

March 18, 2025
Revised May 9, 2025

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

**Re: Westlake Lowes - #PTC25-004
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Lowes Home Improvement Store in Pod G North. 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 Equivalency Statement also serves as a “clean up” for several other land uses as detailed below.

An inventory of all non-residential uses to date was conducted and is provided on **Attachment E1**. This represents the post-equivalency uses from the latest Equivalency Statement dated 9/10/24. **Attachment E2** provides the calculation of daily, AM and PM peak hour trips associated with the proposed Lowes consisting of 107,547 SF of indoor space and 26,601 SF of garden center, for a total of 134,148 SF Home Improvement Store (ITE Code 862). See the **Appendix** for excerpts from ITE Trip Generation Manual. In addition to the proposed Lowes, this Equivalency Statement includes the following “clean up” items:

- Add 616 single family dwelling units for Pod U (an additional 350 units over the recently approved 266 units).
- Remove 250 MF units that represented the first phase of the Terraces which has now obtained its own concurrency.
- Remove the Tax Collector’s office because separate concurrency was originally obtained for the Governmental Office, and it should not be included in the Minto West pool of trips.
- Remove the 67-acre park on the East side from Pod V (which is now residential) and reduce the 125-acre park to 50 acres on the West side.
- Reduce the residential on the West side to only 157 MF units. This provides the total 4,546 units for the project.

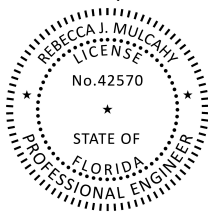
Equivalencies for Westlake are based on PM peak hour two-way trips. The trip generation for the PM peak hour at buildout was analyzed to determine the equivalent uses and intensities. As shown on **Attachment E3**, the addition of the Lowes and the adjustments listed above require a reduction of 50,000 SF of Shopping Center on the West side, a reduction of 11,000 SF of Office on the East side and a removal of the 2,570-student Community College. **Attachments E4 and E5** provide the AM peak hour and Daily trip generation, for informational purposes only. The internalization matrices are

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provided in the **Appendix**. Based on the analysis above, the Post Equivalency Inventory has been updated as shown in **Attachment E6**. A complete listing of the residential uses is provided on **Attachment E7**. These two tables will be utilized as the starting point for any required equivalency analyses in the future. As requested by the City, a trip generation for the three removed uses are provided on **Attachment E8**.

We request that this equivalency analysis be reviewed and approved for the proposed Lowes in Pod G and the other modifications described above.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2025.05.09
11:50:56 -04'00'

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 5/9/25 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 Lowes
Non-Residential Uses to Date

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]		Light Industrial [450,000 SF]		Park [192 Acres]	
	West	East	West	East	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000	0	450,000	125	67
Utilized*												
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) ¹	-100,000				-140,000							
Pod G Southwest (145,643 SF Light Industrial) ³					-39,500							
Withdrawal of ISTF								2,570				
Pod H (Mix of Commercial Uses) ²	-35,000		-378,000		-110,200							
Pod L Sales Center (future retail)						-16,700						
Submitted to Date	135,000	4,000	425,000	0	289,700	16,700	0	430	0	0	0	0
	139,000		425,000		306,400		430		0		0	
Remaining to Be Built	15,000	296,000	0	175,000	60,300	133,300	0	2,570	0	450,000	125	67
	311,000		175,000		193,600		2,570		450,000		192	

* All equivalencies and Site Plans to date.

¹ 25,000 SF Health Club, 86,426 SF Shopping Center, 5,500 SF Bank w/Drive-thru, 5,750 SF Tire Store and 7,024 SF Fast Food w/Drive-thru.

² 300,800 SF Light Industrial, 140,000 SF Self Storage, 47,529 SF Tractor Supply Store, 22,278 SF Shopping Center, 11,615 SF Fast Food w/Drive-thru and 2,525 SF Coffee Shop w/Drive-thru.

³ 94,751 SF Light Industrial, 10-Court Racquet/Tennis Club and 5,051 SF Health Club.

Attachment E2 Westlake Lowes Trip Generation - Proposed Use

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New Trips
Home Improvement Superst.	862	134,148 SF	30.74 / 1000 SF	50%	4,124	1,732	42%	2,392
TOTAL					4,124	1,732		2,392

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	Trips
Home Improvement Superst.	862	134,148 SF	1.51 / 1000 SF	57%	116	87	203	85	42%	67	51	118
TOTAL					116	87	203	85		67	51	118

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	Trips
Home Improvement Superst.	862	134,148 SF	2.29 / 1000 SF	49%	150	157	307	129	42%	87	91	178
TOTAL					150	157	307	129		87	91	178

(1) Source: ITE Trip Generation, 11th Edition.

Attachment E3
Westlake Lowes
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	157 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32 (67/33)$	58	29	87	42 48.3%	29	16	45	17 19.5%	18	10	28	- 0%	18	10	28
Residential - 55+ Detached	251	- DUs	0.27 /DU (61/39)	-	-	-	- 48.3%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.25 /DU (54/46)	-	-	-	- 48.3%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
General Office	710	15,000 SF	1.49 /1000 SF (17/83)	4	18	22	5 22.8%	3	14	17	3 13.6%	2	12	14	1 10%	2	11	13
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06 (15/85)$	-	-	-	- 22.8%	-	-	-	- 0.0%	-	-	-	- 10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	25	165	190	43 22.8%	17	130	147	29 15.3%	5	113	118	12 10%	5	101	106
Shopping Center	820	10,300 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31 (48/52)$	63	68	131	7 5.0%	59	65	124	26 19.8%	49	49	98	28 28.7%	35	35	70
Park	412	50 Acres	0.09 /Acre (61/39)	3	2	5	1 10.0%	2	2	4	1 10.0%	2	1	3	- 0%	2	1	3
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1 5.0%	7	6	13	3 21.4%	6	4	10	- 0%	6	4	10
Pod G SW Light Industrial	110	145,643 SF	Pre-Calc'd	43	104	147	34 22.8%	29	84	113	23 15.6%	19	71	90	7 8%	17	66	83
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	368	359	727	36 5.0%	346	345	691	142 19.5%	294	255	549	158 28.7%	210	181	391
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	13 5.0%	126	128	254	52 19.5%	107	95	202	123 61%	42	37	79
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	45 5.0%	420	429	849	175 19.6%	355	319	674	193 28.7%	253	228	481
Home Improvement Store	862	134,148 SF	2.29 /1,000 SF (49/51)	150	157	307	15 5.0%	141	151	292	60 19.5%	119	113	232	67 28.7%	85	80	165
TOTALS				1,301	1,490	2,791	242 8.7%	1,179	1,370	2,549	531 19.0%	976	1,042	2,018	589	675	754	1,429

