

November 2, 2021

Mr. Ken Cassel, City Manager
City of Westlake
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470

**Re: Westlake Pod H Master Plan Amendment - #PTC21-094
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod H Master Plan Amendment Application. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This application is for the "specialty uses" on Pod H that were not specifically analyzed in the approved Westlake traffic study. These uses consist of 227,000 SF Light Industrial, 140,000 SF Self Storage, 14.435 Acres Commercial Recreation, 9,805 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. This Equivalency Statement is specifically for an additional 77,000 SF of Light Industrial, and is to replace the one conducted on October 14, 2021.

Attachment E1 provides the calculation of daily, AM and PM peak hour trips associated with this parcel. Because the individual uses were not identified specifically in the original Approval, an equivalency analysis was conducted. Equivalencies for Westlake are based on PM peak hour two-way trips. The trip generation for the PM peak hour was analyzed to determine the equivalent use and intensity. As shown on Attachment E2, the Pod H specialty uses are equivalent to 35,000 SF of General Office, 378,000 SF of Research & Development, and 93,000 SF of Shopping Center. Attachments E3 and E4 provide the AM peak hour and Daily trip generation, for informational purposes only. The internalization matrices are provided in the Appendix.

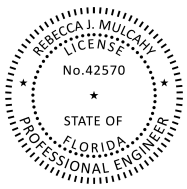
Because this Equivalency Statement is for numerous parcels within Pod H that will have site plan applications processed at different times, individual use equivalents were determined. It is known from this statement that the entire Pod H is equivalent to 35,000 SF General Office, 378,000 SF of R & D, and 93,000 SF of Shopping Center. However, for future site plan applications, individual equivalent uses must be reported. Therefore, Attachment E5 provides

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the calculations and resultant equivalent uses for each of the sub-parcels within Pod H. These converted uses and intensities will be reported in future Pod H site plan applications.

We request that this equivalency analysis be reviewed and approved for future site plan applications within Pod H.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.11.02
12:02:19 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

ec: John Carter

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 11/2/21 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 E1
Westlake Pod H Master Plan
Trip Generation - Pod H Specialty Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips (1)		Total Trips	
					In	Out	In	Out	In	Out
Light Industrial	110	227,000 SF	4.96 / 1000 SF	50%	1,126	113	10%		1,013	
Self Storage	151	140,000 SF	1.51 / 1000 SF	50%	211	21	10%		190	
Commercial Recreation	PBC	14.435 Acres	103.944 / Acre	50%	1,500	-	0%		1,500	
Fast Food Rest. With DT	934	9,805 SF	470.95 / 1000 SF	50%	4,618	2,263	49%		2,355	
Coffee/Donut Shop With DT	937	2,525 SF	820.38 / 1000 SF	50%	2,071	1,015	49%		1,056	
Commercial Uses Subtotal					8,400	3,299	39%		5,101	
Pod H Total					9,526	3,412			6,114	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	227,000 SF	0.7 / 1000 SF	88%	140	19	159	16	10%	126	17	143
Self Storage	151	140,000 SF	0.1 / 1000 SF	60%	8	6	14	1	10%	7	6	13
Commercial Recreation	PBC	14.435 Acres	1.27 / Acre	67%	12	6	18	-	0%	12	6	18
Fast Food Rest. With DT	934	9,805 SF	40.19 / 1000 SF	51%	201	193	394	193	49%	103	98	201
Coffee/Donut Shop With DT	937	2,525 SF	88.99 / 1000 SF	51%	115	110	225	110	49%	59	56	115
Commercial Uses Subtotal					336	315	651	304	47%	181	166	347
Pod H Total					476	334	810	320		307	183	490

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Light Industrial	110	227,000 SF	0.63 / 1000 SF	13%	19	124	143	14	10%	17	112	129
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24	2	10%	10	12	22
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127	-	0%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320	157	49%	85	78	163
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110	54	49%	28	28	56
Commercial Uses Subtotal					293	288	581	213	37%	184	184	368
Pod H Total					312	412	724	227		201	296	497

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

Attachment E2
Westlake Pod H Master Plan Equivalency
PM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\ln(T) = 0.82\ln(x)+0.32$ (67/33)	56	28	84	41	48.4%	28	15	43	18	21.4%	18	7	25	-	0%	18	7	25
Residential - 55+ Detached	251	300 DUs	0.27 /DU (61/39)	49	32	81	39	48.4%	25	17	42	18	22.2%	15	9	24	-	0%	15	9	24
Residential - 55+ Attached	252	200 DUs	0.25 /DU (54/46)	27	23	50	24	48.4%	14	12	26	11	22.0%	8	7	15	-	0%	8	7	15
General Office	710	15,000 SF (4)	1.49 /1000 SF (17/83)	4	18	22	6	26.1%	2	14	16	4	18.2%	1	11	12	1	10%	1	10	11
Research & Devel.	760	- SF (4)	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	-	-	-	-	26.1%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	19	124	143	37	26.1%	11	95	106	28	19.6%	4	74	78	8	10%	4	66	70
Shopping Center	820	117,000 SF (4)	$\ln(T) = 0.67\ln(X)+3.31$ (48/52)	320	346	666	36	5.4%	302	328	630	132	19.8%	253	245	498	143	28.7%	180	175	355
Park	412	125 Acres	0.09 /Acre (61/39)	7	4	11	1	10.0%	6	4	10	1	10.0%	5	4	9	-	0%	5	4	9
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1	5.4%	7	6	13	3	21.4%	6	4	10	-	0%	6	4	10
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	293	288	581	31	5.4%	278	272	550	115	19.8%	235	200	435	125	28.7%	168	142	310
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*FP + 15.5(X)$ (50/50)	134	133	267	14	5.4%	127	126	253	53	19.9%	107	93	200	122	61%	42	36	78
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	48	5.4%	421	425	846	178	19.9%	354	314	668	192	28.7%	252	224	476
TOTALS				1,360	1,453	2,813	278	9.9%	1,221	1,314	2,535	561	19.9%	1,006	968	1,974	591		699	684	1,383

