETITION
4 5	NUMBER 2011-033 CU1, ALSO KNOWN AS EQUESTRIAN VILLAGE
6	TO PROVIDE A COMPATIBILITY DETERMINATION FOR A
7	COMMERCIAL EQUESTRIAN ARENA IN THE URBAN SERVICE AREA
8	WITH RECOMMENDED CONDITIONS TO MITIGATE POTENTIAL
9	INCOMPATIBILITY ISSUES AND PROVIDING STANDARDS,
10	PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALER
11	CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
12	EFFECTIVE DATE.
13	THE TOTAL OF THE STATE OF THE S
14	WHEREAS, the Wellington's Council, as the governing body of Wellington,
15 16	Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to
17	consider petitions related to zoning and development orders; and
18	consider politions related to zermig and development eracie, and
19	WHEREAS, the notice of hearing requirements as provided in Article V of the
20	Land Development Regulations, as adopted by the Wellington, have been satisfied,
21	and;
22	WHEREAS, the Commercial Equestrian Arena Compatibility Determination
23 24	Application was reviewed and certified by the Development Review Committee as of
25	November 9, 2011; and
26	
27	WHEREAS the Commercial Equestrian Arena Application was reviewed by the
28	Equestrian Preserve Committee on December 14, 2011 and recommended for approval
29	(4-0); and
30 31	WHEREAS the Commercial Equestrian Arena Application was reviewed by the
32	Planning Zoning and Adjustment Board on January 4, 2012 and recommended for
33	approval 7-0; and
34	
35	WHEREAS, Wellington's Council has considered the evidence and testimony
36	presented by the Petitioner and other interested parties and the recommendations of
37 38	the various Wellington review agencies and staff; and
3 <del>9</del>	WHEREAS, Wellington's Council has made the following findings of fact:
40	
41	The Commercial Equestrian Arena property possesses a Commercial Recreation
42	Future Land Use Map designation and an Equestrian Overlay Zoning District
43	designation, Wellington's Land Development Regulations (LDR's) Section 6.4.4.41
44	states a Commercial Equestrian Arena is permitted subject to a compatibility analysis
45	since the property is within Wellington's Urban Service Area (USA)

1		
2		
3	1.	The Equestrian Village Commercial Equestrian Arena of is consistent with
4		the Comprehensive Plan;
5		
6	2.	The subject request is consistent with the stated purposes and intent of
7		the Land Development Regulations;
8		
9	3.	The Equestrian Village Commercial Equestrian Arena is consistent and
10		compatible with the surrounding land uses and zoning districts;
11	_	and the second s
12	4.	No adverse impacts to the natural environment are expected to occur as a
13		result of the approval of the request;
14	_	TI TO THE WORLD OF THE PROPERTY OF THE PROPERTY WOULD
15	5.	The Equestrian Village Commercial Equestrian Arena development would
16		result in a logical and orderly development pattern;
17		The State State Overlay Zaning District hours of apprection shall
18	6.	The applicable Equestrian Overlay Zoning District hours of operation shall
19		be modified as set forth herein ; and
20	7	There exist Adequate Public Facilities to support the Commercial
21	7.	Equestrian Arena.
22		Equestilan Arena.
23 24	NOW	, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S
2 <del>4</del> 25		NCIL, THAT:
26	000	itole, illatt
27	SEC	TION 1. The Equestrian Village Compatibility Determination for the
28	Com	mercial Equestrian Arena, is hereby APPROVED/DENIED as described in
29	Exhil	nit "A" subject to the conditions of approval contained herein, which are in
30	addit	ion to the general requirements otherwise provided by this resolution.
31		
32	Condition	ons of Approval:
33		
34	Staff recom	mended approval conditions are as follows:
35		
36		the standard from 7.00 one
37	<b>1.</b> Co	ommercial Equestrian Arena hours of operation shall be limited from 7:00 am
38	to	10:00 pm.
20	o Th	ne Commercial Equestrian Arena site plan shall be revised to indicate the
39 40	2. Th	cation of accessory commercial activities in designated hospitality and vendor
40		eas.
41		
42	3. If	the proposed plat for Commercial Equestrian Arena indicates a separate
43	n:	arcel for the existing Cell Tower, a variance will be required for riding and
44	sł	how rings located within 100 feet of any property line. In that event,