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	1,759 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51 (63/37)$	874	513	1,387	189 13.6%	753	445	1,198	186 13.4%	623	389	1,012	- 0%	623	389	1,012
Residential - SF (F,M,P,Q,R,S)	210	1,700 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51 (63/37)$	848	498	1,346	183 13.6%	731	432	1,163	180 13.4%	605	378	983	- 0%	605	378	983
Residential - MF Condos.	230	130 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32 (67/33)$	50	25	75	10 13.6%	43	22	65	10 13.3%	36	19	55	- 0%	36	19	55
Residential - 55+ Detached	251	800 DUs	0.27 /DU (61/39)	132	84	216	29 13.6%	114	73	187	29 13.4%	94	64	158	- 0%	94	64	158
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	37 41.1%	23	30	53	12 13.3%	18	23	41	4 10%	16	21	37
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	- 0.0%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
General Office	710	285,000 SF	1.49 /1000 SF (17/83)	72	353	425	66 15.6%	46	313	359	31 7.3%	40	288	328	33 10%	36	259	295
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06 (15/85)$	32	178	210	33 15.6%	20	157	177	15 7.1%	17	145	162	16 10%	15	131	146
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	68 15.6%	33	336	369	32 7.3%	27	310	337	34 10%	24	279	303
Shopping Center	820	150,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31 (48/52)$	377	409	786	264 33.6%	281	241	522	33 4.2%	260	229	489	179 36.6%	165	145	310
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	- 29.4%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	56 29.4%	67	69	136	1 0.5%	67	68	135	7 5%	64	64	128
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	11 29.4%	13	15	28	- 0.0%	13	15	28	1 5%	12	15	27
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	36 29.4%	41	46	87	1 0.8%	41	45	86	43 50%	21	22	43
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	- 0.0%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
FSFD	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	- SF	Pre-Calc'd	-	-	-	- 15.6%	-	-	-	- 0.0%	-	-	-	- 10%	-	-	-
TOTALS				2,663	2,682	5,345	993 18.6%	2,166	2,186	4,352	531 9.9%	1,842	1,979	3,821	318	1,712	1,791	3,503

COMBINED TOTALS				3,964	4,172	8,136	1,235 15.2%	3,345	3,556	6,901	1,062 13.1%	2,818	3,021	5,839	907	2,387	2,545	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, 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% on the west side and 36.6% on the east side per approved study.

Added Use	Modified Intensity
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Approved Total

4,932

Attachment E4
Westlake Lowes
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	157 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	13	61	74	3	4.1%	13	58	71	5	6.8%	13	53	66	-	0%	13	53	66
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	4.1%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	4.1%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	15,000 SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	37	5	42	3	7.8%	35	4	39	3	7.1%	33	3	36	4	10%	30	2	32
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	7.8%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	186	25	211	16	7.8%	178	17	195	17	8.1%	166	12	178	18	10%	149	11	160
Shopping Center	820	10,300 SF	0.96 /1000 SF (62/38)	6	4	10	-	1.6%	5	5	10	-	0.0%	5	5	10	3	28.7%	4	3	7
Park	412	50 Acres	0.02 /Acre (61/39)	1	-	1	-	10.0%	1	-	1	-	10.0%	1	-	1	-	0%	1	-	1
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.6%	6	6	12	-	0.0%	6	6	12	-	0%	6	6	12
Pod G SW Light Industrial	110	145,643 SF	Pre-Calc'd	87	19	106	8	7.8%	82	16	98	8	7.5%	76	14	90	7	8%	70	13	83
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	424	382	806	13	1.6%	417	376	793	32	4.0%	400	361	761	218	28.7%	285	258	543
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	4	1.6%	132	131	263	11	4.1%	126	126	252	154	61%	49	49	98
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	240	203	443	7	1.6%	236	200	436	17	3.8%	227	192	419	120	28.7%	162	137	299
Home Improvement Store	862	134,148 SF	1.51 /1,000 SF (57/43)	116	87	203	3	1.6%	114	86	200	8	3.9%	110	82	192	55	28.7%	78	59	137
TOTALS				1,250	925	2,175	57	2.6%	1,219	899	2,118	101	4.6%	1,163	854	2,017	579		847	591	1,438

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	1,759 DUs	0.75 /DU (25/75)	330	989	1,319	74	5.6%	312	933	1,245	17	1.3%	307	921	1,228	-	0%	307	921	1,228
Residential - SF (F,M,P,Q,R,S)	210	1,700 DUs	0.75 /DU (25/75)	319	956	1,275	71	5.6%	301	903	1,204	16	1.3%	297	891	1,188	-	0%	297	891	1,188
Residential - MF Condos.	230	130 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	11	53	64	4	5.6%	10	50	60	1	1.6%	10	49	59	-	0%	10	49	59
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	10	5.6%	59	107	166	2	1.1%	58	106	164	-	0%	58	106	164
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	34	42.5%	44	2	46	3	3.8%	42	1	43	4	10%	38	1	39
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	285,000 SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	389	53	442	55	12.4%	348	39	387	19	4.3%	341	27	368	37	10%	307	24	331
Research & Devel.	760	175,000 SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	175	36	211	26	12.4%	156	29	185	9	4.3%	153	23	176	18	10%	138	20	158
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	51	12.4%	325	38	363	18	4.3%	318	27	345	35	10%	286	24	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	76	52.8%	38	30	68	13	9.0%	31	24	55	20	36.6%	20	15	35
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	28.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	41	28.2%	69	34	103	1	0.7%	68	34	102	5	5%	65	32	97
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	11	28.2%	17	11	28	-	0.0%	17	11	28	1	5%	16	11	27
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	34	28.2%	47	41	88	1	0.8%	46	41	87	44	50%	23	20	43
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%	7	4	11	1	10%	6	4	10
Tax Collector	730	- SF	Pre-Calc'd	-	-	-	-	12.4%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
TOTALS				1,977	2,467	4,444	489	11.0%	1,733	2,222	3,955	101	2.3%	1,695	2,159	3,854	165		1,571	2,118	3,689

COMBINED TOTALS				3,227	3,392	6,619	546	8.2%	2,952	3,121	6,073	202	3.1%	2,858	3,013	5,871	744		2,418	2,709	5,127
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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% on the west side and 36.6% on the east side per approved study.

