

December 11, 2023

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

**Re: Westlake Plaza (Pod G) Phase 2 - #PTC23-087
Traffic Statement**

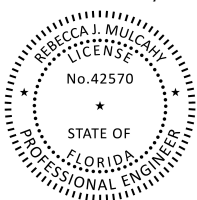
Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the revised Pod G Master Plan Application and an evaluation of the Development Order conditions as required by Engineering Conditions 6a and 6b. 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 specifically for a 25,000 SF Health Club, a 3,024 SF Fast Food Restaurant with Drive-thru, and 6,000 SF of Retail. The new Westlake Plaza uses are: 25,000 SF Health Club, 86,426 SF Shopping Center, 5,500 SF Bank with Drive-thru, 5,750 SF Tire Store, and 7,024 SF Fast Food Restaurant with Drive-thru. It should be noted that not all parcels within the Plaza have been site planned yet. However, the trips associated with the entire Westlake Plaza Master Plan are included in all of the proceeding analyses.

Attachment 1 provides a land use inventory of the approved uses, current request, and previously approved requests for Westlake. It also provides details of previous and the current traffic equivalencies. See the **Appendix** for the equivalency table. The calculation of daily, AM and PM peak hour trips associated with Westlake Plaza is provided on **Attachment 2**. The cumulative trip generation for all proposed site plan applications is provided on **Attachments 3A, 3B and 3C** for the Daily, AM and PM peak hour trips, respectively. The internalization matrices are provided in the **Appendix**.

Attachment 4 provides a summary of engineering conditions associated with dwelling units or trips. As shown, there are several conditions applicable to this request. These conditions have been met or will be met upon building permit thresholds. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order. The Westlake Plaza driveway volumes are shown on **Attachment 5**.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2023.12.11
16:09:46 -05'00'

Rebecca J. Mulcahy, P.E.
Vice President

Attachments

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 12/11/23 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

Westlake Plaza (Pod G) Phase 2

Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request (1)	Previously Submitted	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	2,946 DUs		2,833	2,833	113
Residential - MF Condos.	230	600 DUs		380	380	220
Residential - 55+ Detached	251	800 DUs		800	800	-
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		430 (3)	430	2,570
General Office	710	450,000 SF		139,000 (2)	139,000	311,000
Research & Devel.	760	600,000 SF		425,000 (2)	425,000	175,000
Light Industrial	110	450,000 SF		-	-	450,000
Shopping Center	820	500,000 SF		282,700 (2),(4)	282,700	217,300
Community Center	495	70,000 SF		24,675	24,675	45,325
Church	560	70,000 SF		38,155	38,155	31,845
Daycare	565	10,000 SF		-	-	10,000
Park	412	192 Acres		-	-	192

(1) Health Club, Tire Store and additional Fast Food Restaurant w/DT accounted for in 12/11/23 Equivalency Statement. No additional reduction required.

(2) See Attachment E1 provided in the Appendix.

(3) The withdrawal of the ISTF resulted in a 2,570-student Community College added back in per Equivalency Statement dated 12/7/22.

(4) Includes 16,700 SF of Sales Center.

Attachment 2

Westlake Plaza (Pod G) Phase 2

Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips
						Trips	%	
Health Club	492	25,000 SF	32.93 / 1000 SF	50%	823	58	7.0%	765
Gen. Commercial (>10,000)	820	86,426 SF	$\text{Ln}(T) = 0.68\text{Ln}(X) + 5.57$	50%	5,444	196	3.6%	5,248
Tire Store	848	5,750 SF	28.52 / 1000 SF	50%	164	10	6.0%	154
Drive-In Bank (<=4 DTs)	912	5,500 SF	100.03 / 1000 SF	50%	550	44	8.0%	506
Fast Food Rest. With DT	934	7,024 SF	470.95 / 1000 SF	50%	3,308	198	6.0%	3,110
TOTAL		129,700 SF			10,289	506	4.9%	9,783

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips		
					In	Out	Trips	Trips	%	In	Out	Trips
Health Club	492	25,000 SF	1.41 / 1000 SF	50%	18	17	35	2	7.0%	17	16	33
Gen. Commercial (>10,000)	820	86,426 SF	0.94 / 1000 SF	62%	50	31	81	6	7.0%	47	28	75
Tire Store	848	5,750 SF	2.72 / 1000 SF	64%	10	6	16	1	6.0%	10	5	15
Drive-In Bank (<=4 DTs)	912	5,500 SF	9.50 / 1000 SF	58%	30	22	52	3	5.0%	28	21	49
Fast Food Rest. With DT	934	7,024 SF	40.19 / 1000 SF	51%	144	138	282	11	4.0%	138	133	271
TOTAL					252	214	466	23	4.9%	240	203	443

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Internal Trips		External Trips		
					In	Out	Trips	Trips	%	In	Out	Trips
Health Club	492	25,000 SF	3.53 / 1000 SF	57%	50	38	88	6	7.0%	47	35	82
Gen. Commercial (>10,000)	820	86,426 SF	$\text{Ln}(T) = 0.74\text{Ln}(X) + 2.89$	48%	234	254	488	16	3.3%	226	246	472
Tire Store	848	5,750 SF	3.98 / 1000 SF	43%	10	13	23	1	6.0%	10	12	22
Drive-In Bank (<=4 DTs)	912	5,500 SF	20.45 / 1000 SF	50%	56	56	112	9	8.0%	52	51	103
Fast Food Rest. With DT	934	7,024 SF	32.67 / 1000 SF	52%	119	110	229	14	6.0%	111	104	215
TOTAL					469	471	940	46	4.9%	446	448	894

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

Attachment 3A
Westlake Plaza (Pod G) Phase 2
Daily Trip Generation - Cumulative

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)		External Trips	Interzonal Trips (2) (4)		External Trips	Pass-by Trips (1)		New Trips
Residential - MF Condos.	230	- DUs	6.65 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	- SF	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	-	-	14.2%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09$ (3)	-	-	14.2%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	1,126	160	14.2%	966	118	10.5%	848	85	10%	763
Shopping Center	820	- SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	-	-	2.4%	-	-	0.0%	-	-	28.7%	-
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0.0%	-	-	0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	4	2.4%	162	45	27.1%	117	-	0%	117
Pod G SW Light Industrial	110	145,643 SF	6.97 /1000 SF	1,015	144	14.2%	871	103	10.1%	768	77	10%	691
Pod H Commercial Uses	N/A	165,780 SF	Pre-Calc'd	8,834	212	2.4%	8,622	964	10.9%	7,658	2,198	28.7%	5,460
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	92	2.4%	3,726	431	11.3%	3,295	2,010	61%	1,285
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	9,783	235	2.4%	9,548	1,056	10.8%	8,492	2,437	28.7%	6,055
TOTALS				24,742	847	3.4%	23,895	2,717	11.0%	21,178	6,807		14,371