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	530	312	842	131	15.6%	447	264	711	122	14.5%	359	230	589	-	0%	359	230	589
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	953	560	1,513	236	15.6%	804	473	1,277	220	14.5%	645	412	1,057	-	0%	645	412	1,057
Residential - MF Condos.	230	450 DUs	$\ln(T) = 0.82\ln(x)+0.32$ (67/33)	138	68	206	32	15.6%	116	58	174	30	14.6%	94	50	144	-	0%	94	50	144
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.6%	69	45	114	20	14.8%	55	39	94	-	0%	55	39	94
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	39	43.3%	22	29	51	12	13.3%	16	23	39	4	10%	14	21	35
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	1.49 /1000 SF (17/83)	75	366	441	62	14.1%	51	328	379	32	7.3%	45	302	347	35	10%	41	271	312
Research & Devel.	760	175,000 SF	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	32	178	210	30	14.1%	22	158	180	15	7.1%	19	146	165	17	10%	17	131	148
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	62	14.1%	36	339	375	32	7.3%	30	313	343	34	10%	27	282	309
Shopping Center	820	150,000 SF	$\ln(T) = 0.67\ln(X)+3.31$ (48/52)	377	409	786	286	36.4%	269	231	500	53	6.7%	241	206	447	164	36.6%	153	130	283
Park	412	67 Acres	0.09 /Acre (61/39)	4	2	6	2	31.9%	3	1	4	-	0.0%	3	1	4	-	0%	3	1	4
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	61	31.9%	63	68	131	2	1.0%	62	67	129	6	5%	59	64	123
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	12	31.9%	13	14	27	-	0.0%	13	14	27	1	5%	12	14	26
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	39	31.9%	39	45	84	1	0.8%	38	45	83	42	50%	19	22	41
ISTF	N/A	1 Complex	Pre-Calc'd	184	239	423	56	13.2%	159	208	367	18	4.3%	150	199	349	-	0%	150	199	349
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	11	57.9%	1	7	8	1	5.3%	1	6	7	1	10%	1	5	6
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	6	14.1%	9	26	35	3	7.3%	8	24	32	3	10%	7	22	29
TOTALS				2,666	2,837	5,503	1,086	19.7%	2,123	2,294	4,417	561	10.2%	1,779	2,077	3,856	307		1,656	1,893	3,549

COMBINED TOTALS				4,026	4,290	8,316	1,364	16.4%	3,344	3,608	6,952	1,122	13.5%	2,785	3,045	5,830	898		2,355	2,577	4,932
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices are included in Appendix B.

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

(4) Previous amount = 50,000 SF of Office, 378,000 SF of R&D and 210,000 SF of Retail. Results in a decrease of 35,000 SF of Office, 378,000 SF of R&D and 93,000 SF of Retail.

Approved Total

4,932

Attachment E3
Westlake Pod H Master Plan Equivalency
AM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\ln(T) = 0.80\ln(x)+0.26 (17/83)$	12	59	71	2	4.0%	12	57	69	7	9.9%	10	52	62	-	0%	10	52	62
Residential - 55+ Detached	251	300 DUs	0.22 /DU (35/65)	23	43	66	3	4.0%	23	40	63	7	10.6%	21	35	56	-	0%	21	35	56
Residential - 55+ Attached	252	200 DUs	0.2 /DU (34/66)	14	26	40	2	4.0%	14	24	38	4	10.0%	13	21	34	-	0%	13	21	34
General Office	710	15,000 SF	$\ln(T) = 0.80\ln(x)+1.57 (88/12)$	37	5	42	4	9.5%	34	4	38	4	9.5%	31	3	34	3	10%	28	3	31
Research & Devel.	760	- SF	$\ln(T) = 0.87\ln(x)+0.86 (83/17)$	-	-	-	-	9.5%	(1)	1	-	-	0.0%	(1)	1	-	-	10%	(1)	1	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	140	19	159	15	9.5%	131	13	144	14	8.8%	119	11	130	13	10%	107	10	117
Shopping Center	820	117,000 SF	0.96 /1000 SF (62/38)	69	43	112	1	1.1%	67	44	111	10	8.9%	62	39	101	29	28.7%	44	28	72
Park	412	125 Acres	0.02 /Acre (61/39)	2	1	3	-	10.0%	2	1	3	-	10.0%	2	1	3	-	0%	2	1	3
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.1%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	336	315	651	7	1.1%	332	312	644	55	8.4%	303	286	589	169	28.7%	216	204	420
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	3	1.1%	133	131	264	23	8.6%	121	120	241	147	61%	47	47	94
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	4	1.1%	205	159	364	31	8.4%	188	145	333	96	28.7%	134	103	237
TOTALS				980	811	1,791	41	2.3%	958	792	1,750	156	8.7%	874	720	1,594	457		626	511	1,137

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)		New Trips				
				In	Out	Total		In	Out	Total		In	Out	Total	In	Out	Total				
Residential - SF (N,O,T,U)	210	1,010 DUs	0.75 /DU (25/75)	190	568	758	74	9.7%	168	516	684	8	1.1%	166	510	676	-	0%	166	510	676
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	0.75 /DU (25/75)	363	1,089	1,452	141	9.7%	321	990	1,311	16	1.1%	316	979	1,295	-	0%	316	979	1,295
Residential - MF Condos.	230	450 DUs	$\ln(T) = 0.80\ln(x)+0.26 (17/83)$	29	143	172	17	9.7%	26	129	155	2	1.2%	25	128	153	-	0%	25	128	153
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	11	9.7%	34	65	99	1	0.9%	34	64	98	-	0%	34	64	98
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	2	2.5%	42	-	42	4	10%	38	-	38
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	296,000 SF	$\ln(T) = 0.80\ln(x)+1.57 (88/12)$	401	55	456	56	12.2%	358	42	400	21	4.6%	350	29	379	38	10%	315	26	341
Research & Devel.	760	175,000 SF	$\ln(T) = 0.87\ln(x)+0.86 (83/17)$	175	36	211	26	12.2%	156	29	185	10	4.7%	152	23	175	18	10%	137	20	157
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	51	12.2%	325	38	363	19	4.6%	317	27	344	34	10%	285	25	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	11	7.6%	29	21	50	18	36.6%	18	14	32
Park	412	67 Acres	0.02 /Acre (61/39)	1	-	1	-	30.1%	1	-	1	-	0.0%	1	-	1	-	0%	1	-	1
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	43	30.1%	67	34	101	3	2.1%	66	32	98	5	5%	63	30	93
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	12	30.1%	17	10	27	1	2.6%	17	9	26	1	5%	16	9	25
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	37	30.1%	46	39	85	2	1.6%	45	38	83	42	50%	23	18	41
ISTF	N/A	1 Complex	Pre-Calc'd	474	334	808	98	12.1%	419	291	710	56	6.9%	392	262	654	-	0%	392	262	654
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	7	4	11	1	10%	6	4	10
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	10	12.2%	53	16	69	4	5.1%	51	14	65	7	10%	46	12	58
TOTALS				2,422	2,582	5,004	697	13.9%	2,075	2,232	4,307	157	3.1%	2,010	2,140	4,150	168		1,881	2,101	3,982
COMBINED TOTALS				3,402	3,393	6,795	738	10.9%	3,033	3,024	6,057	313	4.6%	2,884	2,860	5,744	625		2,507	2,612	5,119

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.
 (1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.
 (2) Internalization matrices are included in Appendix B.
 (3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% per approved study.