Added Use	Modified Intensity
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Attachment E5
Westlake Lowes
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 (2) (4)		External Trips	Pass-by Trips (1)		New Trips
Residential - MF Condos.	230	157 DUs	6.65 /DU	1,044	274	26.2%	770	153	14.7%	617	-	0%	617
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	26.2%	-	-	0.0%	-	-	0%	-
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	26.2%	-	-	0.0%	-	-	0%	-
General Office	710	15,000 SF	Ln (T) = 0.77Ln (X)+3.65	310	47	15.3%	263	36	11.6%	227	23	10%	204
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	15.3%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	1,492	228	15.3%	1,264	194	13.0%	1,070	107	10%	963
Shopping Center	820	10,300 SF	Ln (T) = 0.65Ln (X)+5.83	1,550	51	3.3%	1,499	170	11.0%	1,329	381	28.7%	948
Park	412	50 Acres	2.28 /Acre	114	11	10.0%	103	12	10.5%	91	-	0%	91
Car Wash	PBC	1 Lane	166 /Lane	166	5	3.3%	161	20	12.0%	141	-	0%	141
Pod G SW Light Industrial	110	145,643 SF	Pre-Calcd	1,103	169	15.3%	934	142	12.9%	792	63	8%	729
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	9,469	312	3.3%	9,157	1,240	13.1%	7,917	2,272	28.7%	5,645
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	126	3.3%	3,692	501	13.1%	3,191	1,947	61%	1,244
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	9,783	323	3.3%	9,460	1,271	13.0%	8,189	2,350	28.7%	5,839
Home Improvement Store	862	134,148 SF	30.74 /1,000 SF	4,124	136	3.3%	3,988	535	13.0%	3,453	991	28.7%	2,462
TOTALS				32,973	1,682	5.1%	31,291	4,274	13.0%	27,017	8,134		18,883

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	1,759 DUs	10 /DU	17,590	1,689	9.6%	15,901	1,302	7.4%	14,599	-	0%	14,599
Residential - SF (F,M,P,Q,R,S)	210	1,700 DUs	10 /DU	17,000	1,632	9.6%	15,368	1,258	7.4%	14,110	-	0%	14,110
Residential - MF Condos.	230	130 DUs	6.65 /DU	865	83	9.6%	782	65	7.5%	717	-	0%	717
Residential - 55+ Detached	251	800 DUs	8 /DU	6,400	614	9.6%	5,786	467	7.3%	5,319	-	0%	5,319
Hotel	310	150 Rooms	8.92 /Room	1,338	559	41.8%	779	115	8.6%	664	66	10%	598
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	285,000 SF	Ln (T) = 0.77Ln (X)+3.65	2,988	418	14.0%	2,570	173	5.8%	2,397	240	10%	2,157
Research & Devel.	760	175,000 SF	Ln (T) = 0.83Ln (X)+3.09 (3)	1,598	224	14.0%	1,374	91	5.7%	1,283	128	10%	1,155
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	439	14.0%	2,698	182	5.8%	2,516	252	10%	2,264
Shopping Center	820	150,000 SF	Ln (T) = 0.65Ln (X)+5.83	8,839	3,818	43.2%	5,021	583	6.6%	4,438	1,624	36.6%	2,814
Park	412	- Acres	2.28 /Acre	-	-	28.8%	-	-	0.0%	-	-	0%	-
Community Center	495	70,000 SF	33.82 /1000 SF	2,367	682	28.8%	1,685	14	0.6%	1,671	84	5%	1,587
Church	560	70,000 SF	9.11 /1000 SF	638	184	28.8%	454	-	0.0%	454	23	5%	431
Daycare	565	10,000 SF	74.06 /1000 SF	741	213	28.8%	528	6	0.8%	522	261	50%	261
ISTF	N/A	- Complex	Pre-Calcd	-	-	0.0%	-	-	0.0%	-	-	0%	-
FSED	650	12,379 SF	Pre-Calcd	309	112	36.1%	197	19	6.2%	178	18	10%	160
Tax Collector	730	- SF	Pre-Calcd	-	-	14.0%	-	-	0.0%	-	-	10%	-
TOTALS				63,810	10,667	16.7%	53,143	4,275	6.7%	48,868	2,696		46,172

COMBINED TOTALS				96,783	12,349	12.8%	84,434	8,549	8.8%	75,885	10,830		65,055
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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% on the west side and 36.6% on the east side 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.

Added Use	Modified Intensity
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Attachment E6
Westlake Lowes
Non-Residential Uses to Date (Post Equivalency)

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]		Light Industrial [450,000 SF]		Park [192 Acres]	
	West	East	West	East	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000	0	450,000	125	67
Utilized*												
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) ¹	-100,000				-140,000							
Pod G Southwest (145,643 SF Light Industrial) ³					-39,500							
Withdrawal of ISTF								2,570				
Pod H (Mix of Commercial Uses) ²	-35,000		-378,000		-110,200							
Pod L Sales Center (future retail)						-16,700						
March 2025 Cleanup Equivalency ⁴		-11,000			-50,000			-2,570			-75	-67
Submitted to Date	135,000	15,000	425,000	0	339,700	16,700	0	3,000	0	0	75	67
	150,000		425,000		356,400		3,000		0		142	
Remaining to Be Built	15,000	285,000	0	175,000	10,300	133,300	0	0	0	450,000	50	0
	300,000		175,000		143,600		0		450,000		50	

* All equivalencies and Site Plans to date.

¹ 25,000 SF Health Club, 86,426 SF Shopping Center, 5,500 SF Bank w/Drive-thru, 5,750 SF Tire Store and 7,024 SF Fast Food w/Drive-thru.

² 300,800 SF Light Industrial, 140,000 SF Self Storage, 47,529 SF Tractor Supply Store, 22,278 SF Shopping Center, 11,615 SF Fast Food w/Drive-thru and 2,525 SF Coffee Shop w/Drive-thru.

³ 94,751 SF Light Industrial, 10-Court Racquet/Tennis Club and 5,051 SF Health Club.

⁴ Includes: Adding 136,977 SF Lowes and 616 SFDUs in Pod U; Removing 250 MFDUs in Pod I, 23,735 SF Tax Collector's Office, 75 acres of West side Park, 67 acres of East side Park, 2,570 student Community College, 11,000 SF Office on East side, 50,000 SF Shopping Center of West side, and Retaining 157 MFDUs on the West side.

Attachment E7
Westlake Lowes
Residential Uses to Date *

Approved Use --->	Single Family [3,446 DUs]		Multi-family Condos [600 DUs]		55+, Detached [300 DUs]		55+, Attached [200 DUs]		Total Units
	West	East	West	East	West	East	West	East	
	0	3,446	150	450	300	0	200	0	
<u>Utilized*</u>									
Pod I (The Terraces)				250					
Pod M (Sky Cove)		204		130					
Pod N (Sky Cove South)		197							
Pod O (The Groves)		424							
Pod P (Cresswind)						800			
Pod Q (The Hammocks)		336							
Pod R (The Meadows)		397							
Pod R2 (The Woodlands)		164							
Pod S (The Orchards)		599							
Pod T (The Estates)		76							
Pod U (The Oaks)		616							
Pod V (The Pines)		446							
Pod I (The Terraces) removed from vesting				-250					
Remaining Units Allowed			157						
Master Planned to Date	0	3,459	157	130	0	800	0	0	4,546
	3,459		287		800		0		

* All residential units using master plan approved traffic study vesting.