- Developer shall submit by May 1, 2012 an application for a Variance seeking relief from the required 100 feet setback from the cell tower to the Covered Equestrian Ring
- 4. All parking lot lighting shall be limited to a maximum of 15 feet in height.
- Use of portable generators is prohibited unless "Quiet Pack" generators are utilized and all generators shall be located away from the residences.
  - 6. The use of amplified sound systems and equipment including (radio, IPod or similar devices with auxiliary speakers, record players, similar music devices) or televisions are prohibited in permanent barns or temporary stabling tents except to advise riders and exhibitors of upcoming competitive events. Eelectronic listening devices may be used with earphones.
- 7. For monitoring purposes, properly identified Wellington staff including Building Inspectors, Code Compliance Officers and PZB staff shall be allowed unrestricted access to the site.
  - 8. Only the three western most barns may be constructed at this time. After the commercial equestrian arena has been operating for at least a full year, the owner of the commercial equestrian arena may submit a petition requesting the construction of a fourth barn. The location of this barn shall be subject to the approval of Wellington's Council after a public hearing, following the same procedures required for review of a commercial equestrian arena.

#### **ENVIRONMENTAL**

7

8

9

10

11

15

16

17

18

19

20

21 22

23

24

2526

27

28

29

30

- **9.** All hoses and hose bibs shall be equipped with an automatic shut off nozzle to restrict water flow.
- 10. Filter fabric or similar equipment to reduce debris from entering the storm water system shall be installed and maintained or replaced as necessary or as directed by Wellington.
- 11. All facilities, operations and improvements on the site shall comply with the most recent Best Management Practices (BMPs).
- Approved horse hair separators shall be used on horse wash facilities, laundry facilities and equestrian support facilities as required prior to discharge into the public sanitary sewer collection system.
- Manure shall be removed from the premises on a daily basis and disposed in a manner approved by the Palm Beach County Health Department. Manure shall be collected and transported by a registered commercial livestock waste hauler or registered livestock self-hauler. Owner/Operator shall coordinate with

- Engineering Division to register the name of the manure hauler annually prior to November 1<sup>st</sup>. Manure shall be removed daily during major events.
  - 14. Livestock waste storage structures shall be elevated in accordance with BMP regulations and shall comply with the design standards of Chapter 30, Article V, of the Wellington's Code of Ordinances.
    - 15. Livestock waste storage structures shall be constructed so that no rainfall is allowed to enter and no liquid is released. Temporary tents may be utilized as covers for the waste storage structures, as approved by Wellington's BMP Officer and the Building Division.

## **BUILDING AND FIRE RESCUE.**

- 16. The applicant shall obtain permits for all structures and tents in accordance with Florida Building Code and including the Fire Code.
- 17. All tents shall be inspected by the Palm Beach County Fire Rescue Department (PBCFRD) for compliance with applicable Federal, State, County, or Municipal fire protection standards. Tents shall be inspected and approved prior to occupancy.
- **18.** All food vendor tents and facilities shall be inspected, as applicable by Wellington, PBCFRD and the Palm Beach County Health Department (PBCHD) prior to beginning operations.

### **VENDORS.**

- 19. Applicant shall submit a list of all proposed vendors two weeks prior to major events. All vendors shall also obtain a Business Tax Receipt (formerly Occupational License) from Wellington if required prior to selling or offering services for more than a two week period.
- **20.** Vendors selling food shall obtain PBCHD inspection and approval prior to commencing sales.

# SANITARY SERVICES.

21. Applicant shall provide handicap accessible sanitation facilities and portable sanitation stations throughout the Commercial Equestrian Arena show grounds for peak events as noted on the site plan. The applicant and Wellington shall continue a cooperative effort in the collection and disposal of recyclable materials.

## **TRAFFIC**

22. Petitioner shall ensure the proposed 400 stalls shall be limited to on-site use by exhibitors and participants of this Commercial Equestrian Arena only.

23. No weekday events at the commercial equestrian arena shall begin before 10 am or between 4pm and 6pm. No weekday events at the commercial equestrian arena shall end between 4pm and 6pm. Petitioner may resubmit an updated Traffic Study based on seasonal peak periods and scheduled events to demonstrate these additional weekday events are insignificant and may be allowed without a limitation by condition of approval.

24. In order to comply with the mandatory Traffic Performance Standards, in place at the time of this approval, no building permits for the site shall be issued after December 31, 2016. A time extension for this condition may be approved by the County Engineer based on an approved Traffic Study which complies with the mandatory Traffic Performance Standards in place at the time of the request.

25. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

26. The existing South Shore Boulevard driveway to the property shall be maintained or improved to include the following:

 A minimum 100 foot throat distance measured from the right-of-way on South Shore Boulevard.

• Egress lane at a minimum of 12 feet.

Ingress lane at a minimum of 14 feet.Minimum pavement return radii of 40 feet.

Construction shall be completed prior to November 1, 2012.

27. The proposed Pierson Road driveway to Parcel 30C-3 shall be constructed to include the following:

 A minimum 50 foot throat distance measured from the edge of pavement on Pierson Road.

Dual egress lanes at a minimum of 12 feet each with appropriate marking.

 Ingress lane at a minimum of 12 feet.Minimum pavement return radii of 35 feet.

  Located no closer than 660 feet from the edge of pavement of South Shore Boulevard.

28. Prior to August 1, 2012, construction shall begin for the following turn lane:

30C-3 with a minimum of 280 feet of storage and a 50 foot taper.

Construction of the turn lane shall be completed prior to November 1, 2012.

Eastbound left turn lane at the proposed Pierson Road driveway to Parcel

Prior to August 1, 2012, construction shall begin on the east and west

approaches of the intersection of Pierson Road and South Shore Boulevard.

1

4

5

6 7 8

9 10

12 13

14

11

East Approach	West Approach
Separate left turn lane with 280 feet of	Separate left turn lane with 370 feet of
storage	storage
Shared through and right turn lane	Shared through and right turn lane

Construction of these improvements shall include any required signal modifications

and right-of-way acquisition. Construction shall be completed prior to November 1,

30. Prior to August 1, 2012, the applicant shall submit a queuing analysis of the

southbound left turn lane on South Shore Boulevard for the existing driveway

to the property and the northbound left turn lanes at the intersection of

Greenview Shores Boulevard and South Shore Boulevard. The analysis will be

based on existing peak season counts and queuing data. If deficiencies are

found for either turn lane, the turn lane shall be extended. The monitoring shall

continue on an annual basis until 24 months after the last Certificate of

Occupancy for the project. If the queues ever cannot be accommodated, no

At a minimum, the geometry of the intersection shall include the following:

15 16

17 18 19

20 21 22

27 28

29 30

31

32

33

34

35

36

37

38

39

TRAFFIC AND PARKING

2012.

Traffic and parking control attendants may be employed on-site for non-peak 31. events. PBSO shall be provided on-site during peak events expected to draw more than 1,000 spectators. PBSO shall be provided with anticipated start and stop times for the event along with the estimated number of participants and spectators at least two weeks prior to the peak events.

additional building permits shall be issued.

32. Adequate ingress and egress directly to and from South Shore Boulevard and Pierson Road shall be maintained at all times and shall not disrupt normal traffic circulation patterns.

1 2 3	33.	Regardless of the number of rings, arenas or venues operating, the maximum number of spectators permitted at the commercial equestrian arena at any time is 3,500 persons.
4	<u>SIGNS</u>	
5		
6 7	34.	The owner shall submit a Master Sign Plan for review and approval by staff and Wellington's Architectural Review Board (ARB).
8		
9	PLATTI	<u>NG</u>
10		
11 12	35.	The owner shall record the plat of the 59.3 acre property for the Commercial Equestrian Arena prior to March 31, 2012.
13		
14	INFRAS	TRUCTURE
15		
16 17 18	36.	Any improvements within easements to be dedicated to Wellington or within public canals and/or road right of ways shall require 110% surety prior to commencement of construction. (ENGINEER)
19	SITE DI	
20 21 22	37.	The Commercial Equestrian Arena and all permanent structures shall be subject to Section 6.5.19. Design Standards and Section 6.10.11 Commercial Development Standards in the Equestrian Overlay Zoning District.
23		
24 25		

· :

1	
2	
3	NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S
4	COUNCIL that:
5	
6	<b>SECTION 2.</b> The foregoing recitals are hereby affirmed and ratified.
7	
8	
9	PASSED AND ADOPTED this 2 <sup>nd</sup> day of February, 2012.
10	
11	RENDERED the 13 <sup>th</sup> day of February, 2012.
12	
13	ATTEST: WELLINGTON
14	
15	By: (wilde Rodling By: By:
16	
17	Awilda Rodriguez, Wellington Clerk Darell Bowen, Mayor
18	
19	APPROVED AS TO FORM
20	AND LEGAL SUFFICIENCY
21	
22	
23	By: M/m / Ca
24	Jeffrey S. Kurtz, Attorney for Wellington
25 26	<i>y v</i>
26	