**Attachment E4
Westlake Pod H Master Plan Equivalency
Daily Trip Generation at Buildout**

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	150 DUs	6.65 /DU	998	261	26.2%	737	88	11.9%	649	-	0%	649
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	220	12.4%	1,551	-	0%	1,551
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	108	12.2%	778	-	0%	778
General Office	710	15,000 SF	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	310	55	17.8%	255	27	10.6%	228	23	10%	205
Research & Devel.	760	- SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09$ (3)	-	-	17.8%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	1,126	200	17.8%	926	99	10.7%	827	83	10%	744
Shopping Center	820	117,000 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	7,521	248	3.3%	7,273	794	10.9%	6,479	1,859	28.7%	4,620
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	20	7.8%	236	-	0%	236
Car Wash	PBC	1 Lane	166 /Lane	166	5	3.3%	161	18	11.2%	143	-	0%	143
Pod H Commercial Uses	N/A	152,330 SF	Pre-Calc'd	8,400	277	3.3%	8,123	868	10.7%	7,255	2,082	28.7%	5,173
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	126	3.3%	3,692	400	10.8%	3,292	2,008	61%	1,284
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	316	3.3%	9,254	996	10.8%	8,258	2,370	28.7%	5,888
TOTALS				35,794	2,460	6.9%	33,334	3,638	10.2%	29,696	8,425		21,271

East Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U)	210	1,010 DUs	10 /DU	10,100	1,283	12.7%	8,817	688	7.8%	8,129	-	0%	8,129
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,459	12.7%	16,901	1,318	7.8%	15,583	-	0%	15,583
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	380	12.7%	2,613	206	7.9%	2,407	-	0%	2,407
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	508	12.7%	3,492	276	7.9%	3,216	-	0%	3,216
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	59	7.9%	688	69	10%	619
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	296,000 SF	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	3,077	406	13.2%	2,671	160	6.0%	2,511	251	10%	2,260
Research & Devel.	760	175,000 SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09$ (3)	1,598	211	13.2%	1,387	82	5.9%	1,305	131	10%	1,174
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	414	13.2%	2,723	163	6.0%	2,560	256	10%	2,304
Shopping Center	820	150,000 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	8,839	4,154	47.0%	4,685	337	7.2%	4,348	1,591	36.6%	2,757
Park	412	67 Acres	2.28 /Acre	153	47	31.0%	106	-	0.0%	106	-	0%	106
Community Center	495	70,000 SF	33.82 /1000 SF	2,367	734	31.0%	1,633	26	1.6%	1,607	80	5%	1,527
Church	560	70,000 SF	9.11 /1000 SF	638	198	31.0%	440	6	1.3%	434	22	5%	412
Daycare	565	10,000 SF	74.06 /1000 SF	741	230	31.0%	511	6	1.2%	505	253	50%	252
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	701	12.7%	4,819	270	5.6%	4,549	-	0%	4,549
FSED	650	12,379 SF	Pre-Calc'd	309	112	36.1%	197	12	6.2%	185	19	10%	166
Tax Collector	730	23,735 SF	Pre-Calc'd	536	71	13.2%	465	29	6.2%	436	44	10%	392
TOTALS				64,706	12,499	19.3%	52,207	3,638	5.6%	48,569	2,716		45,853
COMBINED TOTALS				100,500	14,959	14.9%	85,541	7,276	7.2%	78,265	11,141		67,124

* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.
 (1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.
 (2) Utilized average of individual AM and PM peak hour internalization rates.
 (3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.
 (4) Utilized average of individual AM and PM peak hour internalization rates with adjustments to balance with the east side interzonal trips.

**Attachment E5
Westlake Pod H Master Plan
Individual Use Equivalents**

Converted Uses - PM PEAK HOUR

Land Use	ITE Code	Intensity
General Office	710	35,000 SF
Research & Devel.	760	378,000 SF
Shopping Center	820	93,000 SF

New Uses - PM PEAK HOUR

Parcel/Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			% of Total Trips	Equivalent SF
					In	Out	Trips		
Uses Converted from R & D									R & D
A2 / Fast Food w/DT	934	3,500 SF	32.67 /1000 SF	52%	59	55	114	22%	82,080
B / Fast Food w/DT	934	2,065 SF	32.67 /1000 SF	52%	35	32	67	13%	48,240
C / Coffee/Donut Shop w/DT	937	2,525 SF	43.38 /1000 SF	50%	55	55	110	21%	79,200
C / Fast Food w/DT	934	4,240 SF	32.67 /1000 SF	52%	72	67	139	26%	100,080
G / Light Industrial	110	150,000 SF	0.63 /1000 SF	13%	12	83	95	18%	68,400
R & D Total							525	100%	378,000
Uses Converted from General Office									General Office
G / Light Industrial	110	77,000 SF	0.63 /1000 SF	13%	6	43	49	100%	35,000
General Office Total							49	100%	35,000
Uses Converted from Shopping Center									Shopping Center
E / Self Storage	151	140,000 SF	0.17 /1000 SF	47%	11	13	24	16%	14,781
F / Recreation Uses		14.435 Acres	8.83 / Acre	48%	61	66	127	84%	78,219
Shopping Center Total							151	100%	93,000
Pod H Total							725		

PM PEAK HOUR (from Attachment E1)

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	227,000 SF	0.63 / 1000 SF	13%	19	124	143
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127
Fast Food Rest. With DT	934	9,805 SF	32.67 / 1000 SF	52%	166	154	320
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110
Commercial Uses Subtotal					293	288	581
Pod H Total					312	412	724