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,V)	210	1,143 DUs	10 /DU	11,430	240	2.1%	11,190	766	6.7%	10,424	-	0%	10,424
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	10 /DU	16,900	355	2.1%	16,545	1,132	6.7%	15,413	-	0%	15,413
Residential - MF Condos.	230	380 DUs	6.65 /DU	2,527	53	2.1%	2,474	172	6.8%	2,302	-	0%	2,302
Residential - 55+ Detached	251	800 DUs	8 /DU	6,400	134	2.1%	6,266	422	6.6%	5,844	-	0%	5,844
Hotel	310	- Rooms	8.92 /Room	-	-	0.0%	-	-	0.0%	-	-	10%	-
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	- SF	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	-	-	29.5%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09$ (3)	-	-	29.5%	-	-	0.0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	29.5%	-	-	0.0%	-	-	10%	-
Shopping Center	820	16,700 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	2,122	997	47.0%	1,125	163	7.7%	962	352	36.6%	610
Park	412	- Acres	2.28 /Acre	-	-	27.8%	-	-	0.0%	-	-	0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	232	27.8%	603	-	0.0%	603	30	5%	573
Church	560	38,155 SF	9.11 /1000 SF	348	97	27.8%	251	-	0.0%	251	13	5%	238
Daycare	565	- SF	74.06 /1000 SF	-	-	27.8%	-	-	0.0%	-	-	50%	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	0.0%	-	-	0.0%	-	-	0%	-
FSED	650	12,379 SF	Pre-Calc'd	309	104	33.5%	205	19	6.2%	186	19	10%	167
Tax Collector	730	23,735 SF	Pre-Calc'd	536	158	29.5%	378	43	8.1%	335	34	10%	301
TOTALS				41,407	2,370	5.7%	39,037	2,717	6.6%	36,320	448		35,872

COMBINED TOTALS				66,149	3,217	4.9%	62,932	5,434	8.2%	57,498	7,255		50,243
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* 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. Resultant interzonal trips are calculated based on total trips, consistent with the methodology in the approved traffic study.

(3) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition.

(4) Minor adjustments made to balance with the east side interzonal trips.

Shaded cells represent current request.

Attachment 3B
Westlake Plaza (Pod G) Phase 2
AM Peak Hour Trip Generation - Cumulative

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	- DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	-
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	-
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	-
General Office	710	- SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	-	-	-	-	6.8%	-	-	-	-	0.0%	-	-	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	6.8%	-	-	-	-	0.0%	-	-	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	140	19	159	11	6.8%	135	13	148	7	4.4%	129	12	141	14	10%
Shopping Center	820	- SF	0.96 /1000 SF (62/38)	-	-	-	-	1.4%	-	-	-	-	0.0%	-	-	-	-	28.7%
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	0%
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.4%	6	6	12	1	8.3%	5	6	11	-	0%
Pod G SW Light Industrial	110	145,643 SF	0.92 /1000 SF (88/12)	118	16	134	9	6.8%	112	13	125	6	4.5%	106	13	119	12	10%
Pod H Commercial Uses	N/A	165,780 SF	Pre-Calc'd	348	317	665	9	1.4%	343	313	656	13	2.0%	336	307	643	185	28.7%
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	4	1.4%	132	131	263	5	1.9%	129	129	258	157	61%
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	240	203	443	6	1.4%	237	200	437	8	1.8%	233	196	429	123	28.7%
TOTALS				986	694	1,680	39	2.3%	965	676	1,641	40	2.4%	938	663	1,601	491	

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,V)	210	1,143 DUs	0.75 /DU (25/75)	214	643	857	9	1.0%	212	636	848	11	1.3%	209	628	837	-	0%
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	0.75 /DU (25/75)	317	951	1,268	13	1.0%	313	942	1,255	17	1.3%	308	930	1,238	-	0%
Residential - MF Condos.	230	380 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	26	124	150	2	1.0%	26	122	148	2	1.3%	25	121	146	-	0%
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	2	1.0%	61	113	174	2	1.1%	60	112	172	-	0%
Hotel	310	- Rooms	0.53 /Room (59/41)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%
General Office	710	- SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	-	10%
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	10	62.5%	3	3	6	2	12.5%	2	2	4	1	36.6%
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	-	0%
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	13	26.4%	25	13	38	-	0.0%	25	13	38	2	5%
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	26.4%	10	5	15	-	0.0%	10	5	15	1	5%
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	-	50%
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	8	3	11	1	10%
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	10	12.7%	52	17	69	5	6.3%	56	8	64	6	10%
TOTALS				742	1,890	2,632	67	2.5%	709	1,856	2,565	40	1.5%	703	1,822	2,525	11	

COMBINED TOTALS				1,728	2,584	4,312	106	2.5%	1,674	2,532	4,206	80	1.9%	1,641	2,485	4,126	502	
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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, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

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

Shaded cells represent current request.

Attachment 3C
Westlake Plaza (Pod G) Phase 2
PM Peak Hour Trip Generation - Cumulative

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	In	Out	Total	In	Out	In	Out	Total	In	Out	In	Out	Total
Residential - MF Condos.	230	- DUs	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32$ (67/33)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Detached	251	- DUs	0.27 /DU (61/39)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.25 /DU (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	21.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06$ (15/85)	-	-	-	-	21.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	19	124	143	31	21.5%	13	99	112	18	12.6%	8	86	94	9	10%	7	78	85
Shopping Center	820	- SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31$ (48/52)	-	-	-	-	3.3%	-	-	-	1	0.0%	-	(1)	(1)	-	28.7%	-	(1)	(1)
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	0%	-	-	-
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	-	3.3%	7	7	14	5	35.7%	6	3	9	-	0%	6	3	9
Pod G SW Light Industrial	110	145,643 SF	0.97 /1000 SF (12/88)	17	124	141	30	21.5%	13	98	111	17	12.1%	8	86	94	9	10%	7	78	85
Pod H Commercial Uses	N/A	165,780 SF	Pre-Calc'd	343	338	681	22	3.3%	325	334	659	107	15.7%	297	255	552	158	28.7%	212	182	394
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3^* \text{FP} + 15.5(X)$ (50/50)	134	133	267	9	3.3%	127	131	258	44	16.5%	115	99	214	131	61%	45	38	83
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	30	3.3%	422	442	864	140	15.7%	385	339	724	208	28.7%	275	241	516
TOTALS				966	1,174	2,140	122	5.7%	907	1,111	2,018	332	15.5%	819	867	1,686	515		552	619	1,171