RETURN TO:

Craig T. Galle, Esq.
The Galle Law Group, P.A.
\$350 South Shore Boulevard, #103
Wellington, Florida 33414

CFN 20120173028
OR BK 25174 PG 0462
RECORDED 05/02/2012 09:20:37
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0462 - 464; (3pgs)

Parcel Control Number: 73-41-44-16-60-000-5010

\_\_\_\_ Space Above This Line For Recording Data\_

\$10,00

### **WARRANTY DEED**

THIS WARRANTY DEED, made the 30th day of April, 2010 by PALM BEACH POLO, INC., a Florida corporation, whose post office address is 11198 Polo Club Road, Wellington, Florida 33414, herein called the Grantor, to POLO FIELD ONE, LLC, a Florida limited liability company, whose post office address is 14440 Pierson Road, Wellington, Florida 33414, hereinafter called the Grantee:

(Wherever used herein the terms ("Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and ussigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

# SEE EXHIBIT "A"

SUBJECT TO taxes for the current vear and subsequent years; restrictions, reservations, covenants, conditions and easements of record; comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and public utility easements (it not being the intent hereof to reimpose any of the foregoing).

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In the presence of:

Witness #1 Signature

CLANG I. GALLE

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

NOTARY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of April, 2012 by Glenn F. Straub, President of PALM BEACH POLO, INC., who is personally known to me.

Notary Public

CRAGT, CALLE

Printed Notary Name

My Commission Expires:



# **EXHIBIT "A"**

A portion of the South ½ of Section 16, Township 44 South, Range 41 East, Palm Beach County, Florida, lying Southerly and Easterly of South Shore Boulevard, being more particularly described as follows:

Commence at the South ¼ corner of said Section 16; thence S89°37'54"E along the South line of said Section 16. For 280'44 feet; thence N00°13'08"E for 253.22 feet to the point of beginning of the following described parcel; thence N89°46'52"W for 40.00 feet; thence N00°13'08"E for 45.00 feet; thence S89°46'52"E for 40.00 feet; thence S60°13'08"W for 45.00 feet to the point of beginning.

AND BEING a portion of the same property conveyed to Palm Beach Polo Inc., a Florida corporation from Landmark Land Company of Florida, Inc., a Delaware corporation by Quit Claim Deed dated November 20, 2002 and recorded December 30, 2002 in Deed Book 14601, Page 1964.



5 6 7

. 8 9

10 11 12

13 14 15

16 17

18 19 20

21 22

23 24

252627

28 29

30 31

32 33

34

35 36 37

38

39

40 41

> 42 43

44 45

WELLINGTON, FLORIDA'S COUNCIL. RESOLUTION **OF** APPROVING THE MASTER PLAN AMENDMENT FOR PETITION 2012-064 MPA, ALSO KNOWN AS WHITE BIRCH FARM, LOCATED ON THE NORTH SIDE OF PIERSON ROAD APPROXIMATELY 2,300 FEET EAST OF SOUTH SHORE BOULEVARD, TO MODIFY THE WELLINGTON PLANNED UNIT DEVELOPMENT FOR A 36.8 ACRE PORTION OF TRACT 30C, TO BE KNOWN AS 30C-4, LABELING THE RESIDENTIAL "PRIVATE 30C-4 **PROPOSED TRACT** FACILITY", ESTABLISHING ONE (1) ACCESS POINT ALONG THE NORTH SIDE OF PIERSON ROAD AND CONVERTING ASSIGNED HOUSING TYPE FROM TWO (2) MULTI-FAMILY DWELLING UNITS TO TWO (2) SINGLE FAMILY DWELLING UNITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations are authorized and empowered to the consider petitions related to zoning and development orders; and

WHEREAS, the notice of hearing requirements as provided in Article V of the Land Development Regulations, as adopted by Wellington, have been satisfied; and

WHEREAS, the Master Plan Amendment was reviewed and certified by the Development Review Committee as of December 12, 2012; and

**WHEREAS,** the Master Plan Amendment was reviewed and unanimously recommended for approval by the Equestrian Preserve Committee on January 9, 2013; and

**WHEREAS,** the Master Plan Amendment was reviewed and unanimously recommended for approval by the Planning, Zoning and Adjustment Board on February 6, 2013; and

WHEREAS, the Wellington Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

WHEREAS, the Wellington's Council has made the following findings of fact:

