



March 21, 2022

Donaldson Hearing  
Cotleur & Hearing, Inc.  
1934 Commerce Lane, Suite 1  
Jupiter, Florida 33458

**RE:    *Winding Trails***  
      ***Wellington, Florida***  
      ***KHA # 044983006***

Dear Mr. Hearing:

Winding Trails is a single-family residential development located generally north and west of Greenbrier Boulevard & Aero Club Drive in Wellington, Florida. The development was approved for 9 single-family residential dwelling units, 9 grooms quarters and 104 stalls. The Parcel Control Numbers (PCN) for the project site are 73-41-44-18-06-005-0010 and 73-41-44-18-06-006-0010. It is proposed to combine lots 5 and 6 into lots into one lot.

Kimley-Horn and Associates, Inc. has prepared this review of the project site to determine trip generation determination of changes proposed with this site. The project site was approved for 9 single-family residential dwelling units, 9 grooms quarters and 104 stalls. With the lot combination, the site will be reduced to 8 dwelling units, 8 grooms quarters, and 100 stalls. *Table 1* provides a summary of the trip generation calculations. As illustrated in *Table 1*, the proposed modifications to the site will result in a net decrease of 23 daily trips, a net decrease of 2 AM peak hour trips, and a net decrease of 2 PM peak hour trips. Two driveways are proposed for the combined lot. Since two driveways would have been permitted for two separate lots, the proposed lot combination does not result in a net addition of driveway connections.

The foregoing analysis demonstrates that the proposed lot combination not result in an increase in daily, AM, or PM peak hour traffic volumes compared with the existing site. Additionally, no additional driveways are proposed.

If there are any questions regarding the information provided herein, please contact me at (561) 840-0874 or [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.  
Transportation Engineer  
Florida Registration Number 64773

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Approved</b>								
Single Family Residential	9 DU	90	7	2	5	10	6	4
Grooms Quarters	9 DU	45	3	1	2	4	3	1
Stables	104 stalls	216	17	8	9	13	5	8
<i>Driveway Volumes</i>			27	11	16	27	14	13
<b>Net New Approved Trips</b>		<b>351</b>	<b>27</b>	<b>11</b>	<b>16</b>	<b>27</b>	<b>14</b>	<b>13</b>
<b>Proposed</b>								
Single Family Residential	8 DU	80	6	2	4	9	6	3
Grooms Quarters	8 DU	40	3	1	2	4	3	1
Stables	100 stalls	208	16	8	8	12	5	7
<i>Driveway Volumes</i>			25	11	14	25	14	11
<b>Net New Proposed Trips</b>		<b>328</b>	<b>25</b>	<b>11</b>	<b>14</b>	<b>25</b>	<b>14</b>	<b>11</b>
<b>Net New External Trips</b>		<b>-23</b>	<b>-2</b>	<b>0</b>	<b>-2</b>	<b>-2</b>	<b>0</b>	<b>-2</b>

Trip generation was calculated using the following data:

Daily Trip Generation

- Single Family Residential [PBC] = 10\* X DU
- Grooms Quarters (see footnote 1) = 5\* X DU
- Stables [PBC] = 2.079\* X stalls

AM Peak Hour Trip Generation

- Single Family Residential [PBC] = T = 0.74\* X (25% in, 75% out)
- Grooms Quarters (see footnote 1) = T = 0.36\* X (20% in, 80% out)
- Stables [PBC] = T = 0.16\* X (47% in, 53% out)

PM Peak Hour Trip Generation

- Single Family Residential [PBC] = LN(T) = 0.96\*LN(X) + 0.20 (63% in, 37% out)
- Grooms Quarters (see footnote 1) = T = 0.44\* X (65% in, 35% out)
- Stables [PBC] = T = 0.123\* X (38% in, 62% out)

<sup>1</sup> Trip generation rate taken from Dantata Farms Traffic Impact Study performed by Simmons & White, March 11, 2016