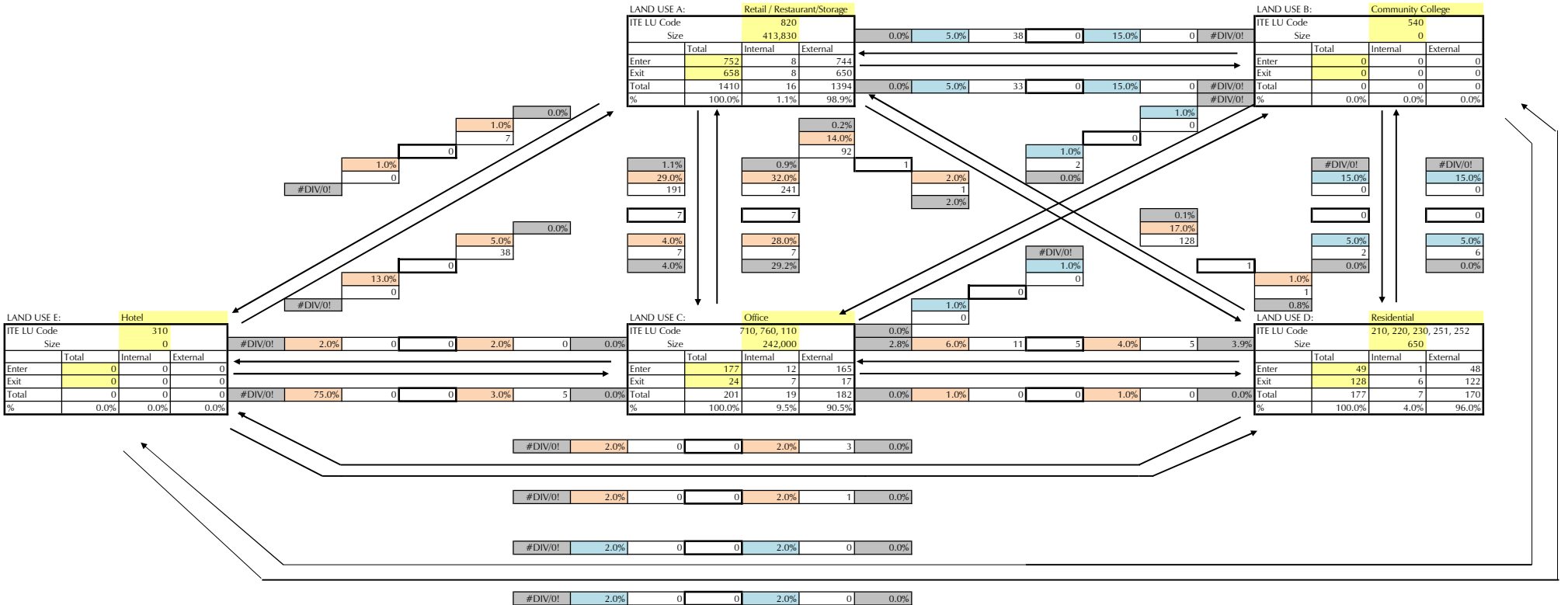
(1) Source: from approved Minto West traffic study, which is based on Institute of Transportation Engineers, Trip Generation, 9th Edition.

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 10th Edition.

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 11/02/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	744	0	165	48	0	957
Exit	650	0	17	122	0	789
Total	1394	0	182	170	0	1746
Single-Use Trip Gen. Estimate	1410	0	201	177	0	1788

INTERNAL CAPTURE

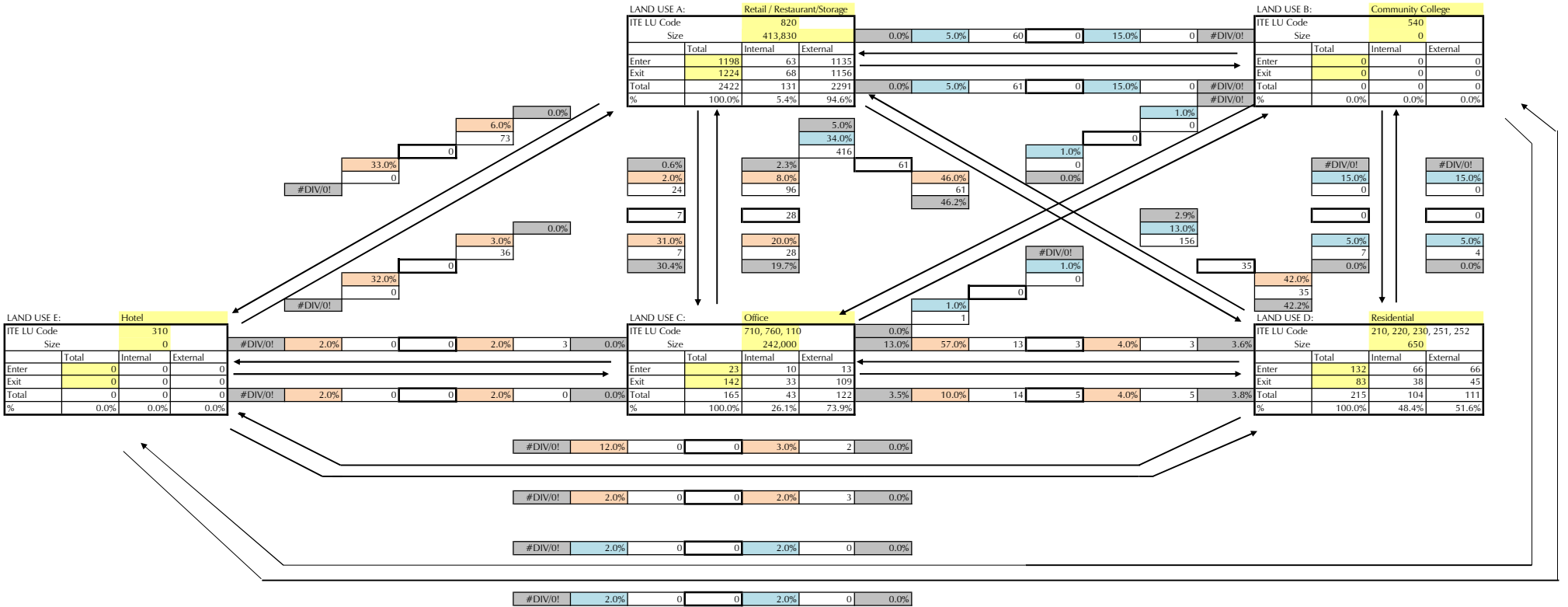
2.3%

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 11/02/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	1135	0	13	66	0	1214
Exit	1156	0	109	45	0	1310
Total	2291	0	122	111	0	2524
Single-Use Trip Gen. Estimate	2422	0	165	215	0	2802