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	In	Out	Total	In	Out	In	Out	Total	In	Out	In	Out	Total
Residential - SF (N,O,T,U,V)	210	1,143 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51$ (63/37)	593	348	941	29	3.1%	576	336	912	113	12.0%	495	304	799	-	0%	495	304	799
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51$ (63/37)	843	495	1,338	40	3.1%	819	479	1,298	161	12.0%	703	434	1,137	-	0%	703	434	1,137
Residential - MF Condos.	230	380 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32$ (67/33)	121	59	180	6	3.1%	118	56	174	22	12.2%	102	50	152	-	0%	102	50	152
Residential - 55+ Detached	251	800 DUs	0.27 /DU (61/39)	132	84	216	7	3.1%	128	81	209	26	12.0%	109	74	183	-	0%	109	74	183
Hotel	310	- Rooms	0.6 /Room (51/49)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06$ (15/85)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.97 /1000 SF (12/88)	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31$ (48/52)	87	94	181	57	31.5%	67	57	124	5	2.8%	63	56	119	44	36.6%	40	35	75
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.74 /1000 SF (49/51)	33	35	68	20	29.2%	23	25	48	-	0.0%	23	25	48	2	5%	22	24	46
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	6	29.2%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	10	52.6%	2	7	9	1	5.3%	2	6	8	1	10%	2	5	7
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	19	46.3%	4	18	22	4	9.8%	5	13	18	2	10%	5	11	16
TOTALS				1,841	1,164	3,005	194	6.5%	1,744	1,067	2,811	332	11.0%	1,509	970	2,479	50		1,485	944	2,429

COMBINED TOTALS				2,807	2,338	5,145	316	6.1%	2,651	2,178	4,829	664	12.9%	2,328	1,837	4,165	565		2,037	1,563	3,600
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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, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

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

Shaded cells represent current request.

Approved Total

4,932

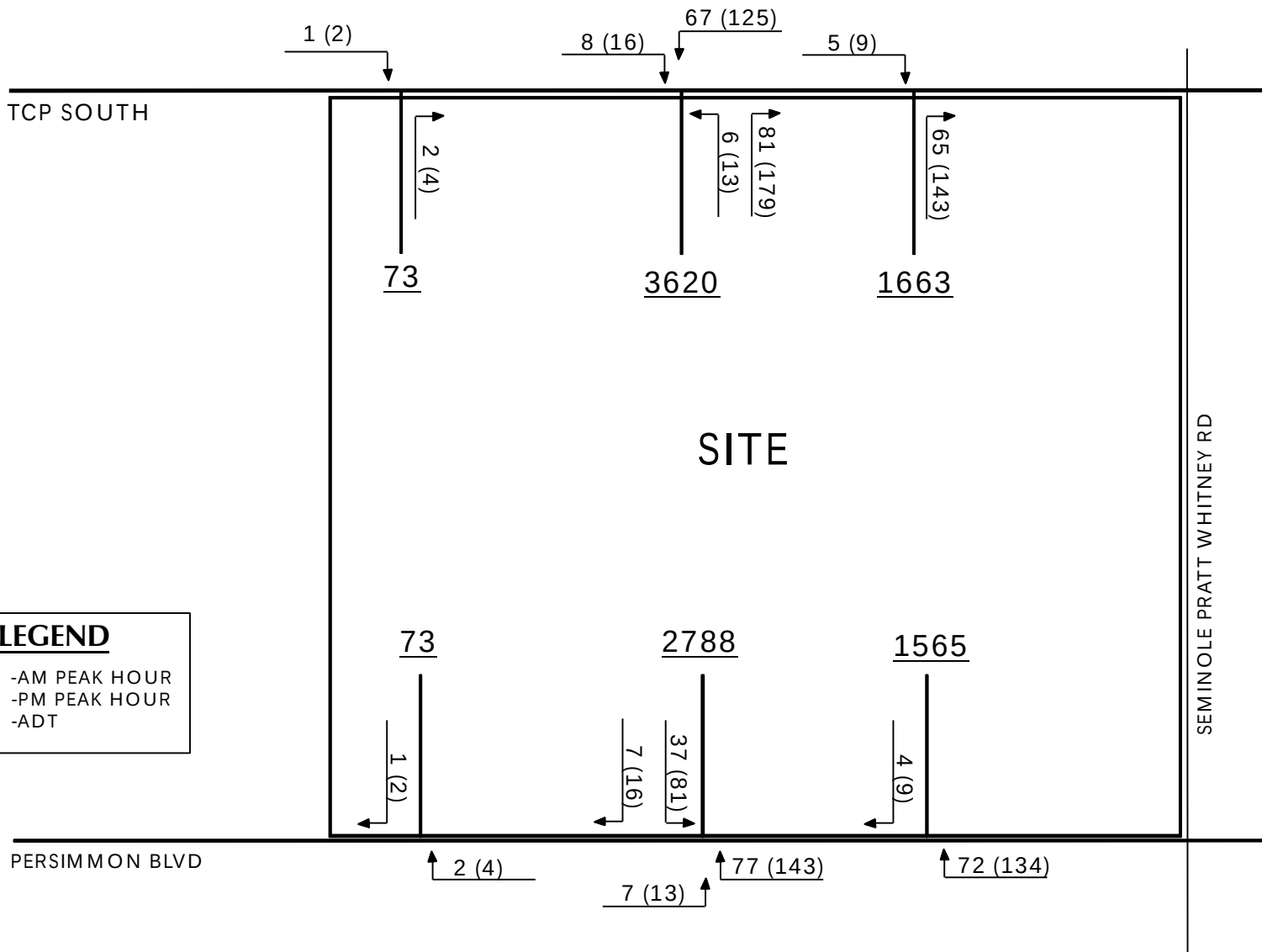
Attachment 4

Westlake Plaza (Pod G) Phase 2

Conditions Associated with Units or Trips ⁽¹⁾

Cond. #	Threshold			Improvement			Applicable ?	Met ?	Notes
	Units	Trips	Date	Roadway	Link	Lanes			
1b	39			Seminole Pratt Whitney Rd	Seminole Ridge H.S. to M Canal	4LD	✓	Yes	Completed.
1c	83		10/1/2019	Northlake Blvd	Hall Blvd to Coconut Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1d	98		10/1/2019	SR 7	Okeechobee Blvd to 60th St N	4LD	✓	Yes	Determined to be met as not applicable.
1e	304		10/1/2018	SR 7	60th St N to Northlake Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1f	447	251 AM Out	10/1/2017	Northlake Blvd	Seminole Pratt Whitney to Hall Blvd	4LD	✓	Yes	Determined to be met as not applicable.
1g	536		10/1/2016	Intersection	60th St N / RPB Blvd		✓	Yes	Determined to be met as not applicable.
1h	872			Prop Share Payment	\$7,984,927		✓	Yes	Paid on 12/7/20.
1i	1,021	574 AM Out	10/1/2020	Southern Blvd	Lion Country Safari to Forest Hill Blvd	6LD	✓	Yes	Determined to be met as not applicable.
1j	1,904	1071 AM Out		Prop Share Payment	\$7,356,582		✓	Yes	Paid on 6/16/22
1k	2,269	1276 AM Out	10/1/2020	Roebuck Rd	SR 7 to Jog Rd (or Pay \$1,144,578)	4LD	✓	Yes	Determined to be met as not applicable.
1l	2,430	1367 AM Out		Prop Share Payment	\$3,667,913		✓	No	To be paid when building permits reach trip threshold.
1m	2,581	1452 AM Out		Prop Share Payment	\$9,855,072		✓	No	To be paid when building permits reach trip threshold.
1n	2,706	756 PM Out		Prop Share Payment	\$8,653,561		✓	Yes	Paid on 6/16/22
1o	3,045	1713 AM Out		Prop Share Payment	\$4,558,546		✓	No	To be paid when building permits reach trip threshold.
1p	3,240	1822 AM Out		Prop Share Payment	\$1,180,850		✓	No	To be paid when building permits reach trip threshold.
1q	3446 + 600Condos + 2 55+ Units	2118 AM Out		Prop Share Payment	\$2,281,800		✓	No	To be paid when building permits reach trip threshold.
1r		2125 PM Out		Prop Share Payment	\$832,533				
				CRALLS Payment	\$3,363,800				
1s		2192 AM Out		Prop Share Payment	\$3,701,222		✓	No	To be paid when building permits reach trip threshold.