1. The Master Plan Amendment is consistent with the Comprehensive Plan;

46	2. The subject request is consistent with the stated purposes and intent of the
47	Land Development Regulations;
48	3. The requested Master Plan Amendment is consistent with the surrounding
49	
50	land uses and zoning districts;
51	4. The second of Marker Dien Amendment requires an amendment to the
52	4. The requested Master Plan Amendment requires an amendment to the
53	Planned Unit Development Master Plan;
54	The state of the patient and the property of the patient and and appropriate to account as a
55	5. No adverse impacts to the natural environment are expected to occur as a
56	result of the approval of the request;
57	a me and the second and the second and the second and
58	6. The requested Master Plan Amendment would result in a logical and
59	orderly development pattern;
60	
61	7. The requested Master Plan Amendment is consistent with the applicable
62	Equestrian Overlay Zoning District (EOZD); and
63	and the second of the second o
64	8. The requested Master Plan Amendment complies with Article 11, Adequate
65	Public Facilities.
66	THE PROPERTY OF THE PARTY IN COOR OF CORDAIN
67	NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S
68	COUNCIL, THAT:
69	
70	SECTION 1. The White Birch Master Plan Amendment is hereby APPROVED
71	as described in Exhibit "A", providing for the following:
72 73	1) An access point onto the subject site at the southeast corner of the
73 74	property along the north side of Pierson Road;
74 75	proporty along the north state of the season was a
76	2) Two (2) single family dwelling units; and
77	
78	<ol><li>Labeling the subject site as a "Private Residential Polo Facility".</li></ol>
79	SECTION 2. The foregoing recitals are hereby affirmed and ratified. The White
80	Birch Farm Master Plan Amendment is hereby APPROVED as described in Exhibit "A",
81	
82	subject to the following conditions:
83	1) The subject site shall be platted and recorded within six (6) months from
84	receiving Village Council approval.
85	
86	<ol><li>This Master Plan and associated site development are restricted to:</li></ol>
87	A) 160 maximum daily trips;
88	B) Peak hour trips limited to 10% of daily trips; and
89 90	<ul> <li>C) Additional traffic allocations shall be requested and approved under provisions of Section 15.3.2 of the Village of Wellington Land</li> </ul>

91 92	Development Regulations.
93	3) Applicant shall construct the proposed access and horse crossing on Pierson
94	Road in accordance with the Village of Wellington Standards and permitted
95	by the Village Engineer.
<i>33</i>	by the vinage Engineer.
96	4) Applicant shall provide a 25 foot wide Maintenance Easement along east
97	property line.
98	5) Applicant shall provide a 25 foot wide Maintenance Easement which includes
99	a 15 foot wide Public Bridle Path Easement along the south property line.
100	
101	6) The proposed Site Plan for Tract 30C-4 must be certified by the Village of
102	Wellington Development Review Committee (DRC) and then submitted to the
103	Village Council for review and approval prior to the issuance of building
104	permit(s). The Site Plan shall not be subject to review by the Equestrian
105	Preserve Committee (EPC) or the Planning, Zoning, and Adjustment Board
106	(PZAB) prior to the submittal to the Village Council.
107	
108	<b>SECTION 3.</b> This Resolution shall become effective immediately upon adoption.
109	
110	21, 4 1
111	PASSED AND ADOPTED this day of day of
112	PASSED AND ADOPTED this 26 day of February 2013.  RENDERED the 4 day of April 2013.
113	<b>RENDERED</b> the <u>★</u> day of <u>★</u> 2013.
114	
115	ATTEST: WELLINGTON, FLORIDA
116	BY: Clw. Ldc Case: Dob Monor Bob Margolis Mayor
117	BY: Clw. ldc Codeique BY: Woo 110mins
118	Awilda Rodriguez, Village Cleûk — Bob Margolis <b>()</b> Mayor
119	
120	
121	APPROVED AS TO FORM AND
122	LEGAL SUFFICIENCY:
123	
124	$\mathcal{M} = \mathcal{M}$
125	BY: Attorney for the Village of Wellington
126	Attorney for the Village of Wellington
127	
128	