INTERNAL CAPTURE

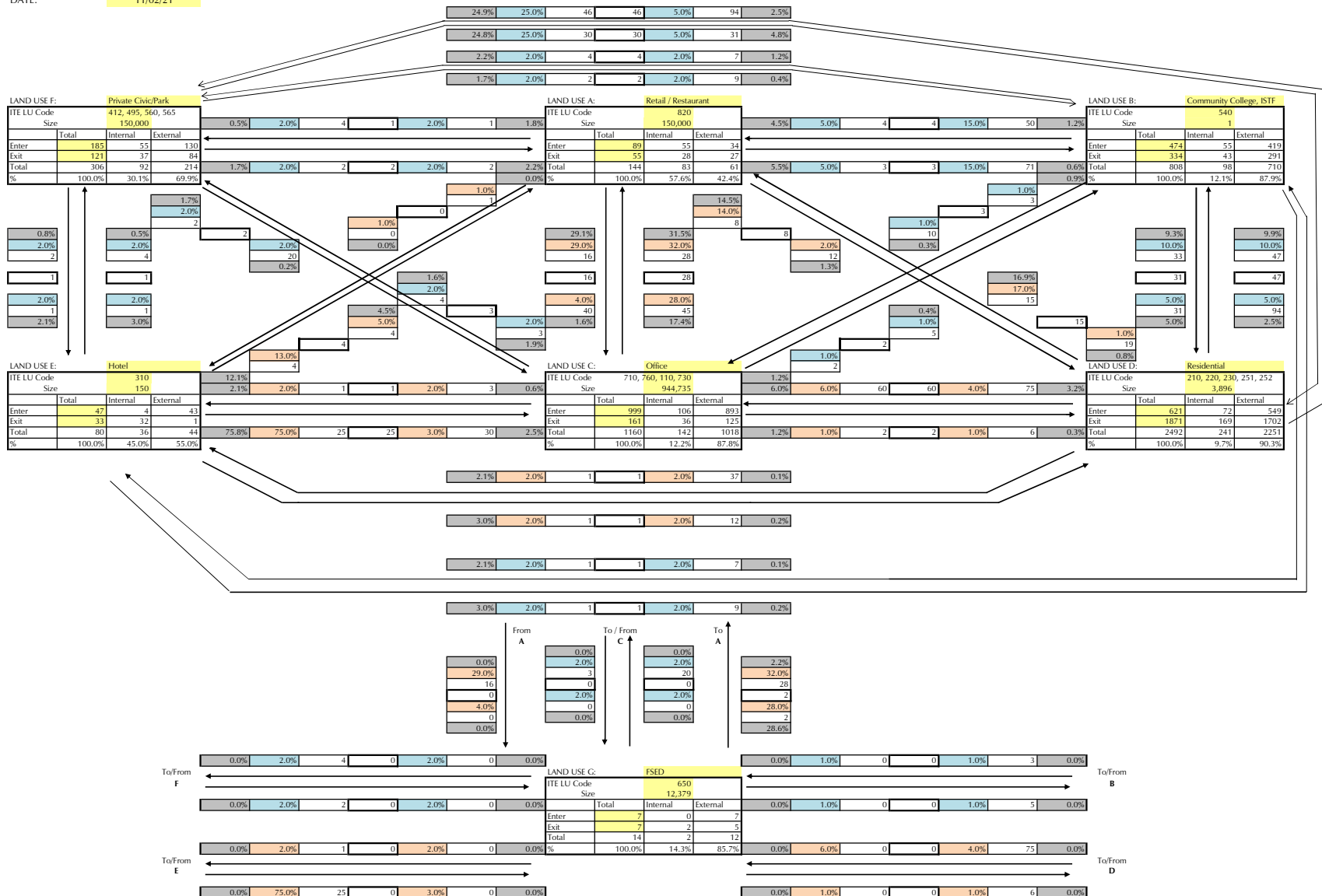
9.9%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 11/02/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	34	419	893	549	43	130	7	2075	
Exit	27	291	125	1702	1	84	5	2235	
Total	61	710	1018	2251	44	214	12	4310	
Single-Use Trip Gen. Estimate	144	808	1160	2492	80	306	14	5004	13.9%

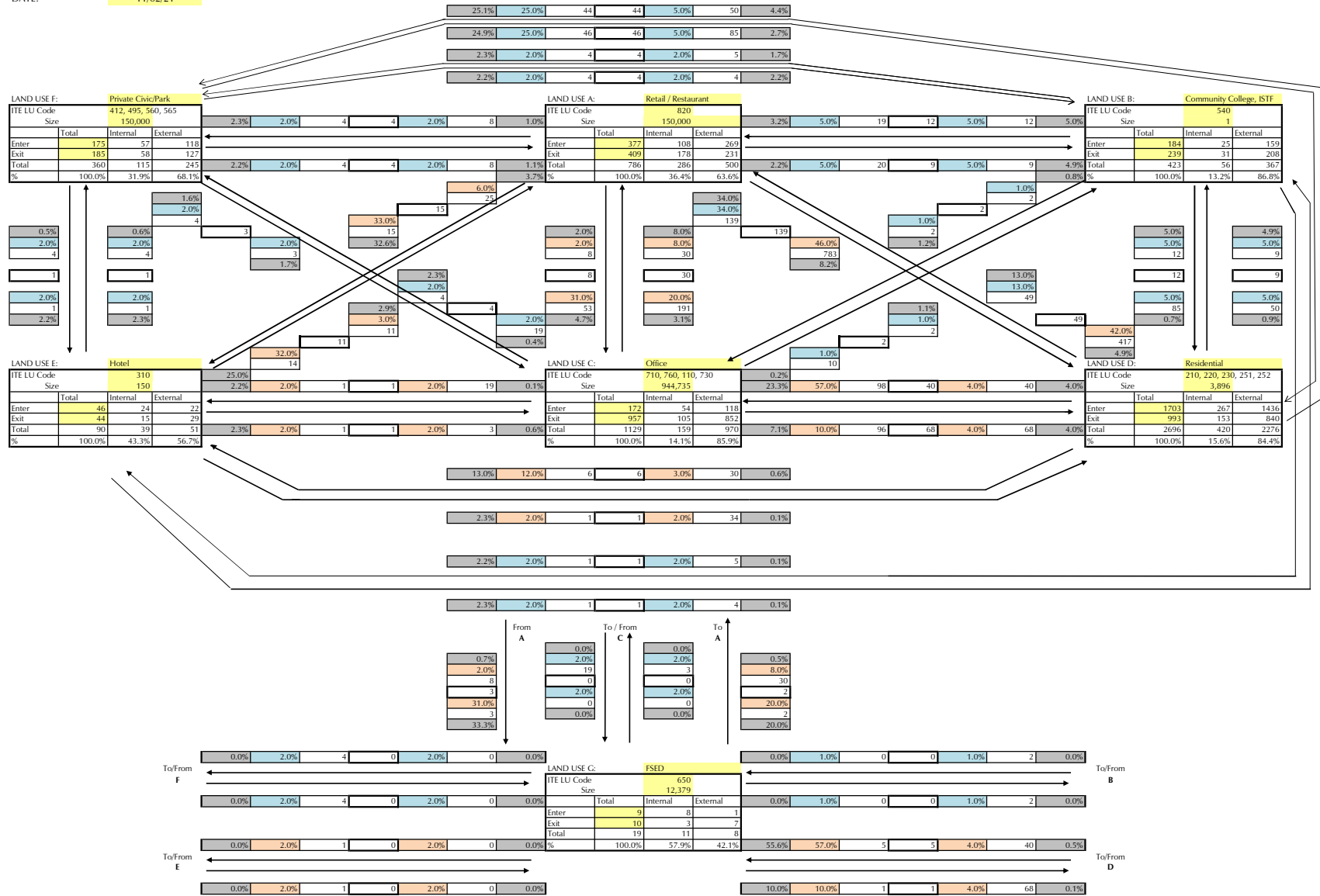
INTERNAL CAPTURE

LEGEND

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- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 11/02/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	269	159	118	1436	22	118	1	2123	
Exit	231	208	852	840	29	127	7	2294	
Total	500	367	970	2276	51	245	8	4417	
Single-Use Trip Gen. Estimate	786	423	1129	2696	90	360	19	5503	19.7%