Attachment E8
Westlake Lowes
Trip Generation - Removed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		New Trips
Community College	540	2,570 Students	2.29 / Student	50%	5,885	-	0%	5,885
General Office	710	11,000 SF	$\ln(T) = 0.77\ln(X) + 3.65$	50%	244	24	10%	220
Shop Center	820	50,000 SF	$\ln(T) = 0.65\ln(X) + 5.83$	50%	4,328	1,242	28.7%	3,086
TOTAL					10,457	1,266		9,191

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	Trips
Community College	540	2,570 Students	0.11 / Student	87%	246	37	283	-	0%	246	37	283
General Office	710	11,000 SF	$\ln(T) = 0.80\ln(X) + 1.57$	88%	29	4	33	3	10%	26	4	30
Shop Center	820	50,000 SF	0.96 / 1000 SF	62%	30	18	48	14	28.7%	21	13	34
TOTAL					305	59	364	17		293	54	347

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	Trips
Community College	540	2,570 Students	0.14 / Student	54%	194	166	360	-	0%	194	166	360
General Office	710	11,000 SF	1.49 / 1000 SF	17%	3	13	16	2	10%	3	11	14
Shop Center	820	50,000 SF	$\ln(T) = 0.67\ln(X) + 3.31$	48%	181	196	377	108	28.7%	129	140	269
TOTAL					378	375	753	110		326	317	643

(1) Source: Approved Minto West study.

APPENDIX

Land Use: 862

Home Improvement Superstore

Description

A home improvement superstore is a free-standing facility that specializes in the sale of home improvement merchandise. The store generally offers a variety of customer services and centralized cashiering. A home improvement superstore typically maintains long store hours 7 days a week. Examples of items sold in the store include lumber, tools, paint, lighting, wallpaper and paneling, kitchen and bathroom fixtures, lawn equipment, and plant and garden accessories. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center. A home improvement superstore is sometimes placed as a separate parcel within a retail complex, with or without its own dedicated parking. The buildings contained in this land use usually range in size between 50,000 and 200,000 square feet gross floor area. This land use does not include interior design stores. Building materials and lumber store (Land Use 812) and hardware/paint store (Land Use 816) are related uses.

Additional Data

Outside storage areas are not included in the overall gross floor area measurements. However, if a storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

A garden center that is contained within the principal outside faces of the exterior building walls is included in the reported gross floor area. An outdoor or fenced-in area outside the principal faces of the exterior building walls is excluded.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Florida, Maryland, Massachusetts, New Hampshire, New York, Ontario (CAN), Pennsylvania, Rhode Island, Vermont, and Wisconsin.

To assist in the future analysis of this land use, it is important to collect and include information on the presence and size of garden centers, outdoor fenced-in space, and service stations in trip generation data submissions.

Source Numbers

126, 376, 434, 437, 507, 616, 617, 728, 731, 863, 927, 936, 961, 1077

Home Improvement Superstore (862)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 19

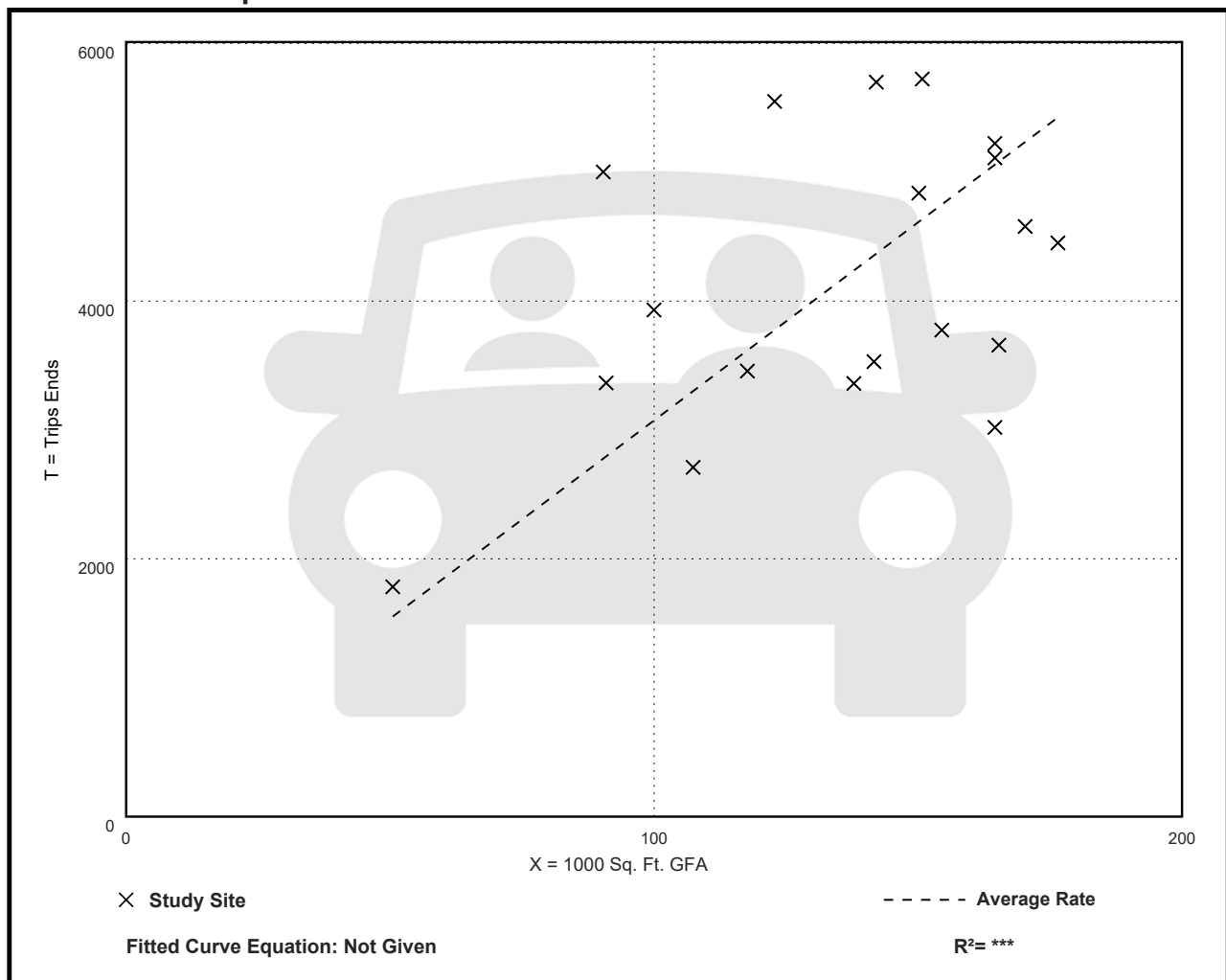
Avg. 1000 Sq. Ft. GFA: 135

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
30.74	18.35 - 55.35	8.58

Data Plot and Equation



Home Improvement Superstore (862)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