(1) Per the Proportionate Share Agreement.



APPENDIX

Attachment E1
Westlake Plaza (Pod G) Phase 2
Final Traffic Equivalency Table*

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]	
	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	-	3,000
<u>New Use</u>								
Free-Standing Emerg. Dept. (12,379 SF)		-4,000						
7-11 Gas Station/C-Store and Carwash			-47,000					
ISTF & Tax Collector's Office (23,735 SF)								-3,000
Publix at Westlake Plaza (129,700 SF) **	-100,000				-140,000			
Pod G Southwest (145,643 SF Light Industrial)					-39,500			
Withdrawal of ISTF								2,570
Pod H (Mix of Commercial Uses)***	-35,000		-378,000		-86,500			
New Total Allowed	15,000	296,000	0	175,000	84,000	150,000	0	2,570
	311,000		175,000		234,000		2,570	

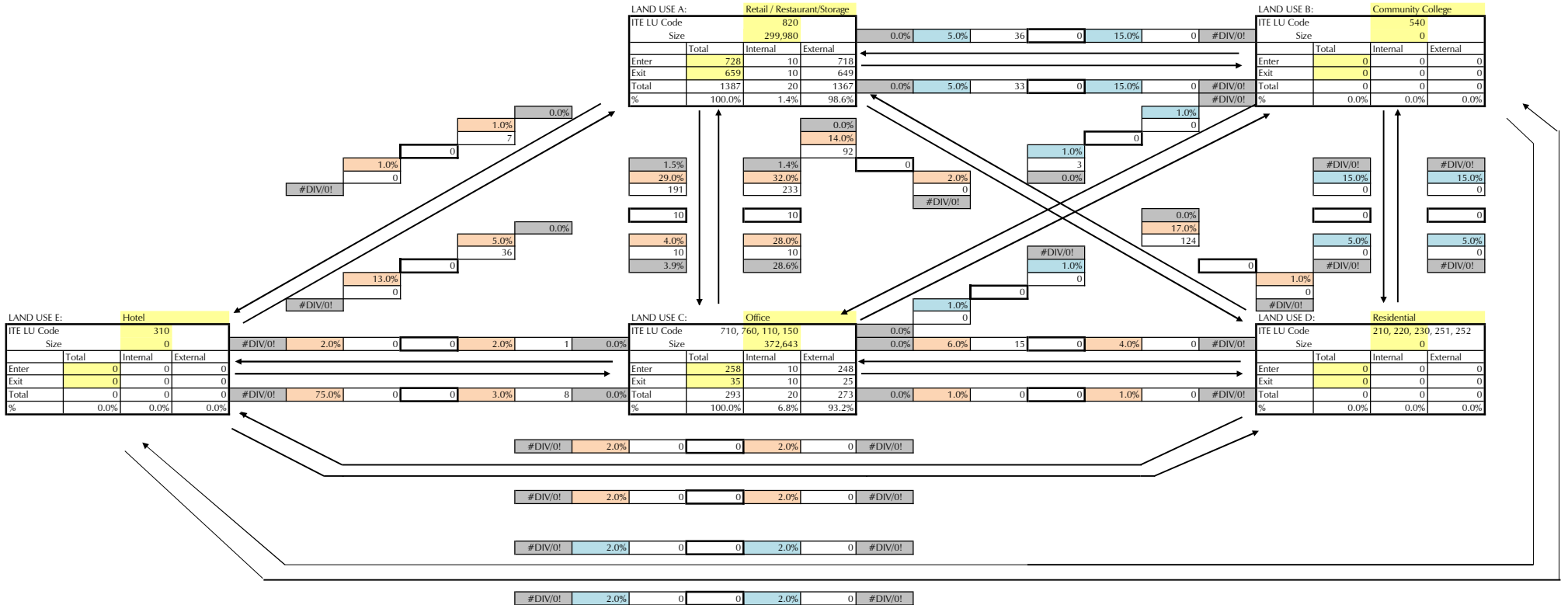
* All equivalencies to date.

** Previously 140,000 SF. Reduced due to addition of Health Club, Tire Store and Fast Food w/DT.

*** 140,000 SF Self Storage, 14.435 Acres Recreation, 11,878 SF Retail Plaza, 2,572 SF Drive-in Bank, 8,805 SF Fast Food w/DT, 2,525 SF Coffee Shop w/DT.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	718	0	248	0	0	966
Exit	649	0	25	0	0	674
Total	1367	0	273	0	0	1640
Single-Use Trip Gen.Estimate	1387	0	293	0	0	1680