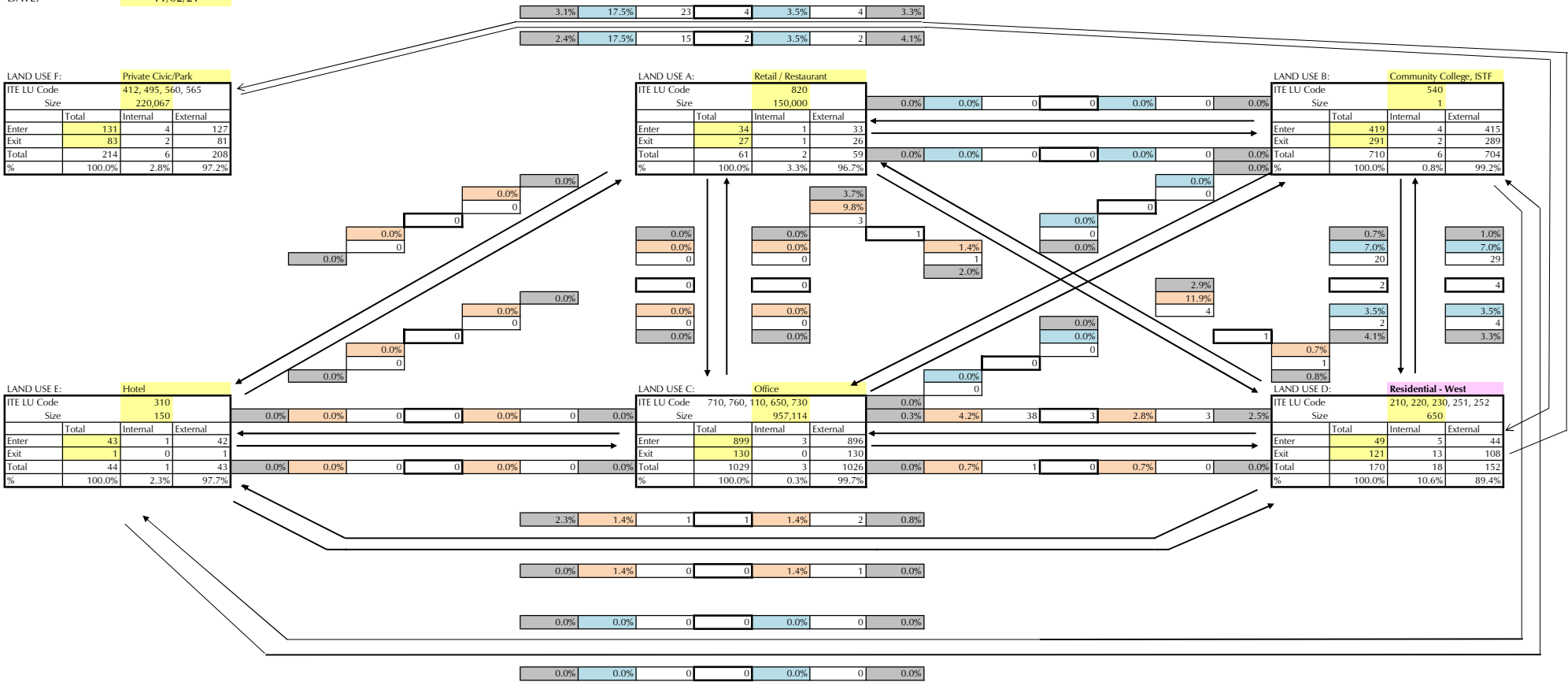
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 11/02/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	33	415	896	44	42		1430
Exit	26	289	130	108	1		554
Total	59	704	1026	152	43		1984
Single-Use Trip Gen. Estimate	61	710	1029	170	44		2014

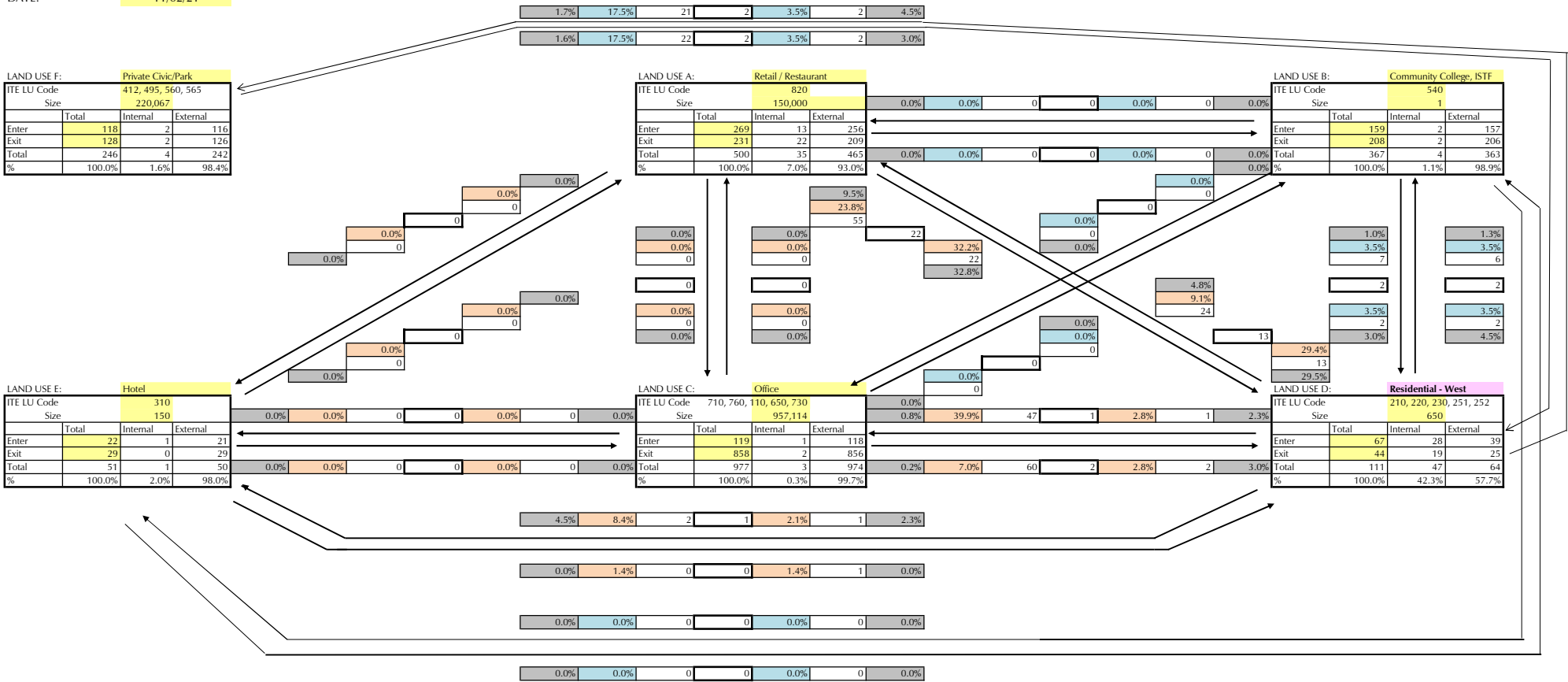
INTERNAL CAPTURE 1.5%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 11/02/21



