

November 20, 2023

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

**Re: Orange Point PUD Pod D CPA - #PTC23-001N.1  
2023-0003-CPA**

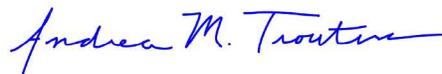
Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan/Future Land Use Amendment (FLUA) Application for the above referenced project. The Traffic Study completed by JFO Group, Inc. dated September 20, 2023, was reviewed. It is proposed to change the future land use designations on 22.54 acres from Community Facilities (CF) to Residential C.

The analysis has demonstrated that the maximum intensity of the proposed land use designation generates less traffic than the maximum intensity of the existing land use designation. Therefore, the proposed FLUA is in compliance with the level of service standards of the Mobility Element of the Village's Comprehensive Plan.

Please contact me by phone or at [atrouman@pindertroutman.com](mailto:atrouman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.  
President

January 19, 2024

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

**Re: Orange Point PUD - #PTC23-001N.2  
2023-0003-MPA**

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted Master Plan Amendment Application for the above referenced project. The Traffic Analysis completed by JFO Group Inc. dated December 20, 2023, was reviewed. The resubmittal addressed our comments. We have no new comments. The project is summarized below:

**Proposed Uses:** 42 Single Family Residential Units

**Daily Trips:** 420

**Peak Hour Trips:** AM: 8 In, 21 Out, 29 Total  
PM: 25 In, 14 Out, 39 Total

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County. We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2028, unless a time extension has been approved.
2. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

Please contact me by phone or at [atrouman@pindertroutman.com](mailto:atrouman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.  
President