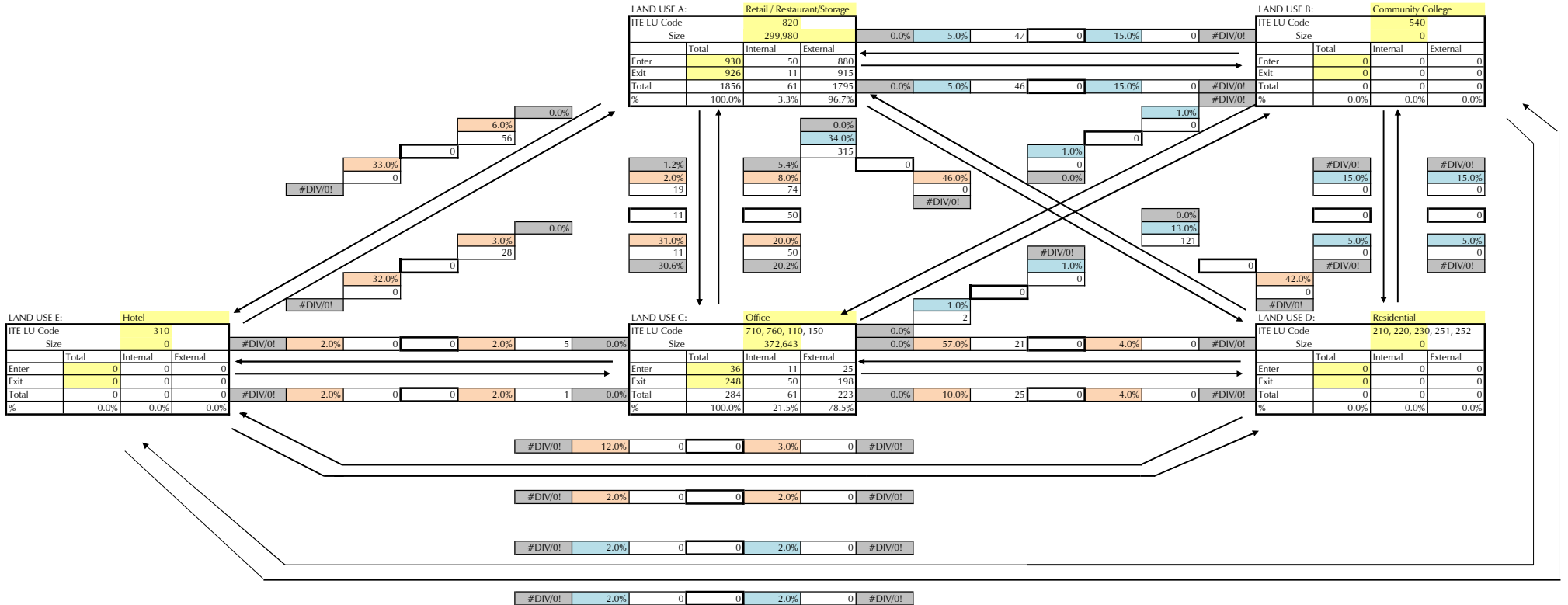
INTERNAL CAPTURE

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: 10/18/23



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	880	0	25	0	0	905
Exit	915	0	198	0	0	1113
Total	1795	0	223	0	0	2018
Single-Use Trip Gen.Estimate	1856	0	284	0	0	2140

INTERNAL CAPTURE

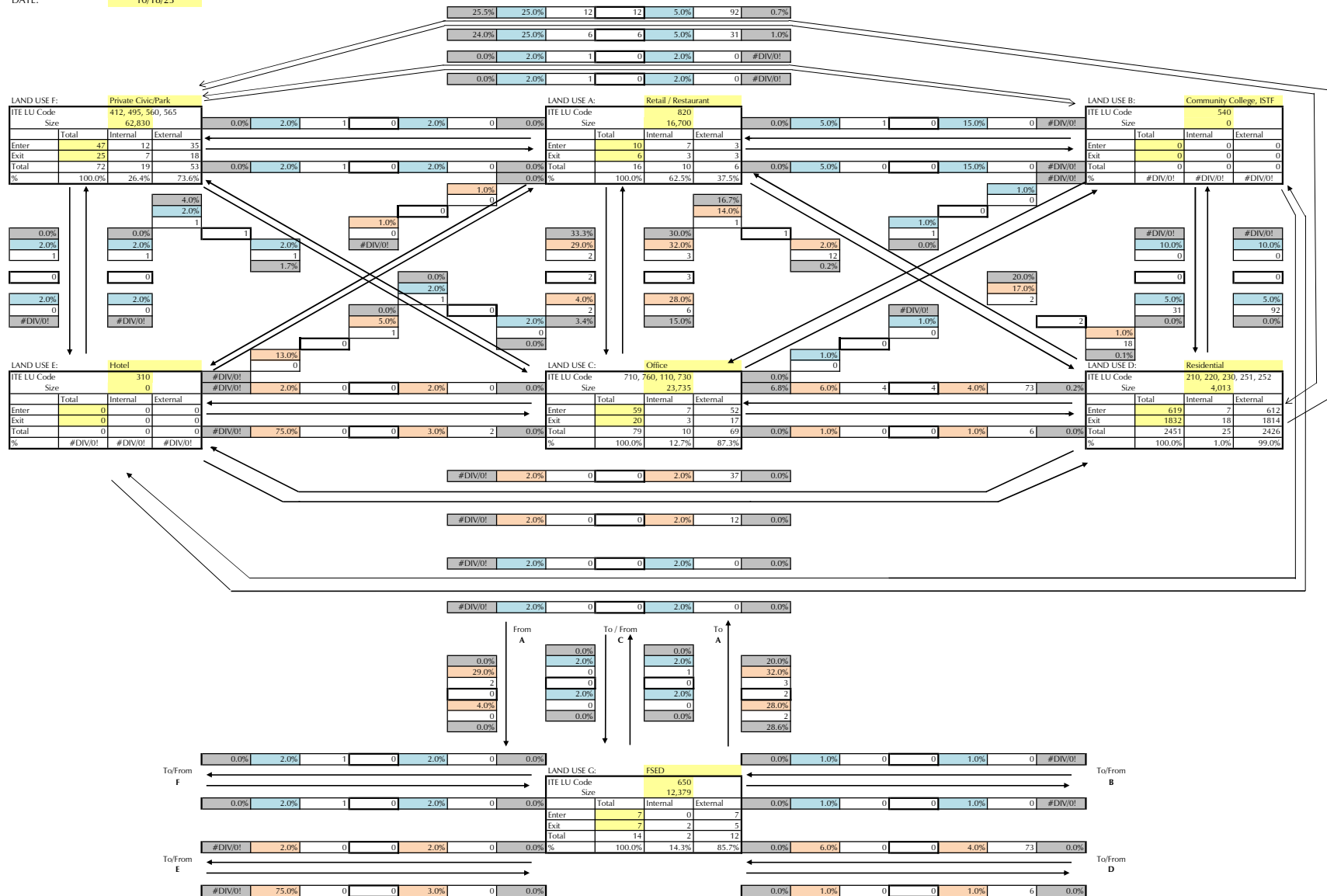
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INTERNAL CAPTURE WORKSHEET