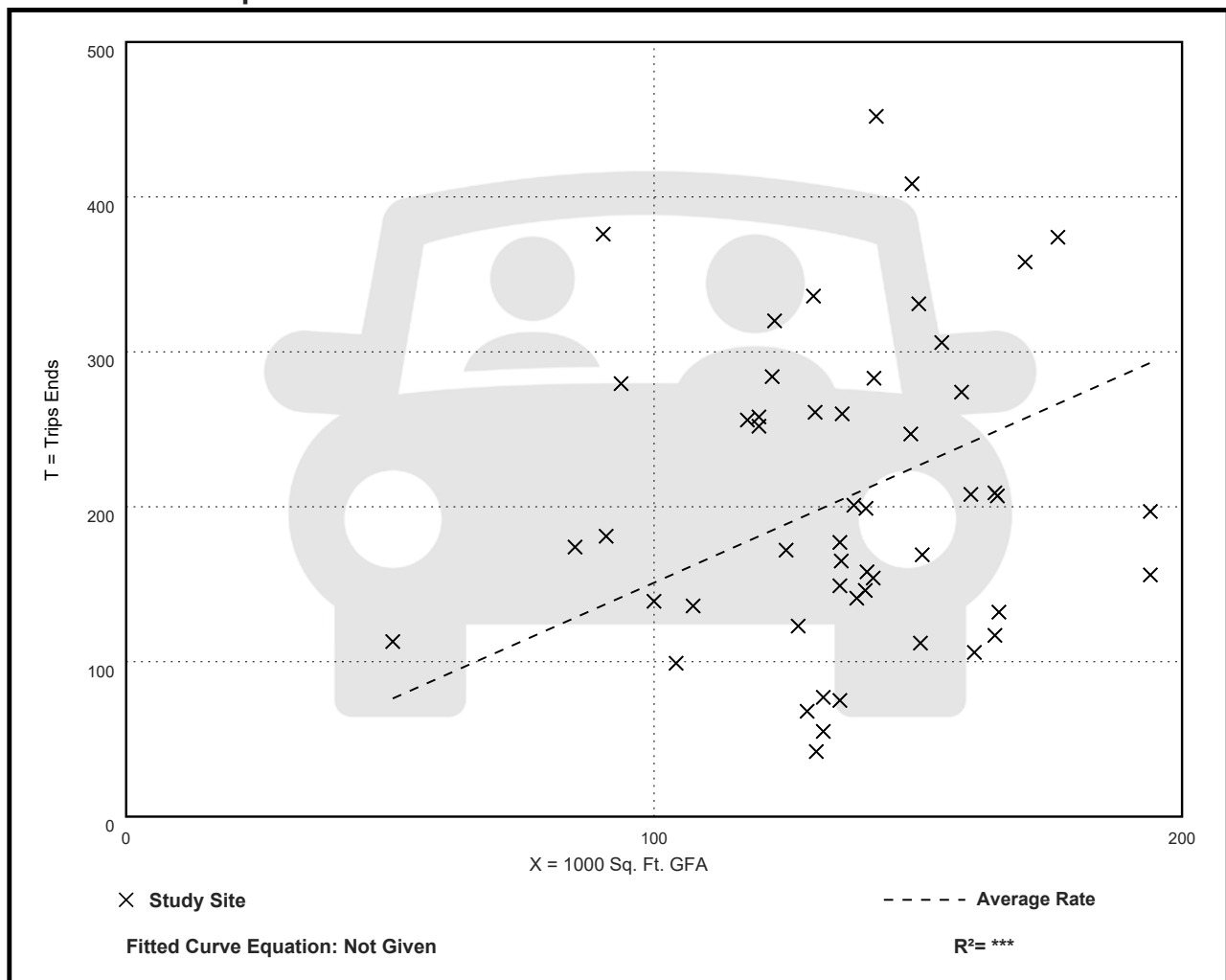
Avg. 1000 Sq. Ft. GFA: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.51	0.32 - 4.16	0.76

Data Plot and Equation



Home Improvement Superstore (862)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 62

