



RECEIVED
By Planning and Zoning at 10:02 am, Jun 06, 2018

June 5, 2018

**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



**Palm Beach County
Board of County
Commissioners**

- Melissa McKinlay, Mayor
- Mack Bernard, Vice Mayor
- Hal R. Valeche
- Paulette Burdick
- Dave Kerner
- Steven L. Abrams
- Mary Lou Berger

County Administrator

Verdenia C. Baker

Dave Flinchum
Planning & Zoning Manager
Village of Wellington
12300 W Forest Hill Boulevard
Wellington, FL 33414

**RE: International Polo Club
Project #: 180505 (previously 160901)
Traffic Analysis to Support Rezoning
(Traffic Equivalency)**

Mr. Flinchum:

Palm Beach County Traffic Division has reviewed the equivalency statement for the **International Polo Club** Traffic Analysis to Support Rezoning prepared by Via Planning, Inc., dated April 18, 2018, and supplemented with information in an email dated May 23, 2018, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). Specifically, this statement has been prepared to show a revised plan of development from that approved in a previous TPS letter issued on August 3, 2017. The project is summarized as follows:

- Municipality:** Village of Wellington
- Location:** Southwest corner of 120th Avenue S. and 35th Street S. Intersection
- Access:** Unsignalized intersection on 120th Avenue S. via 35th Street S. and another full access 500' south of 35th Street S. on 120th Avenue S.
- Existing Uses:** 6,918 SF of Clubhouse; 3,830 SF of Restaurant/Club; 2,400 SF of Viewing Pavilion; 2,800 SF of BBQ Pavilion; 11,088 of Banquet Facility; 2 Tennis Courts, 1 Single Family DU
- Proposed Uses:** 102 DU Condo (prev 72 DU); 16 DU Single Family Residential (prev 0 DU); 50 Room Hotel (prev 100 Room); 500 Daily Event Spectators; 20 Event Staff/Officials; 20 Vendors/Staff
- Net New Daily Trips:** 1,456 (prev 1,534)
- Net New Peak Hour Trips:** 201 (144/57) AM (prev 205) and 210 (60/150) PM (prev 211)
- Build-out:** December 31, 2022

Based on our review, the Traffic Division has determined the proposed development may be considered equivalent to the already approved project with respect to traffic generation. All conditions of approval stated in the TPS Approval letter issued by the County, dated August 3, 2017, remain valid for this equivalency.

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Dave Flinchum
June 5, 2018
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If you have any questions regarding this determination, please contact me at (561) 684-4030, Qbari@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB/bc

Attachment: TPS Approval Letter, dated August 3, 2017

cc: Addressee

Thuha Nguyen Lew, P.E. – Via Planning, Inc.

Michael F. Sexton, PE, PSM – Sexton Engineering Associates, Inc.
(msexton@sextonengineering.com)

Steve Bohovsky - Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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August 3, 2017

Dave Flinchum
Planning & Zoning Manager
Village of Wellington
12300 W Forest Hill Boulevard
Wellington, FL 33414

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**RE: International Polo Club
Project #: 160901
Traffic Analysis to Support Rezoning**

Mr. Flinchum:

McMahon Associates, Inc., on behalf of the Palm Beach County Traffic Division has reviewed the **International Polo Club** Traffic Analysis to Support Rezoning prepared by Via Planning, Inc., dated April 11, 2017, 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:	Village of Wellington
Location:	Southwest corner of 120 th Avenue S. and 35 th Street S. Intersection
Access:	Unsignalized intersection on 120 th Avenue S. via 35 th Street S. and another full access 500' south of 35 th Street S. on 120 th Avenue S.
Existing Uses:	6,918 SF of Clubhouse; 3,830 SF of Restaurant/Club; 2,400 SF of Viewing Pavilion; 2,800 SF of BBQ Pavilion; 11,088 of Banquet Facility; 2 Tennis Courts
Proposed Uses:	72 DU of Condo; 100 room Hotel; 500 Daily Event Spectators; 20 Event Staff/Officials; 20 Vendors/Staff
Net New Daily Trips:	1,534
Net New Peak Hour Trips:	205 (155/50) AM and 211 (56/155) PM
Build-out:	December 31, 2022

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County under the following condition:

1. No Building Permits for development generating 84 outbound external PM peak hour trips shall be issued until the Property Owner/Developer makes a proportionate share payment of 1.58% towards the cost of constructing a second northbound left turn lane at the intersection of SR-7 and Stribling Way.
2. No Building Permits for the site may be issued after December 31, 2022. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study, which complies, with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Article 2.E of the Unified land Development Code.
3. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Lake Worth Rd and 120th Rd South. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.
 - a. No Building Permits shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.

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Dave Flinchum
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- b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

The conditions above shall be incorporated into the municipal Development Order exactly as set forth above. No later than ten calendar days after approval of the Development Order, the municipality shall transmit an official, recorded copy of same to the County Engineer. In the event: 1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain conditions exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.

A Proportionate Share Agreement must be fully executed, by the Property Owner/Developer seeking approval of the project and Palm Beach County, before the municipality considers approval of the proposed project. The agreement shall be in substantially the same form as set forth in Exhibit A, which is attached hereto. In lieu of a Proportionate Share Agreement, the Developer/Property Owner may make a payment to Palm Beach County for the proportionate share included in conditions 1 above. If such payment is received prior to the approval of the municipal Development Order, a Proportionate Share Agreement will not be required. Otherwise, a Proportionate Share Agreement must be fully executed as outlined in this letter. In the event the municipality approves the proposed development before this proportionate share agreement is fully executed, or the County has not received the payment, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.

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. 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.



Dave Flinchum
August 3, 2017
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If you have any questions regarding this determination, please contact me at (561) 684-4030, Qbari@pbcgov.org.

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:McMahon:bc

cc: Addressee

Thuha Nguyen Lew, P.E., – Via Planning, Inc.

Natalia Lercari, P.E., LEED Green Associates – McMahon Associates, Inc.

Steve Bohovsky - Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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