Trip Gen + Internal 23-087 10-18-23 Cum.
10/18/2023

PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



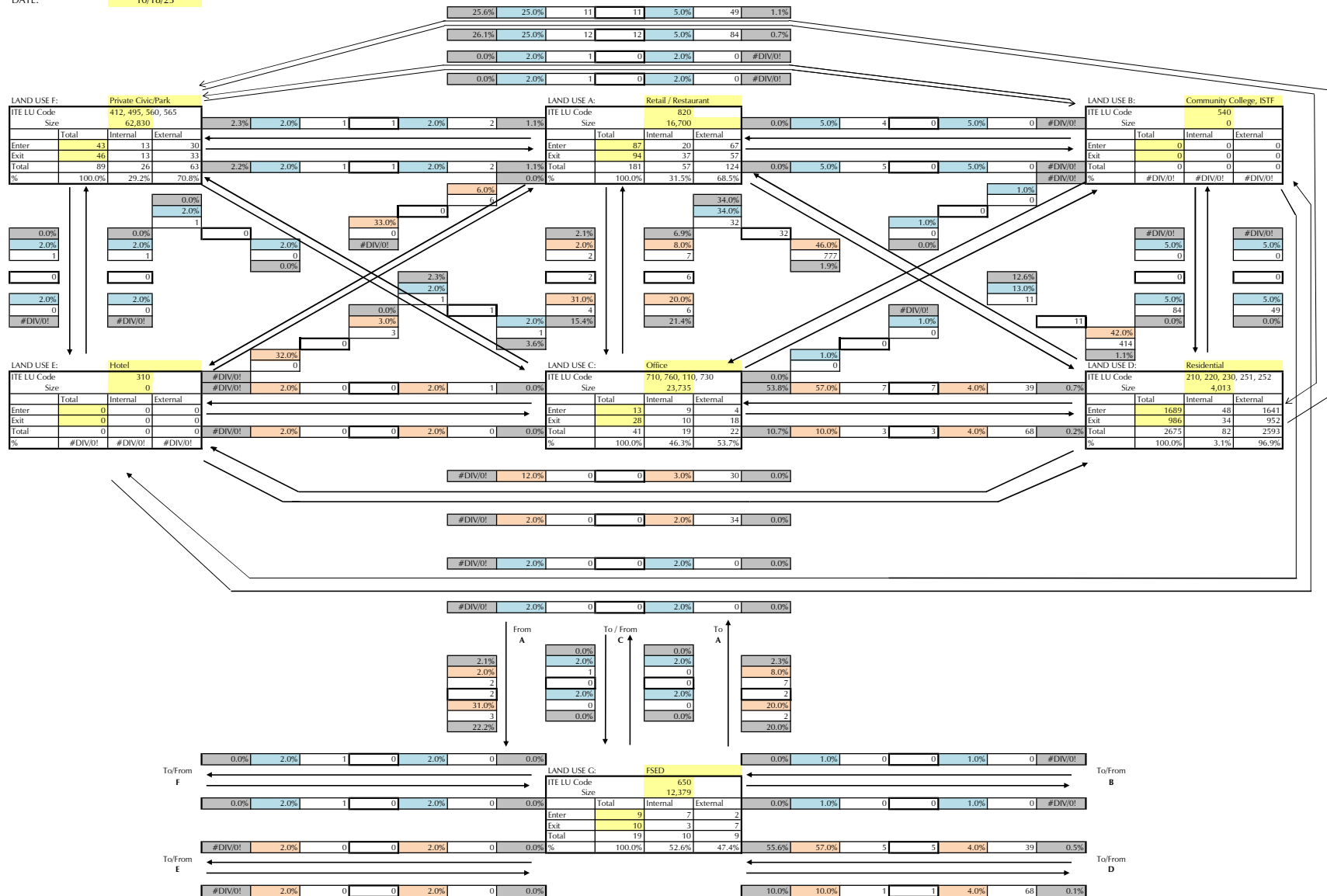
Net External Trips for Multi-Use Development								
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL
Enter	3	0	52	612	0	35	7	709
Exit	3	0	17	1814	0	18	5	1857
Total	6	0	69	2426	0	53	12	2566
Single-Use Trip Gen. Estimate	16	0	79	2451	0	72	14	2632

INTERNAL CAPTURE

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INTERNAL CAPTURE WORKSHEET

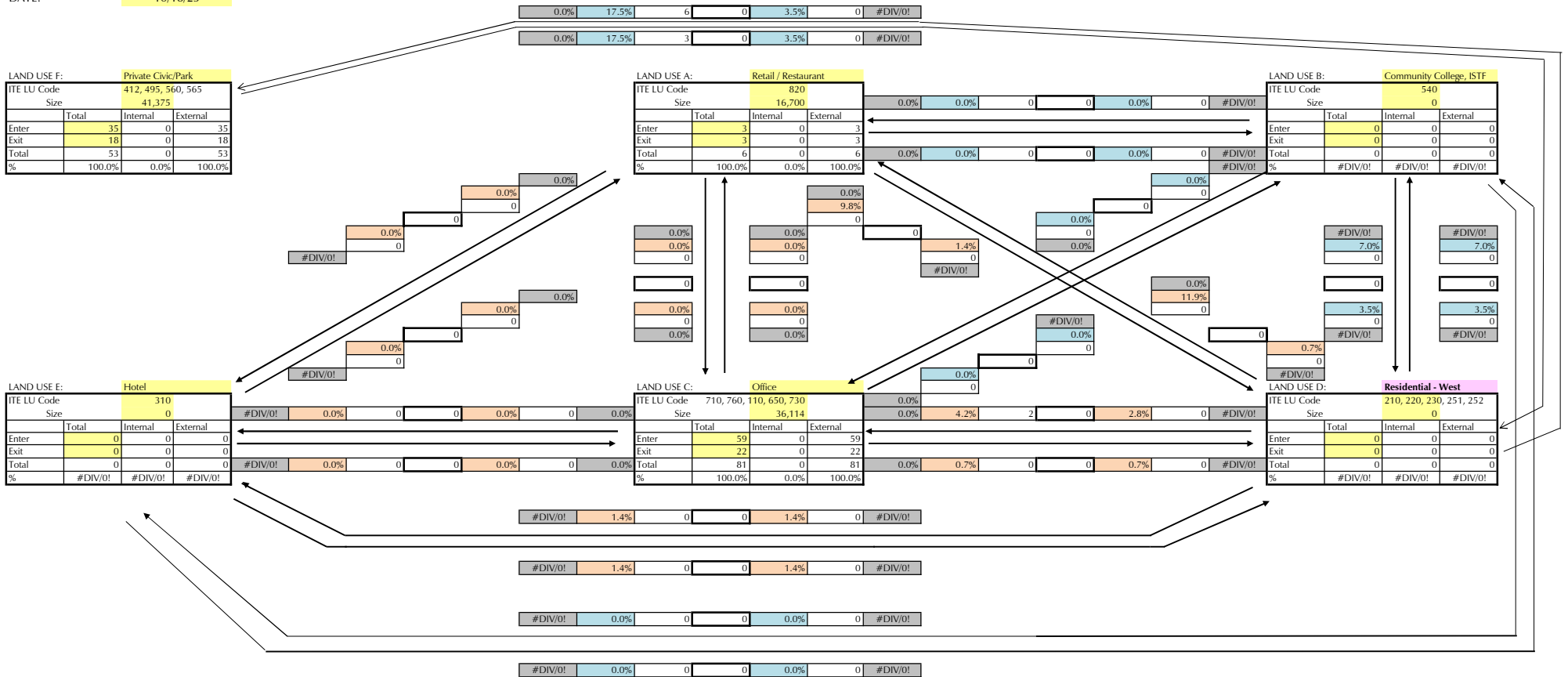
Trip Gen + Internal 23-087 10-18-23 Cum.
10/18/2023PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	3	0	59	0	0	62
Exit	3	0	22	0	0	25
Total	6	0	81	0	0	87
Single-Use Trip Gen.Estimate	6	0	81	0	0	87