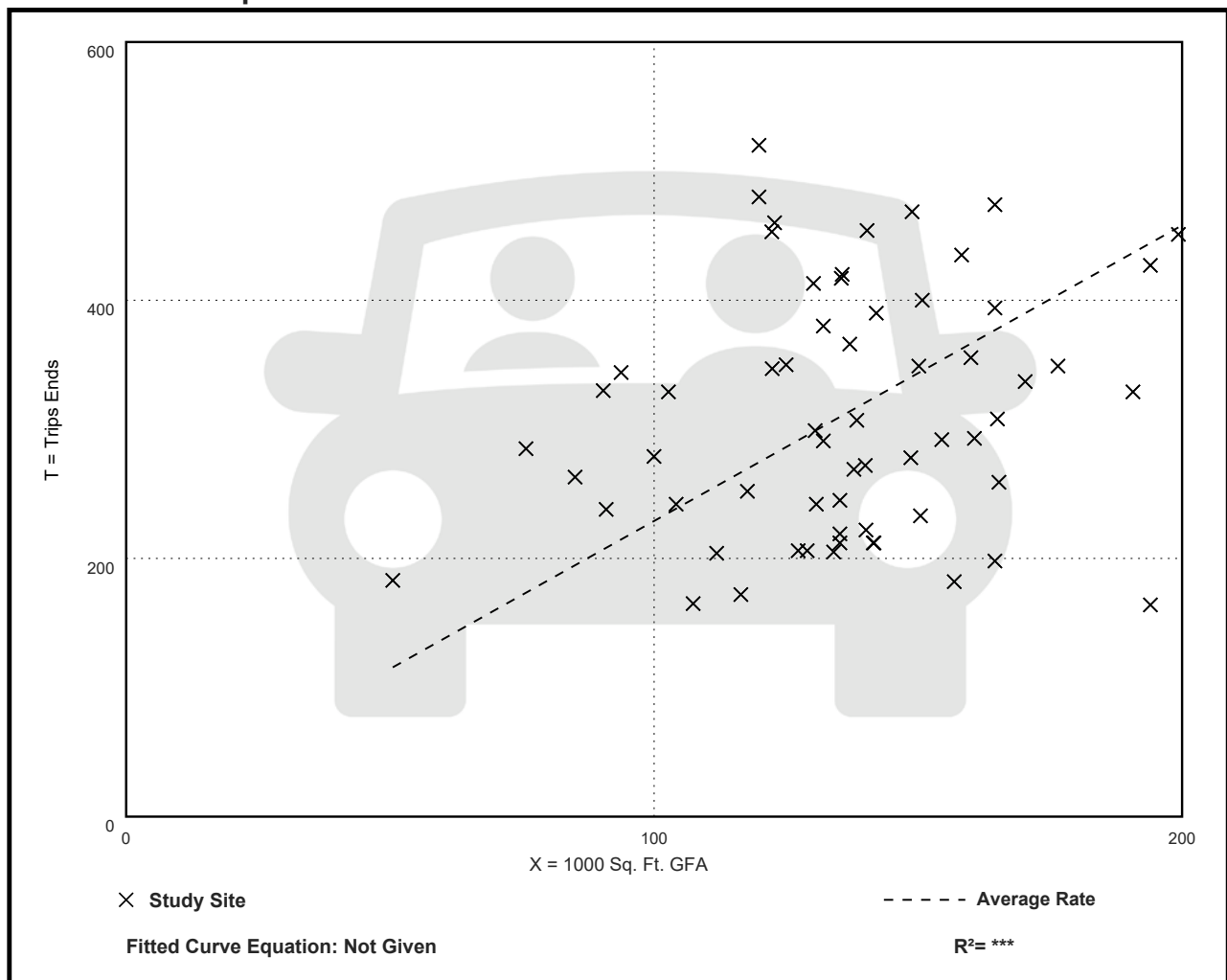
Avg. 1000 Sq. Ft. GFA: 136

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.29	0.85 - 4.34	0.77

Data Plot and Equation



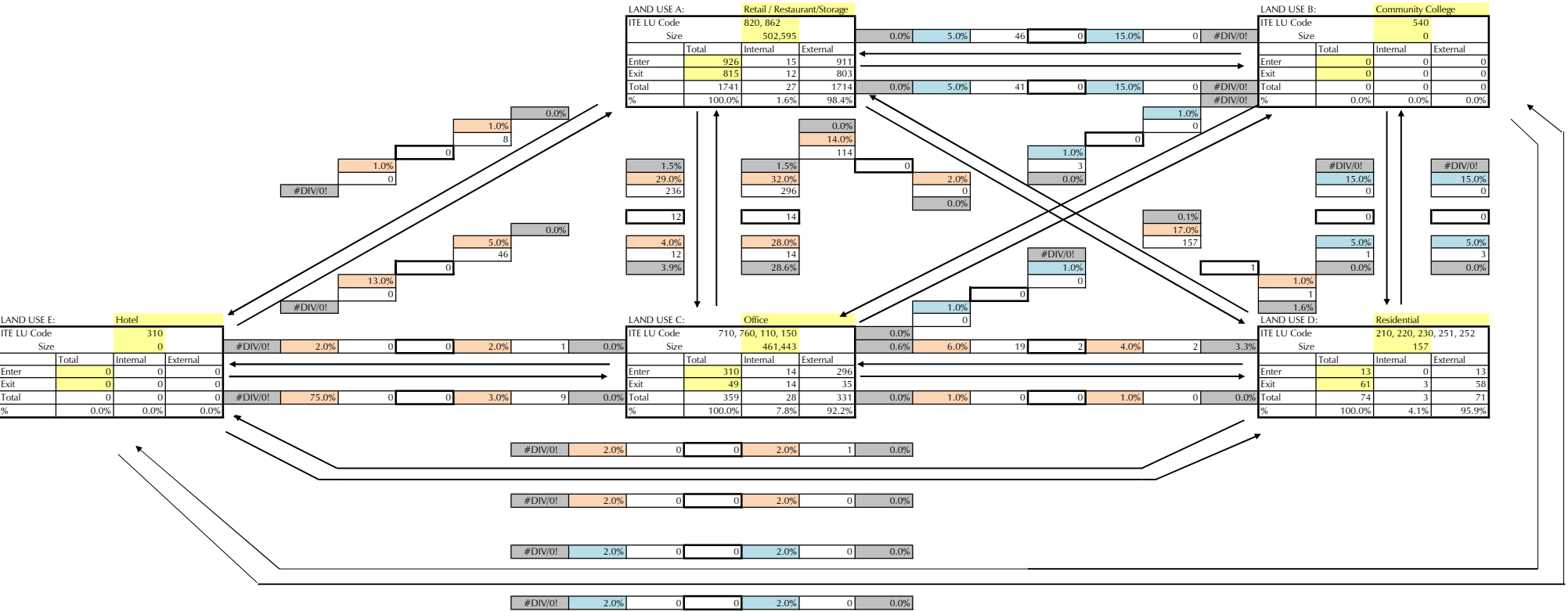
Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

[illegible]

INTERNAL CAPTURE WORKSHEET

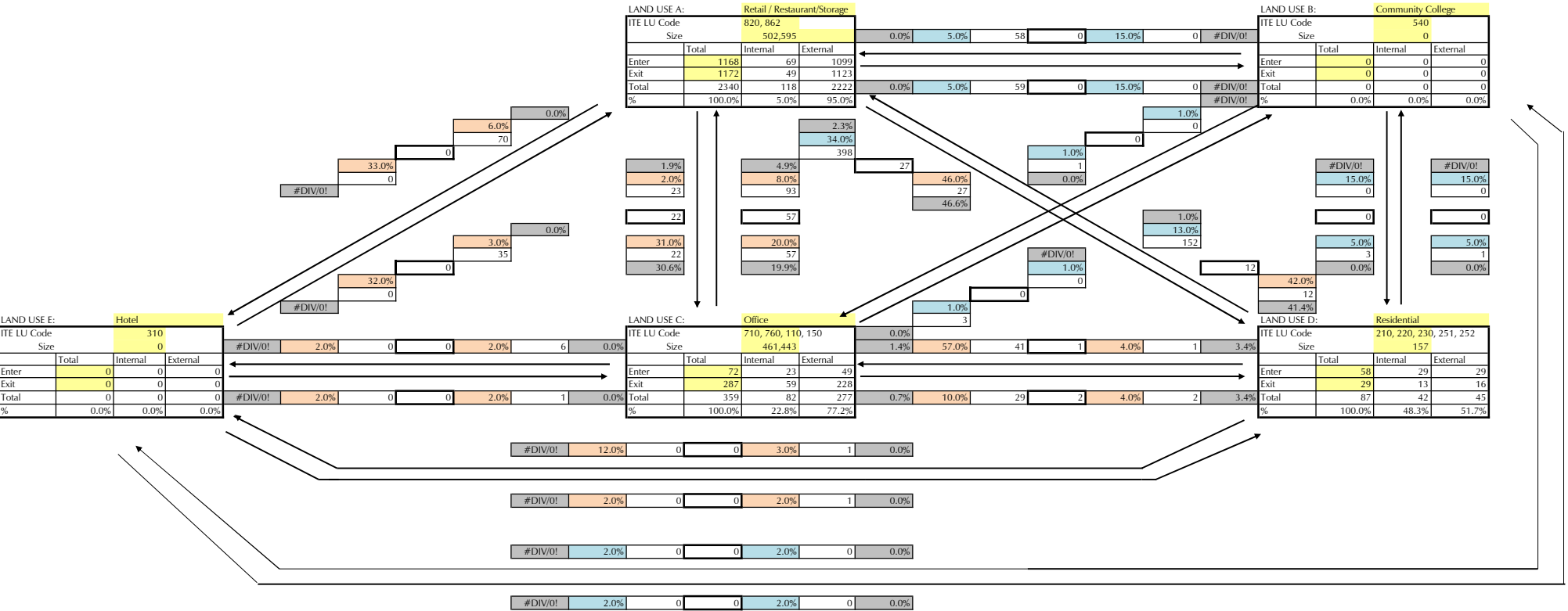
PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 05/08/25