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	256	157	118	39	21	591	
Exit	209	206	856	25	29	1325	
Total	465	363	974	64	50	1916	
Single-Use Trip Gen. Estimate	500	367	977	111	51	2006	

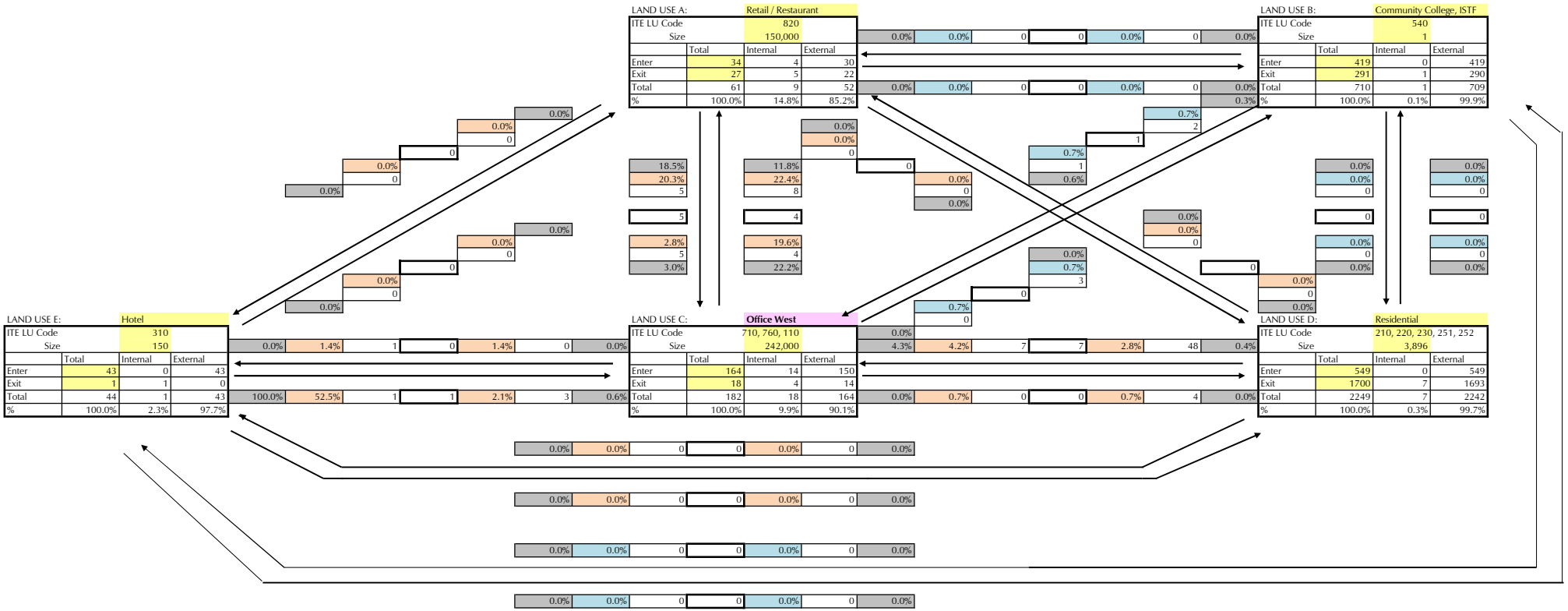
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	30	419	150	549	43	1191
Exit	22	290	14	1693	0	2019
Total	52	709	164	2242	43	3210
Single-Use Trip Gen. Estimate	61	710	182	2249	44	3246

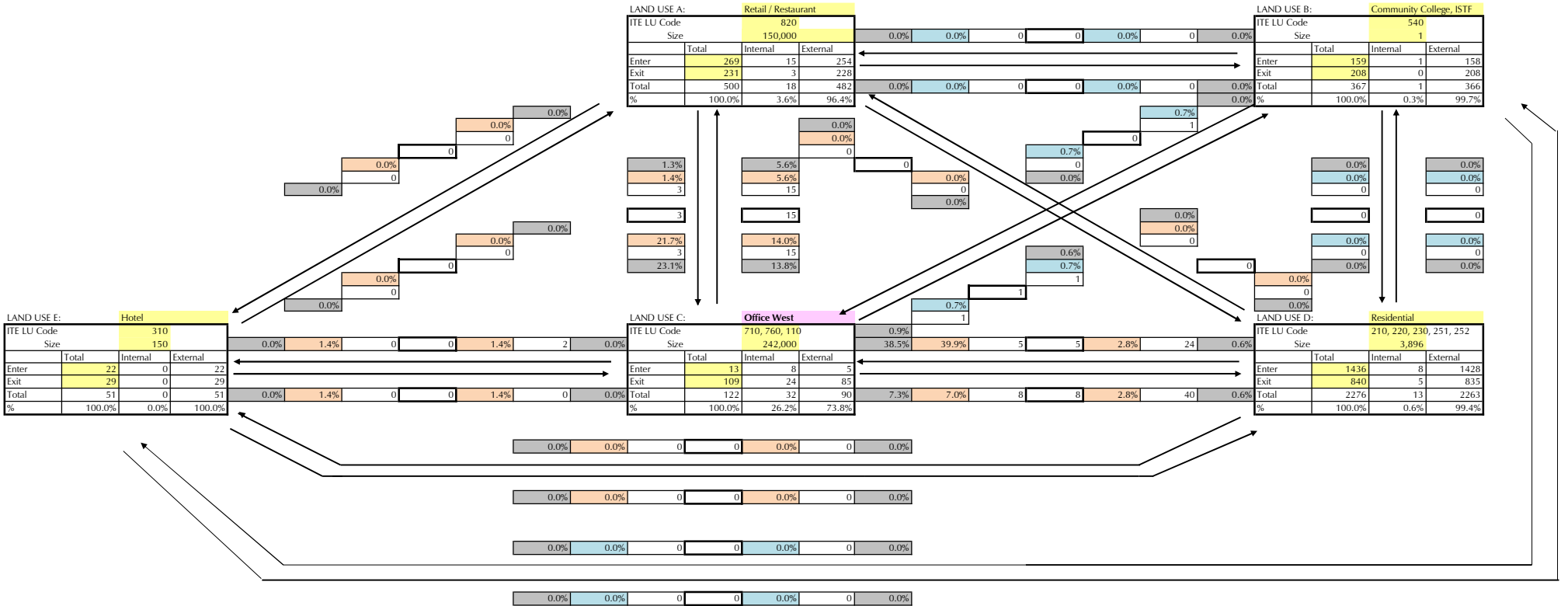
INTERNAL CAPTURE 1.1%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	254	158	5	1428	22	1867
Exit	228	208	85	835	29	1385
Total	482	366	90	2263	51	3252
Single-Use Trip Gen. Estimate	500	367	122	2276	51	3316