INTERNAL CAPTURE

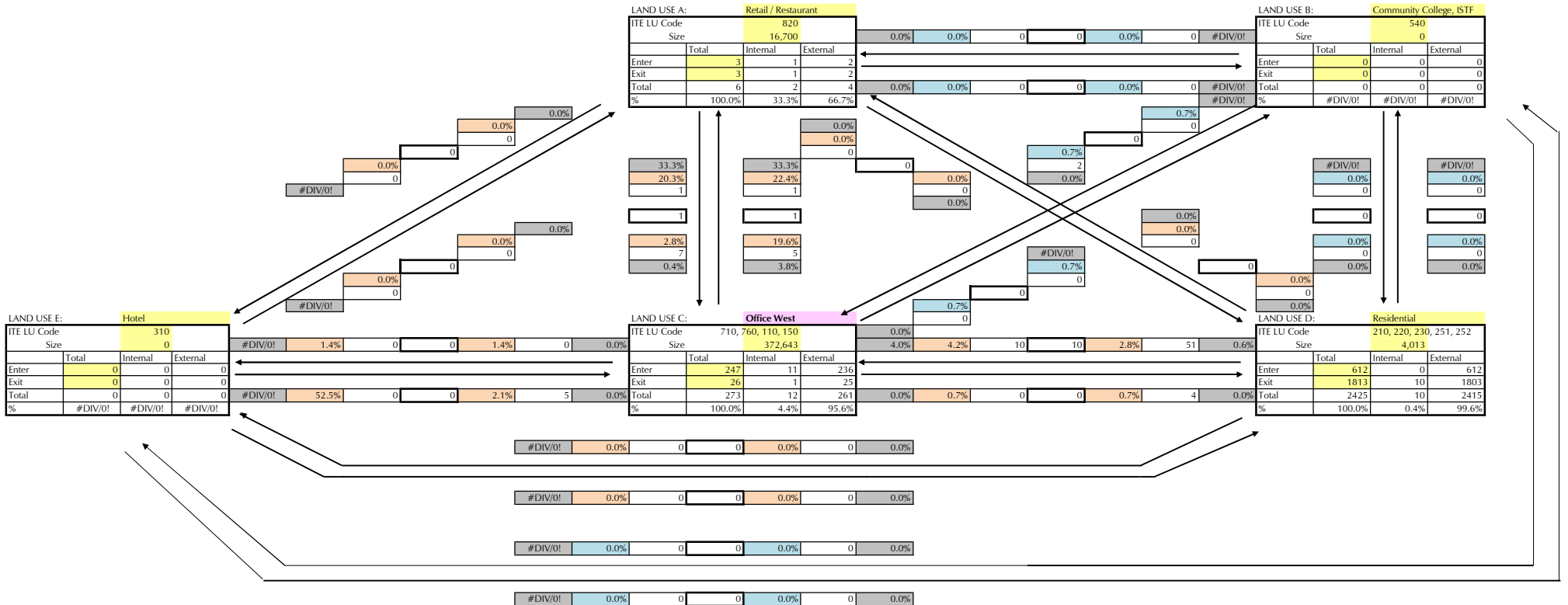
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- | | |
|------|--|
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| 12 | Balanced number of trips (lowest value) between two land uses. |

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	2	0	236	612	0		850
Exit	2	0	25	1803	0		1830
Total	4	0	261	2415	0		2680
Single-Use Trip Gen.Estimate	6	0	273	2425	0		2704
						0.9%	

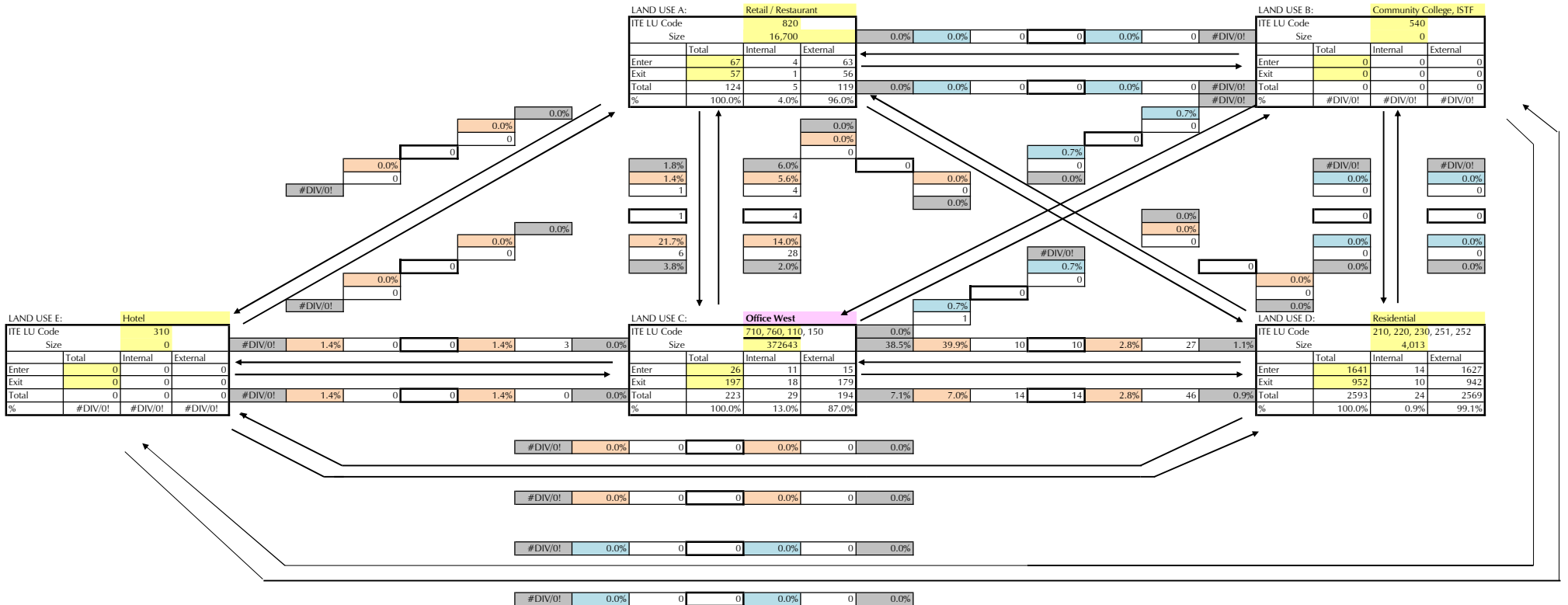
INTERNAL CAPTURE

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	63	0	15	1627	0	1705
Exit	56	0	179	942	0	1177
Total	119	0	194	2569	0	2882
Single-Use Trip Gen.Estimate	124	0	223	2593	0	2940

