

April 9, 2024
Revises September 26, 2024

Mr. Daniel J. Zimmer
Solar Sportsystems, Inc.
250 Delaware Avenue
Buffalo, NY 14202

Re: Groves Town Center Hotel - #PTC23-086

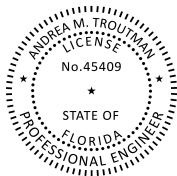
Dear Mr. Zimmer:

The purpose of this letter is to provide a traffic statement for the above referenced project. It is proposed to develop a 81-room hotel within the approved Groves Town Center located in the northeast quadrant of Southern Boulevard and B Road in the Town of Loxahatchee Groves. Access and the buildout year for the site will remain the same. The Parcel Control Number (PCN) for this Site is: 41-41-43-31-13-002-0010. **Attachment 1** provides a summary of the Site Plan submittals to date within Groves Town Center.

A trip generation analysis was conducted using the newest Palm Beach County and ITE, Trip Generation, 11th Edition trip generation rates. The trip generation for the overall Master Plan uses is provided on **Attachment 2A**. **Attachment 2B** provides the cumulative trip generation for the approved and proposed site plans. **Attachment 2C** shows the trips remaining for the Groves Town Center project. It is demonstrated that the trips associated with the approved and proposed site plans do not exceed the approved thresholds for the Groves Town Center project. With no increase above the approved trip thresholds, the requirements of the Traffic Performance Standards have been met.

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

Sincerely,



Digitally signed by
Andrea M Troutman
Date: 2024.09.26
09:11:54 -04'00'

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/26/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1
Groves Town Center Hotel
Submittals to Date

Name	Land Use	ITE Code	Intensity	
Wawa	Gas Station w/ C-Store (FP/ SF)	FDOT	16	6,119
Culver's	Fast Food Rest. With DT	934	4,479	SF
Aldi	Shopping Center w/Sup Market	821	21,730	SF
Auto Zone	Shopping Center w/Sup Market	821	7,381	SF
Dental Office	Medical Office	720	4,200	SF
Car Wash	Carwash (Automated)	PBC	1	Lane
PBOI	Medical Office	720	20,200	SF
Hotel*	Hotel	310	81	Rooms

* Current Request.

Attachment 2A
Groves Town Center Hotel
Trip Generation - Approved Master Plan

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Congregate Care Facility	253	128 DUs	2.21 / DU	50%	283	28	10%	255	-	0%	255
General Office (10k-250k SF)	710	23,000 SF	10.84 / 1000 SF	50%	249	25	10%	224	22	10%	202
Medical Office	720	21,000 SF	T = 42.97(X) - 108.01	50%	794	79	10%	715	72	10%	643
Shop Plaza (40-150k) w/ Sup Market	821	92,149 SF	94.49 / 1000 SF	50%	8,707	522	6%	8,185	3,192	39%	4,993
Drive-In Bank	912	3,600 SF	100.35 / 1000 SF	50%	361	36	10%	325	153	47%	172
Gas Station w/ C-Store (FP/SF)	FDOT	16 7,251	T = 14.3 X PM Trips	50%	4,419	354	8%	4,065	2,480	61%	1,585
TOTAL					14,813	1,044	7.0%	13,769	5,919		7,850

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Congregate Care Facility	253	128 DUs	0.08 / DU	58%	6	4	10	1	10%	6	3	9	-	0%	6	3	9
General Office (10k-250k SF)	710	23,000 SF	1.52 / 1000 SF	88%	31	4	35	4	10%	29	2	31	3	10%	26	2	28
Medical Office	720	21,000 SF	3.10 / 1000SF	79%	51	14	65	7	10%	47	11	58	6	10%	42	10	52
Shop Plaza (40-150k) w/ Sup Market	821	92,149 SF	3.53 / 1000 SF	62%	202	123	325	20	6%	192	113	305	119	39%	117	69	186
Drive-In Bank	912	3,600 SF	9.95 / 1000 SF	58%	21	15	36	4	10%	19	13	32	15	47%	10	7	17
Gas Station w/ C-Store (FP/SF)	FDOT	16 7,251	T = 12.3(FP) + 15.5(X)	50%	155	154	309	22	7%	144	143	287	175	61%	56	56	112
TOTAL					466	314	780	58	7.4%	437	285	722	318		257	147	404