## Master Plan

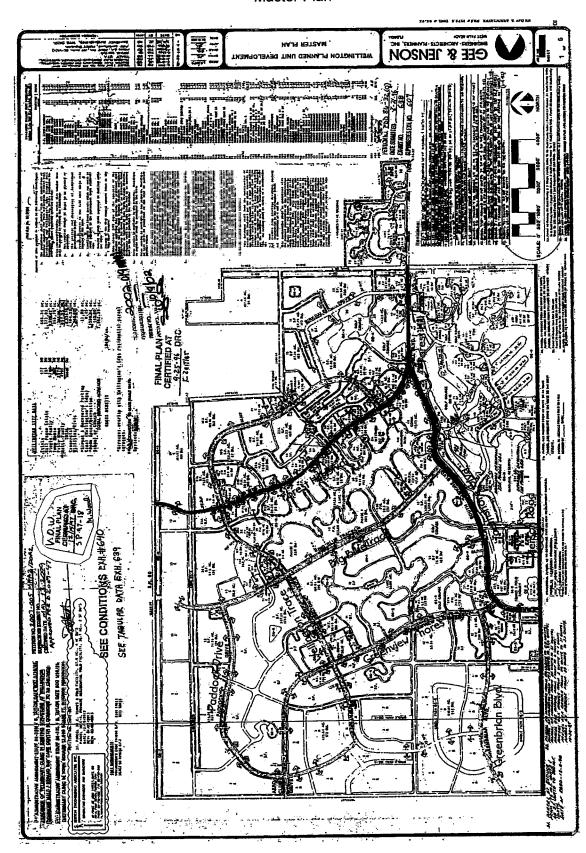




EXHIBIT "B"

Primary Access

1	RESOLUTION NO. R2013-19
2	
3	A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL
4	FINDING THE TIME PERIOD FOR COMPLIANCE WITH THE
5	PLATTING CONDITION REQUIRED BY RESOLUTION 2012-
6	08 HAD EXPIRED AND DETERMINING THAT THE
7	COMPATIBILITY DETERMINATION FOR A COMMERCIAL
8	EQUESTRIAN ARENA IN THE URBAN SERVICE AREA FOR
9	THE PROPERTY LOCATED AT THE NORTHEAST CORNER
10	OF THE INTERSECTION OF PIERSON ROAD AND SOUTH
11	SHORE BOULEVARD IN WELLINGTON, FLORIDA, BEING
12	APPROXIMATELY 59.3 ACRES, ALSO KNOWN AS
13	EQUESTRIAN VILLAGE, AS SET FORTH IN RESOLUTION
14	2012-08, IS VOID AND RESCINDED; PROVIDING A
15	SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE
16	DATE;
17	
18	WHEREAS, Resolution 2012-08 approving a compatibility determination for a
19	commercial equestrian arena in the urban service area with recommended conditions was
20	approved by the Wellington Village Council on February 2, 2012 and the order of approval being
21	rendered on February 13, 2012 (attached hereto as Exhibit "A" and made a part hereof is a copy
22	of Resolution 2012-08); and
23	
24	WHEREAS, condition Number 35 of Resolution 2012-08 required that the proposed plat
25	of the 59.3 acre property shall be recorded prior to March 31, 2012; and
26	WW
27	WHEREAS, no plat for the 59.3 acre parcel was approved by Wellington's Council or
28	recorded in the official records of Palm Beach County between February 2, 2012 and March 31,
29	2012; and
30	
31	WHEREAS, in accordance with the requirements of Section 5.9 of Wellington's Land
32	Development Regulations the Growth Management Director notified the owners of the affected
33	property ("Owners") of a hearing to be held on July 10, 2012 to consider the status of Resolution
34	2012-08; and
35	WHEREAG WHY A S G PILLIA I I A S II ' THE A COLO
36	WHEREAS, Wellington's Council held a properly advertised hearing on July 10, 2012
37	on the Status Report for the Compatibility Determination approved by Resolution 2012-08; and
38	WHIEDEAC Walkinston's Council has some date to the council to
39	WHEREAS, Wellington's Council has considered the testimony and evidence presented
40	at the public hearing, including without limitation the staff report and the information contained

41

and record presented at said hearing.