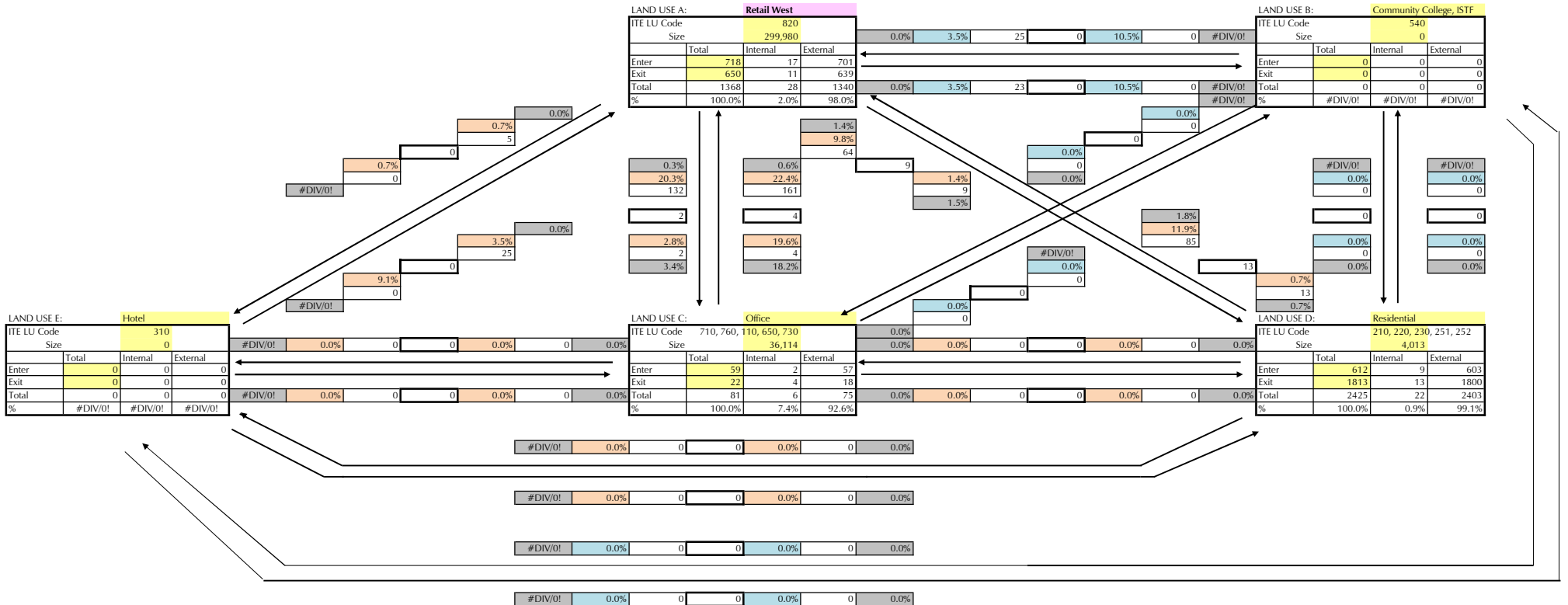
INTERNAL
CAPTURE

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/18/23



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	701	0	57	603	0	1361
Exit	639	0	18	1800	0	2457
Total	1340	0	75	2403	0	3818
Single-Use Trip Gen.Estimate	1368	0	81	2425	0	3874

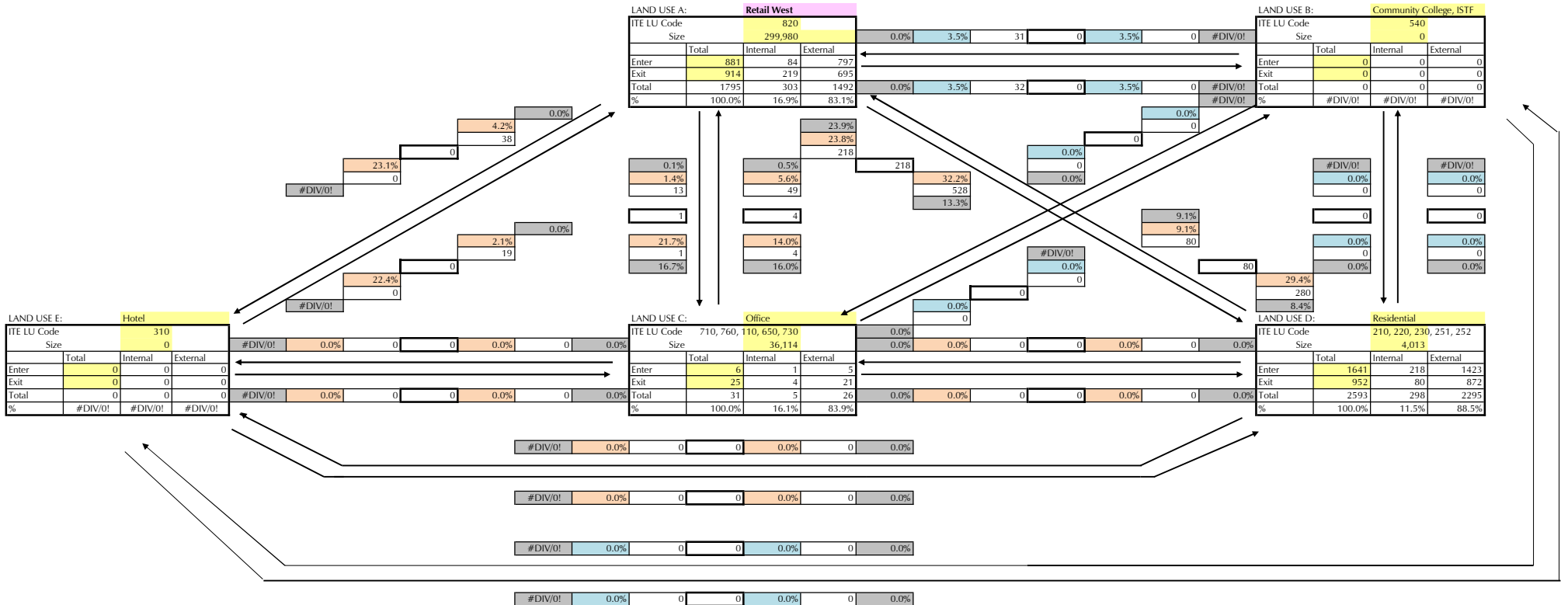
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/18/23



LEGEND

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