

June 23, 2026

Mr. Zane Beard
Minto Communities
16604 Town Center Parkway North
Westlake, FL 33470

**Re: Parcel 1A - #PTC23-080
FLUMA Traffic Statement**

Dear Mr. Beard:

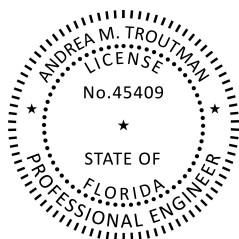
The purpose of this letter is to provide a traffic analysis for the above referenced project. It is proposed to complete a Future Land Use Map Amendment (FLUMA) for a 22.617 acre parcel in the City of Westlake. It is proposed to change from Downtown Mixed Use (DMU) to Residential-2 (R-2). DMU allows maximum residential density of 16 DUs per acre and maximum non-residential intensities with Floor Area Ratios (FAR) of 3.0. R-2 allows maximum residential density of 12 DUs per acre. The maximum land uses for each land use designation is shown below:

<u>Land Uses</u>	<u>Existing Land Use Designation (DMU)</u>	<u>Proposed Land Use Designation (R-2)</u>
Residential – Multi Family	361 DUs	271 DUs
Commercial / Shopping Center	2,955,590 SF	0 SF

Attachments 1A through 1C provide the daily, AM peak hour and PM peak hour trip comparison for the existing and proposed land use designations. All of the trips associated with the proposed land use designation are less than the existing land use designation. Thus, with this trip reduction, this proposed FLUMA can be determined to be consistent with the City of Westlake Comprehensive Plan.

Please contact me by phone or at atroutman@pindertroutman.com if you have any questions.

Sincerely,



Digitally signed by
Andrea M Troutman
Date: 2026.06.23
18:19:59 -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 6/23/26 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 1A
Parcel 1A
Trip Generation - Existing Future Land Use Designation - DMU

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	361 DUs (2)	6.21 / DU	50%	2,242	224	10%	2,018	-	0%	2,018
Shop Center (>150k SF)	820	2,955,590 SF (3)	36.39 / 1000 SF	50%	107,554	224	0.21%	107,330	25,759	24%	81,571
TOTAL					109,796	448	0.4%	109,348	25,759		83,589

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
Resid. Multi Family LR	220	361 DUs (2)	0.41 / DU	24%	36	112	148	15	10%	29	104	133	-	0%	29	104	133
Shop Center (>150k SF)	820	2,955,590 SF (3)	0.88 / 1000 SF	62%	1,613	988	2,601	15	0.58%	1,605	981	2,586	621	24%	1,220	745	1,965
TOTAL					1,649	1,100	2,749	30	1.1%	1,634	1,085	2,719	621		1,249	849	2,098

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
Resid. Multi Family LR	220	361 DUs (2)	0.52 / DU	62%	117	71	188	19	10%	108	61	169	-	0%	108	61	169
Shop Center (>150k SF)	820	2,955,590 SF (3)	3.26 / 1000 SF	49%	4,721	4,914	9,635	19	0.2%	4,711	4,905	9,616	2,308	24%	3,580	3,728	7,308
TOTAL					4,838	4,985	9,823	38	0.4%	4,819	4,966	9,785	2,308		3,688	3,789	7,477

(1) Source: Palm Beach County Traffic Division and ITE *Trip Generation, 12th Edition*.

(2) Based on 16 DUs per acre for 22.617 acres.

(3) Based on FAR of 3.0 for 22.617 acres.

Attachment 2B
Parcel 1A
Trip Generation - Proposed Future Land Use Designation - R-2

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips		External Trips	Pass-by Trips (1)		New Trips
						Trips	%				
Resid. Multi Family LR	220	271 DUs (2)	6.21 / DU	50%	1,683	-	0%	1,683	-	0%	1,683
TOTAL					1,683	-	0.0%	1,683	-		1,683

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
Resid. Multi Family LR	220	271 DUs (2)	0.41 / DU	24%	27	84	111	-	0%	27	84	111	-	0%	27	84	111
TOTAL					27	84	111	-	0.0%	27	84	111	-		27	84	111

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
Resid. Multi Family LR	220	271 DUs (2)	0.52 / DU	62%	87	54	141	-	0%	87	54	141	-	0%	87	54	141
TOTAL					87	54	141	-	0.0%	87	54	141	-		87	54	141

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 12th Edition.
(2) Based on 12 DUs per acre for 22.617 acres.

Attachment 2C
Parcel 1A
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>
Existing	83,589	1,249	849	2,098	3,688	3,789	7,477
Proposed	<u>1,683</u>	<u>27</u>	<u>84</u>	<u>111</u>	<u>87</u>	<u>54</u>	<u>141</u>
Net New Trips:	(81,906)	(1,222)	(765)	(1,987)	(3,601)	(3,735)	(7,336)