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: 05/08/25



	Net External Trips for Multi-Use Development						INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	1099	0	49	29	0	1177	8.7%
Exit	1123	0	228	16	0	1367	
Total	2222	0	277	45	0	2544	
Single-Use Trip Gen.Estimate	2340	0	359	87	0	2786	

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.

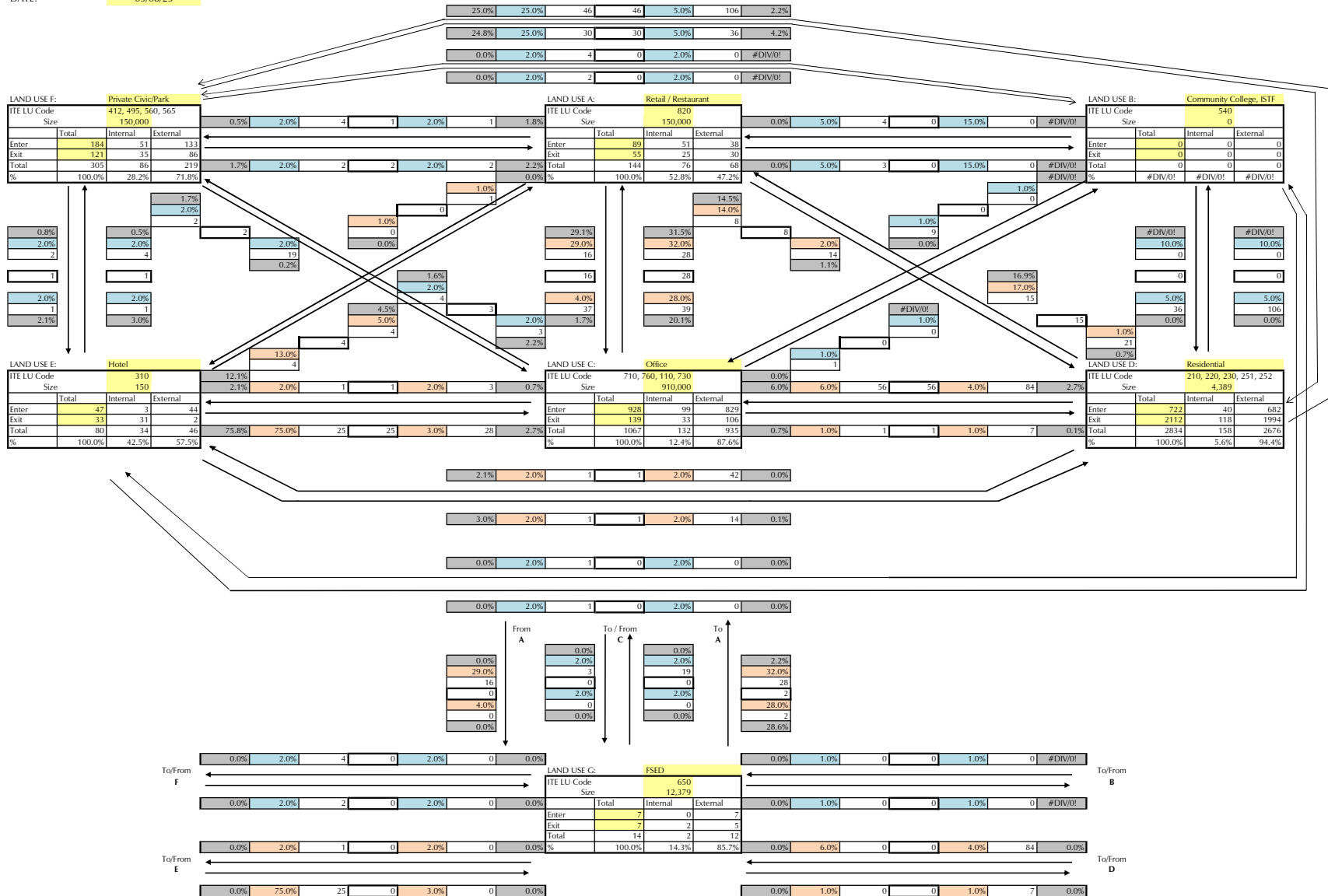
12

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

INTERNAL CAPTURE WORKSHEET

Trip Gen + Internal 25-004 5-8-25 Equiv
5/8/2025

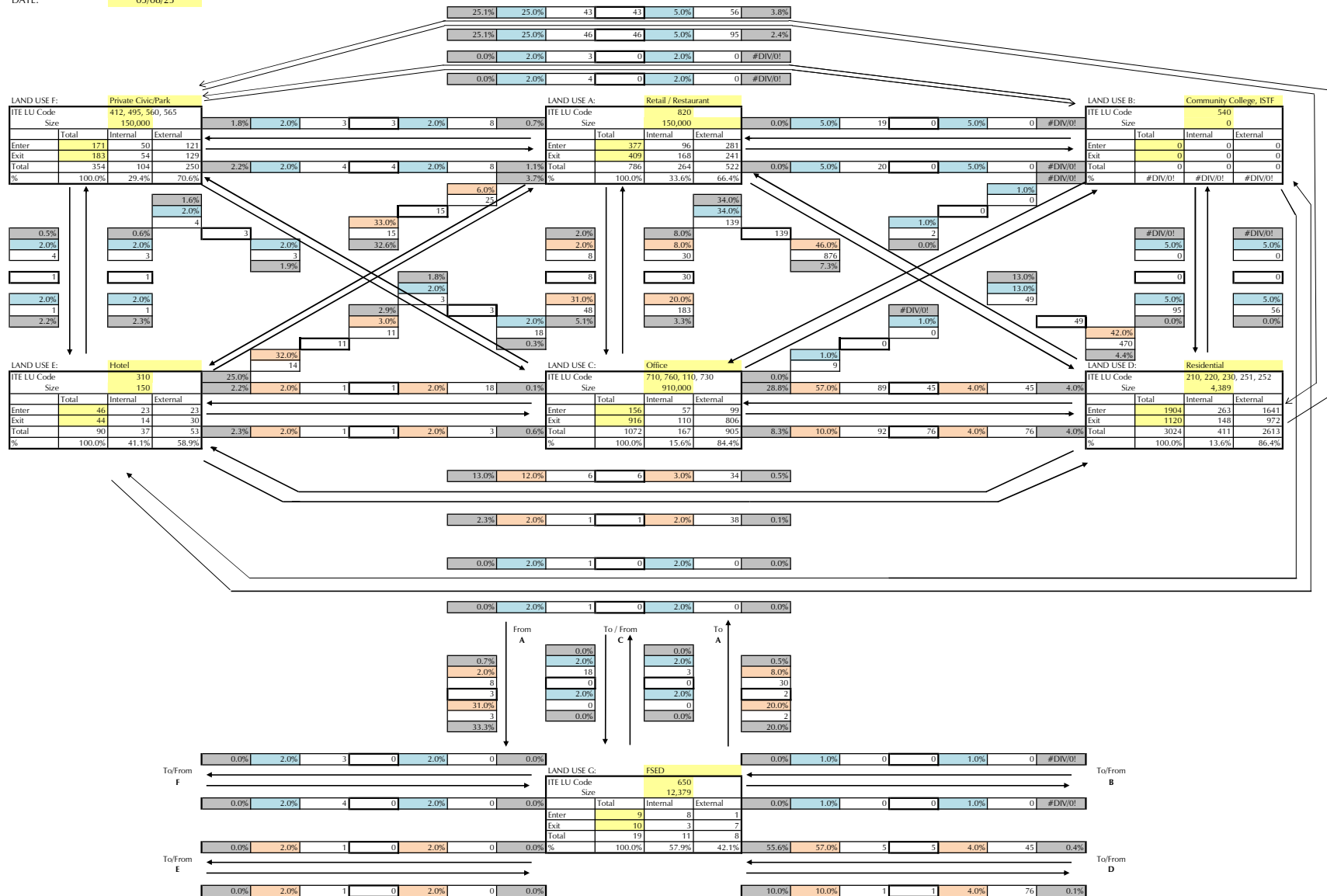
PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 05/08/25



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).
