

Department of Engineering and Public Works

P.O. Box 21229 West Palm Beach, FL 33416-1229 (561) 684-4000 FAX: (561) 684-4050 www.pbcgov.com

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Exhibit H: Traffic Letters

June 8, 2021

Dr. Juan F. Ortega, PE JFO Group Inc. 6671 W Indiantown Road, Suite 50-324 Jupiter, FL 33458

RE: Lotis II

Project #: 210502

Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the Lotis II Traffic Impact Statement, revised May 27, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:

Wellington

Location:

West side of SR-7, about 0.25 miles south of Old

Hammock Way

PCN:

00-42-43-27-05-018-0040/-0071/-0072

Access:

One right-in/right-out access driveway connection onto SR-7 and cross connectivity with adjacent properties (As used in the study and is NOT necessarily an

approval by the County through this TPS letter)

Existing Uses:

Vacant

Proposed Uses:

Single Family Detached = 112 DUs

Mid-rise Multi-Family Residential = 44 DUs Low-rise Multi-Family Residential = 67 DUs

Quality Restaurant = 10,650 SF Miniature Golf Course = 36 Holes

New Daily Trips:

2,398

New Peak Hour Trips: 134 (34/100) AM; 224 (140/84) PM

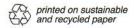
Build-out:

December 31, 2026

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County.

Prior to the issuance of the first Certificate of Occupancy, the Property Owner/Developer shall construct the following site related improvements:

- 1. Construct right turn lane north approach on SR-7 at the proposed access to the County minimum standards, or as approved by the FDOT or County Engineer, as appropriate.
- 2. Extend the existing left/U-turn lane south approach storage length on SR-7 immediately north of the proposed access to the maximum extent, or as approved by the FDOT or County Engineer, as appropriate.





Dr. Juan F. Ortega, PE June 8, 2021 Page 2

- 3. Extend the existing left/U-turn lane north approach storage length on SR-7 immediately south of the proposed access to the maximum extent, or as approved by the FDOT or County Engineer, as appropriate.
- 4. Provide cross access with the properties to the north and south at appropriate locations on the site.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. Project Aggregation Rules have been applied to this project to meet TPS.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE

Guzi Annai Bari

Manager - Growth Management

Traffic Division

QB:HA:rb

ec: Addressee

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington Hanane Akif, E.I., Project Coordinator II, Traffic Division

Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210502 - LOTIS II.DOCX



Transportation Consultants

2005 Vista Parkway, Suite 111 West Palm Beach, FL 33411-6700 (561) 296-9698

Certificate of Authorization Number: 7989

July 22, 2022

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

Re: Lotis Ph II Comprehensive Plan Amendment - #PTC21-001L.3

2021-0002-CPA

Dear Mr. Newell:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the resubmitted information for the Comprehensive Plan Amendment Application for the above referenced project. The Comprehensive Plan Amendment Traffic Analysis dated July 20, 2022 was reviewed.

Our previous comments have been resolved. The analysis has demonstrated compliance with the level of service standards of the Transportation Element of the Village's Comprehensive Plan with development under the Mixed Use (MU) Future Land Designation to include the following uses and intensities:

Land Use	Intensity
Quality Restaurant	18,650 SF *
Miniature Golf Course	36 Holes
Single Family Residential	102 DUs
Apartments	80 DUs
Townhomes	56 DUs

^{* 8,000} SF is associated with miniature golf course

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

Sincerely,

Andrea M. Troutman, P.E.

Indiea M. Trouter

President