NOW THEREFORE, BE IT RESOLVED BY WELLINGTON'S COUNCIL THAT:

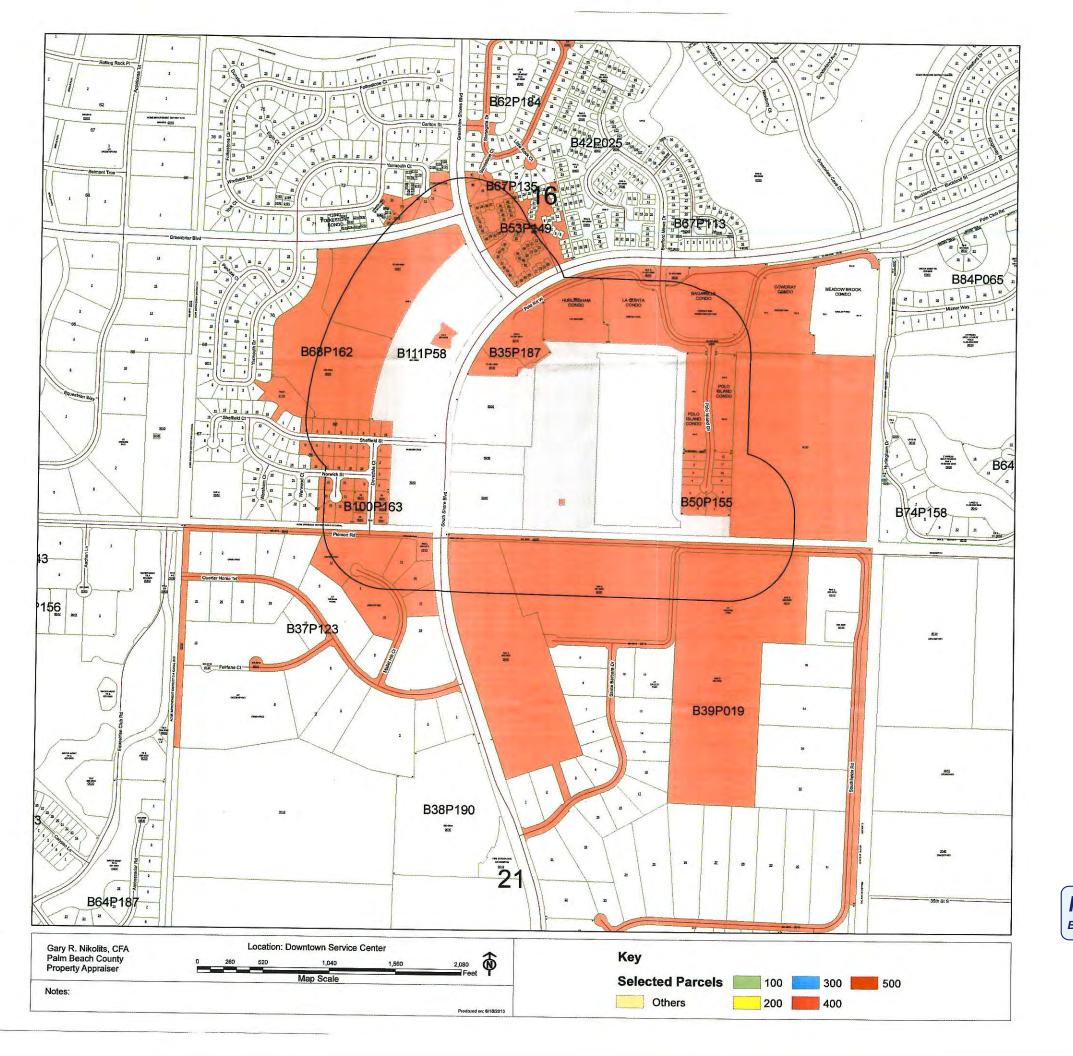
44 45 46

SECTION 1. The above recitals are true and correct and incorporated as if fully set forth herein.

therein, as well as arguments by and before Council and has based its decision on the evidence

1		
2 3	SECTION 2.	The Council makes the following findings of fact:
4 5 6	A)	A quasi-judicial hearing was held on July 10, 2012 concerning the status of the Compatibility Determination approved by Resolution 2012-08.
7 8 9	В)	The Owners appeared through their counsel, Dan Rosenbaum, and fully participated in the hearing eliciting testimony, submitting evidence, examining and cross examining witnesses, and making argument.
11 12 13 14	C)	Members of the Village staff testified and provided competent substantial evidence at the hearing and the interested parties Charles and Kim Jacobs and Solar Sport Systems, Inc. participated in the proceedings represented by counsel.
15 16	E)	Members of the public were invited to testify and did in fact testify.
17 18 19 20 21 22	F)	Wellington's Planning and Zoning and Engineering files related to the adoption of Resolution 2012-08 and platting of the property, along with the entire record of the proceedings in which Resolution 2012-41 and related matters were considered by the Village Council during hearings that transpired on May 22, 2012, were admitted into the record.
23 24 25 26	G)	Correspondence and documents from members of the public, interested parties, and the owners of the 59.3 acre property subject to Resolution 2012-08 were admitted into the record.
27 28 29	H)	The owners of the 59.3 acre property subject to 2012-08 at the time of the July 10, 2012 hearing were:
30 31 32 33 34 35		<ol> <li>Far Niente Stables II, LLC</li> <li>Polo Field One, LLC</li> <li>Stadium South, LLC</li> <li>Stadium North, LLC</li> <li>White Birch Farm, Inc.</li> </ol>
36 37	I)	The owners failed to record a plat for the 59.3 acre parcel by March 31, 2012.
38 39 40	J)	The owners failed to request an extension of time to come into compliance with condition Number 35 of Resolution 2012-08 on or before March 31, 2012.
41 42 43 44 45 46	K)	In accordance with Section 5.9.1.E of Wellington's land development regulations "where the Village Council or any provision of this code has imposed a condition of development approval or time limit for the completion or duration of the specific activity or phase, the property owners shall be responsible for compliance".