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	Trips	%	In	Out	Trips			In	Out	Trips
Congregate Care Facility	253	128 DUs	0.18 / DU	49%	11	12	23	2	10%	10	11	21	-	0%	10	11	21
General Office (10k-250k SF)	710	23,000 SF	1.44 / 1000 SF	17%	6	27	33	3	10%	5	25	30	3	10%	5	22	27
Medical Office	720	21,000 SF	3.93 / 1000 SF	30%	25	58	83	8	10%	21	54	75	8	10%	19	48	67
Shop Plaza (40-150k) w/ Sup Market	821	92,149 SF	9.03 / 1000 SF	48%	399	433	832	50	6%	374	408	782	305	39%	228	249	477
Drive-In Bank	912	3,600 SF	21.01 / 1000 SF	50%	38	38	76	8	10%	34	34	68	32	47%	18	18	36
Gas Station w/ C-Store (FP/SF)	FDOT	16 7,251	T = 12.3(FP) + 15.5(X)	50%	155	154	309	31	10%	139	139	278	170	61%	54	54	108
TOTAL					634	722	1,356	102	7.5%	583	671	1,254	518		334	402	736

(1) Source: Palm Beach County Traffic Division and ITE *Trip Generation, 11th Edition*.

Attachment 2B
Groves Town Center Hotel
Trip Generation - Approved & Proposed Site Plans

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips			Pass-by Trips (1)	New Trips
						Trips	%	In	Out	Trips		
Hotel	310	81 Rooms	7.99 / Room	50%	647	65	10%	582	58	10%	524	
Medical Office	720	24,400 SF	T = 42.97(X) - 108.01	50%	940	94	10%	846	85	10%	761	
Shop Plaza (40-150k) w/ Sup Market	821	29,111 SF	94.49 / 1000 SF	50%	2,751	165	6%	2,586	1,009	39%	1,577	
Fast Food Rest. With DT	934	4,479 SF	467.48 / 1000 SF	50%	2,094	209	10%	1,885	924	49%	961	
Gas Station w/ C-Store (FP/ SF)	FDOT	16 6,119	T = 14.3 X PM Trips	50%	4,176	334	8%	3,842	2,344	61%	1,498	
Carwash (Automated)	PBC	1 Lane	166 / Lane	50%	166	17	10%	149	-	0%	149	
TOTAL					10,774	884	8.2%	9,890	4,420		5,470	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Hotel	310	81 Rooms	0.46 / Room	56%	21	16	37	4	10%	19	14	33	3	10%	17	13	30
Medical Office	720	24,400 SF	3.10 / 1000SF	79%	60	16	76	8	10%	56	12	68	7	10%	50	11	61
Shop Plaza (40-150k) w/ Sup Market	821	29,111 SF	3.53 / 1000 SF	62%	64	39	103	6	6%	61	36	97	38	39%	37	22	59
Fast Food Rest. With DT (2)	934	4,479 SF	0.00 / 1000 SF	51%	-	-	-	-	10%	-	-	-	-	49%	-	-	-
Gas Station w/ C-Store (FP/ SF)	FDOT	16 6,119	T = 12.3(FP) + 15.5(X)	50%	146	146	292	19	7%	137	136	273	167	61%	53	53	106
Carwash (Automated)	PBC	1 Lane	11.97 / Lane	50%	6	6	12	1	10%	5	6	11	-	0%	5	6	11
TOTAL					297	223	520	38	7.3%	278	204	482	215		162	105	267

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips			Pass-by Trips (1)	New Trips			
					In	Out	Trips	Trips	%	In	Out	Trips		In	Out	Trips	
Hotel	310	81 Rooms	0.59 / Room	51%	24	24	48	5	10%	22	21	43	4	10%	20	19	39
Medical Office	720	24,400 SF	3.93 / 1000 SF	30%	29	67	96	10	10%	24	62	86	9	10%	22	55	77
Shop Plaza (40-150k) w/ Sup Market	821	29,111 SF	9.03 / 1000 SF	48%	126	137	263	16	6%	117	130	247	96	39%	71	80	151
Fast Food Rest. With DT	934	4,479 SF	33.03 / 1000 SF	52%	77	71	148	15	10%	70	63	133	65	49%	36	32	68
Gas Station w/ C-Store (FP/ SF)	FDOT	16 6,119	T = 12.3(FP) + 15.5(X)	50%	146	146	292	29	10%	131	132	263	160	61%	51	52	103
Carwash (Automated)	PBC	1 Lane	13.65 / Lane	50%	7	7	14	1	10%	7	6	13	-	0%	7	6	13
TOTAL					409	452	861	76	8.8%	371	414	785	334		207	244	451

(1) Source: Palm Beach County Traffic Division and ITE *Trip Generation, 11th Edition*.
(2) Culver's Restaurant is not open in the AM so no trip generation was shown.

Attachment 2C
Groves Town Center Hotel
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Master Plan (1)	7,850	257	147	404	334	402	736
Approved and Proposed Site Plans (2)	<u>5,470</u>	<u>162</u>	<u>105</u>	<u>267</u>	<u>207</u>	<u>244</u>	<u>451</u>
Remaining Trips:	2,380	95	42	137	127	158	285

(1) See Attachment 2A.

(2) See Attachment 2B.