



Transportation Consultants

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

Certificate of Authorization Number: 7989

October 11, 2022

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

**Re: Farrell Estates West CPA - #PTC22-001R.1
2022-0004-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 October 11, 2022, was reviewed. The resubmittal responded to our comments; however, the five year peak hour analysis was not based on the maximum intensity land use. Therefore, we are recommending the following condition of approval:

The property shall be limited to 27 single family dwelling units 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 to Residential C 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 atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Andrea M. Troutman".

Andrea M. Troutman, P.E.
President

January 5, 2023

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

**Re: Farrell Estates West MPA - #PTC22-001R.2
2022-0006-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 November 11, 2022, was reviewed. The resubmittal responded to our comments and the project is summarized below:

Proposed Uses: 27 Single Family Residential Units

Net Daily Trips: 270

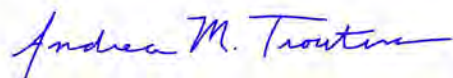
Net Peak Hour Trips: AM: 5 In, 14 Out, 19 Total
PM: 16 In, 9 Out, 25 Total

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, 2026, 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 atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.
President