1 2 3	L)	The property owners failed to comply with the time certain condition of the Compatibility Determination in Resolution 2012-08 requiring them to plat the 59.3 acre property on or before March 31, 2012.			
4 5 6 7	M)	The commercial arena on the property, and the compatibility determination previously issued, is no longer consistent with Wellington's land development regulations.			
8 9 10 11 12 13	N)	With the revocation of the Amended Master Plan for the property, as reflected in Resolution 2012-41, the commercial equestrian arena on the site is no longer compatible with existing master plan for the property, so that there is no legal basis for the compatibility determination reflected by Resolution 2012-08.			
14 15 16 17 18 19 20	SECTION 3:	As a result of the competent substantial evidence presented, the factors considered, and the findings made by Wellington's Council, the Council hereby orders, in accordance with the provisions of §5.9.E.2 of Wellington's Land Development Regulations, that the Compatibility Determination and all conditions approved through the passage of Resolution 2012-08 are hereby reseinded and/or revoked in their entirety and no longer of any force and effect.			
21 22 23 24 25	SECTION 4.	Should any section, paragraph, sentence, clause, or phrase of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.			
26 27	SECTION 5:	This Resolution shall be effective immediately upon adoption.			
28 29		D ADOPTED this 10th day of July, 2012.			
30	Executed by the Mayor and Rendered to Wellington's Clerk this Ltd day of February, 2013.				
32 33	ATTEST:	VILLAGE OF WELLINGTON			
34 35 36 37	By: Awilda Rodriguez  Wellington Clerk  By: Bob Margolis  Mayor				
38 39	APPROVED AS TO FORM AND LEGAL SUFFICIENCY				
40 41 42 43 44		Forcivia, Esq.  ney for Wellington			
45 46	MIAMI:574174.1				



# RECEIVED

By Planning and Zoning at 1:52 pm, Jun 17, 2013

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS 102756 FLORIDA COMMUNITY BANK, N.A. **EQUESTRIAN SPORT PRODUCTIONS, LLC OPERATING ACCOUNT** 14440 PIERSON RD. 6/13/13 WELLINGTON, FL 33414 63-1676/660 561-793-5867 PAY TO THE \*\*3,000.00 Village of Wellington ORDER OF DOLLARS Village of Wellington 12794 W. Forest Hill Blvd Suite 23 SENSITIE Wellington, FL 33414 мемо: AUTHORIZED SIGNATURE # 102756# #:O66016766# **EQUESTRIAN SPORT PRODUCTIONS, LLC** 102756 6/13/13 Village of Wellington Master Plan Amendment

**FCB Operating Accou** 

3,000.00

# **RECEIVED**

By Planning and Zoning at 1:56 pm, Jun 17, 2013

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS 102756 FLORIDA COMMUNITY BANK, N.A. **EQUESTRIAN SPORT PRODUCTIONS, LLC OPERATING ACCOUNT** 14440 PIERSON RD. WELLINGTON, FL 33414 6/13/13 63-1676/660 561-793-5867 PAY TO THE \*\*3,000.00 Village of Wellington ORDER OF DOLLARS Village of Wellington 12794 W. Forest Hill Blvd Suite 23 ANS SENSIT Wellington, FL 33414 мемо: AUTHORIZED SIGNATURE "102756" CO66016766C 21133344001 **EQUESTRIAN SPORT PRODUCTIONS, LLC** 102756 6/13/13 Village of Wellington Master Plan Amendment

**FCB Operating Accou** 

3,000.00