



Transportation Consultants

2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698
Certificate of Authorization Number: 7989

November 10, 2022

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Lagoon at Equestrian Village CPA - #PTC22-001O.1
2022-0002-CPA**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan/Future Land Use Amendment Application for the above referenced project. The Traffic Impact Statement completed by Simmons & White dated November 1, 2022, was reviewed. The resubmittal responded to our comments. We are recommending the following condition of approval:

The property shall be limited to 29 single family dwelling units, 271 multifamily dwelling units, 10 hole golf course and 79,924 SF Recreational Community Center or development that generates equivalent trips unless an amendment is approved by the Village Council.

The analysis has demonstrated that the proposed land use change is in compliance with the level of service standards of the Mobility Element of the Village's Comprehensive Plan with the condition of approval above that restricts the development potential.

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

Sincerely,

Andrea M. Troutman, P.E.
President

May 11, 2023

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Lagoon at Equestrian Village MPA (North) - #PTC22-001O.2
2022-0004-MPA**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment Application for the above referenced project. The Traffic Impact Statement completed by Simmons & White dated May 8, 2023, was reviewed. The resubmittal addressed our comments and the project is summarized below:

Proposed Uses: 22 Single Family Residential Units
278 Multifamily Low-Rise Residential Units
18 Hole Private Golf Course
149,536 SF Private Recreational Community Center

Net Daily Trips: 1921
Net Peak Hour Trips: AM: -75 In, 70 Out, -5 Total
PM: 124 In, -44 Out, 80 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, 2027, unless a time extension has been approved.
2. The following intersection improvements at Pierson Road and South Shore Boulevard are required in addition to the improvements that have already been funded by the applicant:
 - a. Westbound right turn lane with 275 feet of storage, and
 - b. Extension of proposed eastbound left turn lane storage from 370 feet to 500 feet, and
 - c. Extension of proposed eastbound right turn lane storage from 100 feet to 225 feet.
3. The Property Owner is required to pay a proportionate share payment of 1.3% of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road at 120th Avenue prior to the first building permit.

Ms. Ferraiolo
Re: PTC22-001O.2
May 11, 2023
Page 2

4. The property owner shall construct an eastbound left turn lane on Pierson Road at the project driveway prior to the first certificate of occupancy.
5. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.
6. Prior to Village Council, an updated Palm Beach County TPS approval letter is required.

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

Sincerely,

A handwritten signature in blue ink that reads "Andrea M. Troutman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrea M. Troutman, P.E.
President