

## Exhibit H: Traffic Letters



September 6, 2022

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

**RE:   Lotis II**  
**Project #: 220811 (Previously 210502)**  
**Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated August 12, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

<b>Municipality:</b>	Wellington
<b>Location:</b>	West side of SR-7, about 0.25 miles south of Old Hammock Way
<b>PCN:</b>	00-42-43-27-05-018-0040/-0071/-0072
<b>Access:</b>	One right-in/right-out access driveway connection onto SR-7 and cross connectivity with adjacent properties <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Vacant
<b>Approved Uses:</b>	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
<b>Proposed Uses:</b>	Modify previous approval as follow: Single Family Detached = 102 DUs Mid-rise Multi-Family Residential = 80 DUs Low-rise Multi-Family Residential = 56 DUs Quality Restaurant = 10,000 SF Miniature Golf Course = 36 Holes
<b>New Daily Trips:</b>	2,213 (proposed)
<b>New Peak Hour Trips:</b>	131 (34/97) AM; 208 (131/77) PM (proposed)
<b>New Daily Trips:</b>	(38) (proposed-previously approved)
<b>New Peak Hour Trips:</b>	-2 (0/-2) AM; -9 (-6/-3) PM (proposed-previously approved)
<b>Build-out:</b>	December 31, 2026

**Department of Engineering  
and Public Works**

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

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Verdenia C. Baker

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Based on the review, the Traffic Division has determined that the proposed change in the land use will continue to meet the TPS of Palm Beach County since there will be reduction of already approved trips.

All the previous Conditions of Approval, listed below, as contained in the original TPS approval letter, dated June 8, 2021, remain valid.

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

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.



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If you have any questions regarding this determination, please contact me at 561-684-4030 or email [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, which appears to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:cw

Enclosure: TPS Approval Letter- June 8, 2021

cc:

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington  
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division  
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Man - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220811 - LOTIS II.DOCX



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](mailto:atroutman@pindertroutman.com) if you have any questions or need any additional information.

Sincerely,

Andrea M. Troutman, P.E.  
President