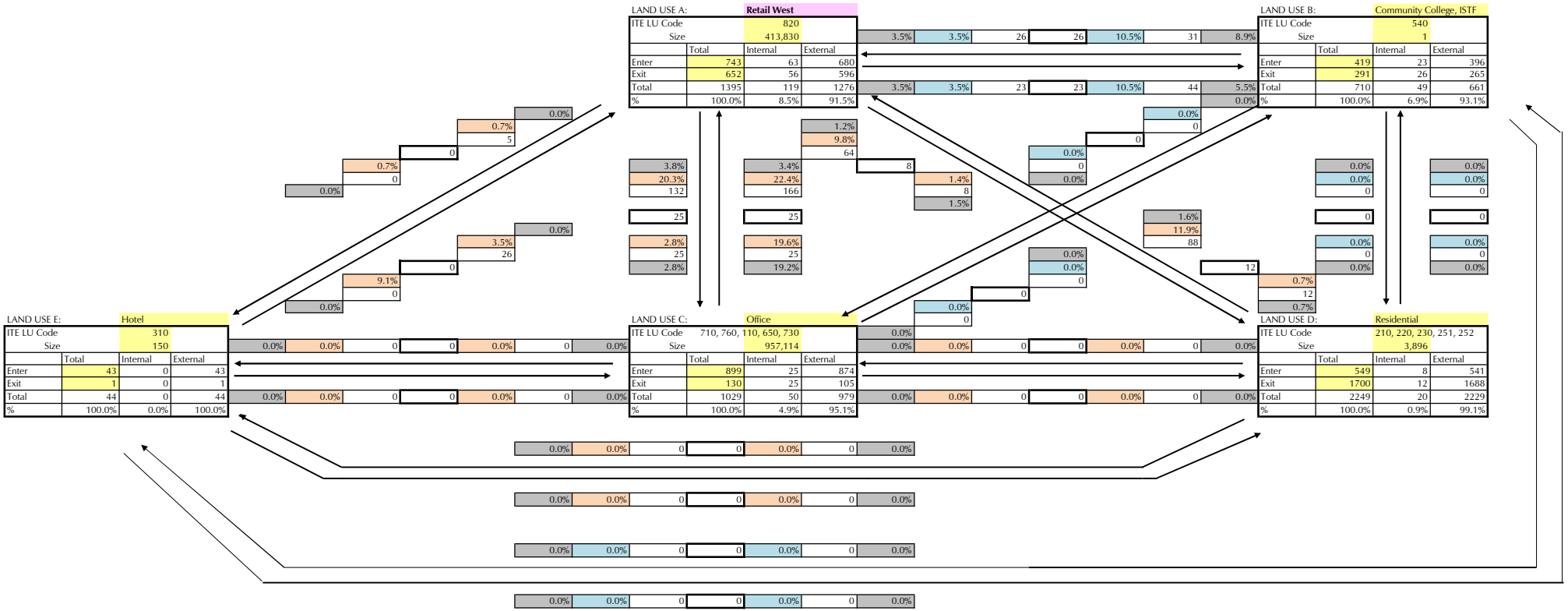
INTERNAL CAPTURE 1.9%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	680	396	874	541	43	2534
Exit	596	265	105	1688	1	2655
Total	1276	661	979	2229	44	5189
Single-Use Trip Gen. Estimate	1395	710	1029	2249	44	5427

INTERNAL CAPTURE

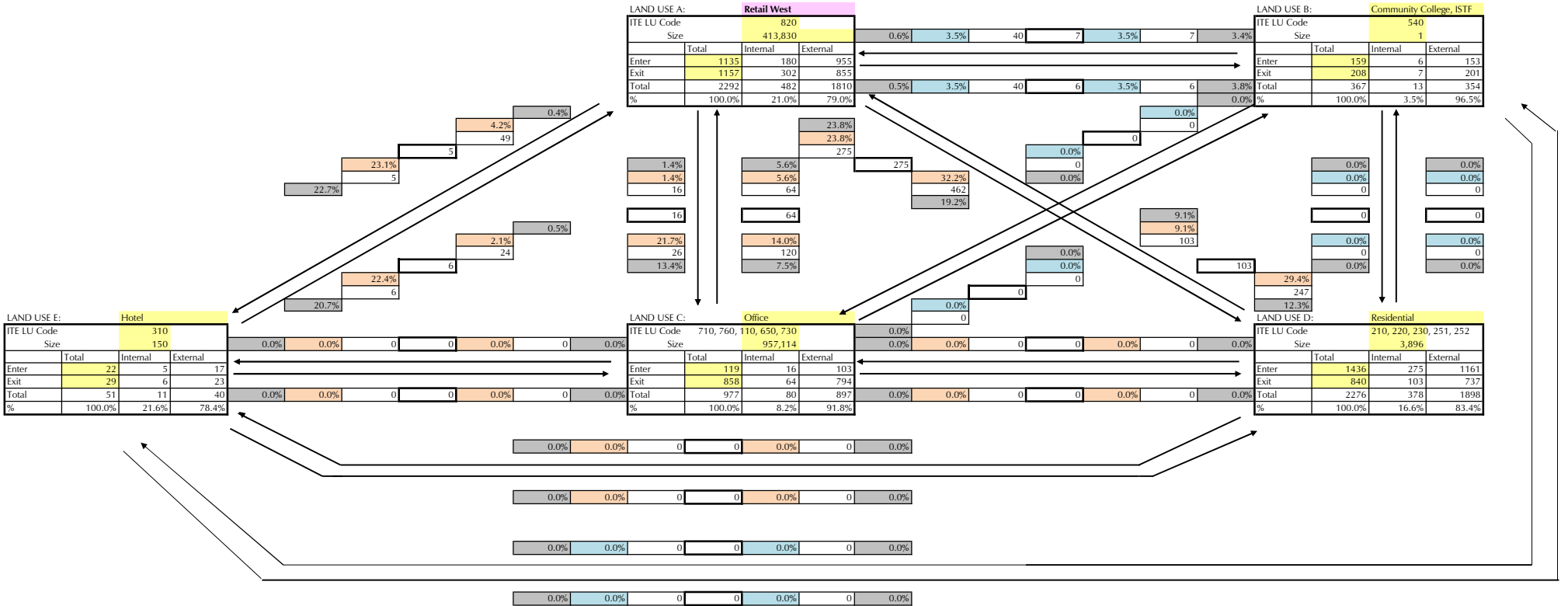
4.4%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 11/02/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	955	153	103	1161	17	2389
Exit	855	201	794	737	23	2610
Total	1810	354	897	1898	40	4999
Single-Use Trip Gen. Estimate	2292	367	977	2276	51	5963
						16.2%

INTERNAL CAPTURE

LEGEND

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