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- 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

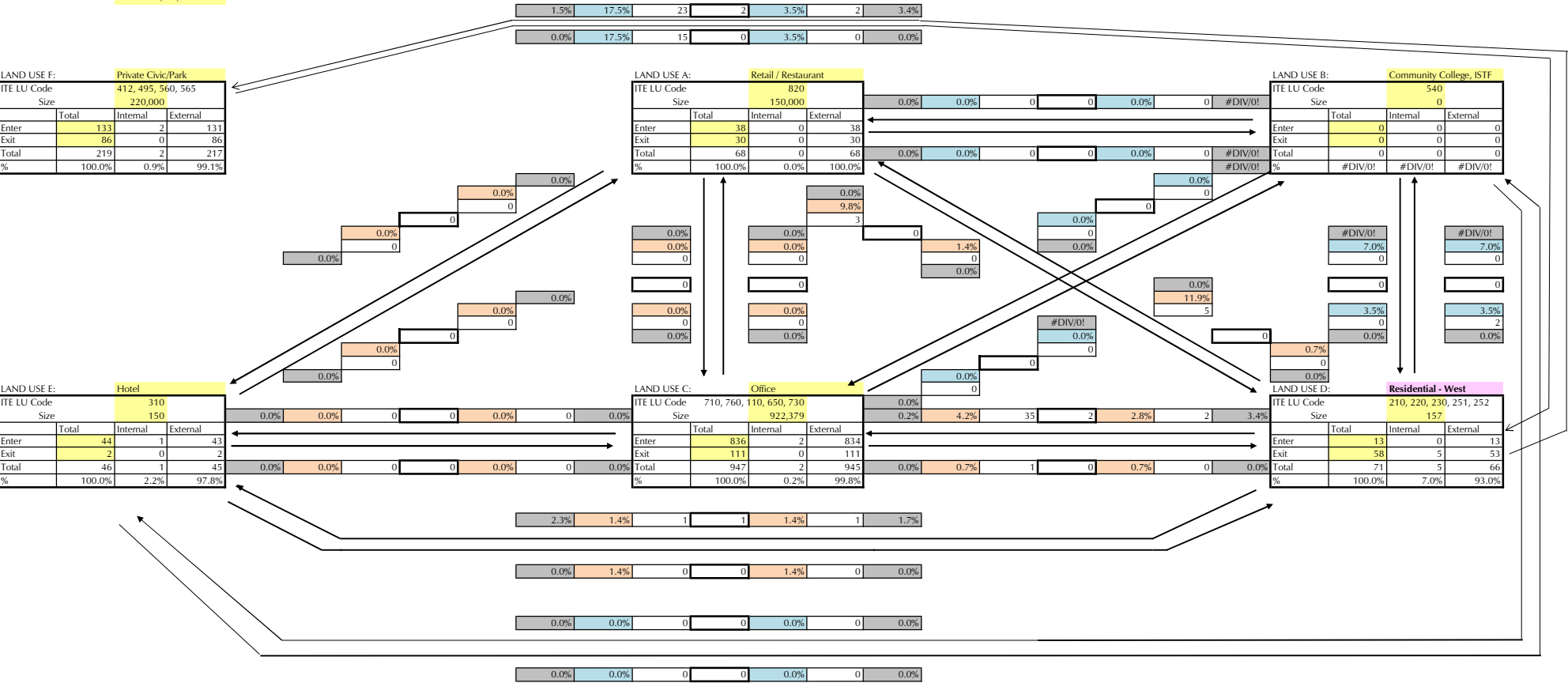
Trip Gen + Internal 25-004 5-8-25 Equiv
5/8/2025PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 05/08/25

LEGEND

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- 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 - Interzonal - Residential
TIME PERIOD: AM Peak Hour Traffic
DATE: 05/08/25



	Net External Trips for Multi-Use Development						INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	38	0	834	13	43	928	
Exit	30	0	111	53	2	196	
Total	68	0	945	66	45	1124	
Single-Use Trip Gen.Estimate	68	0	947	71	46	1132	0.7%

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

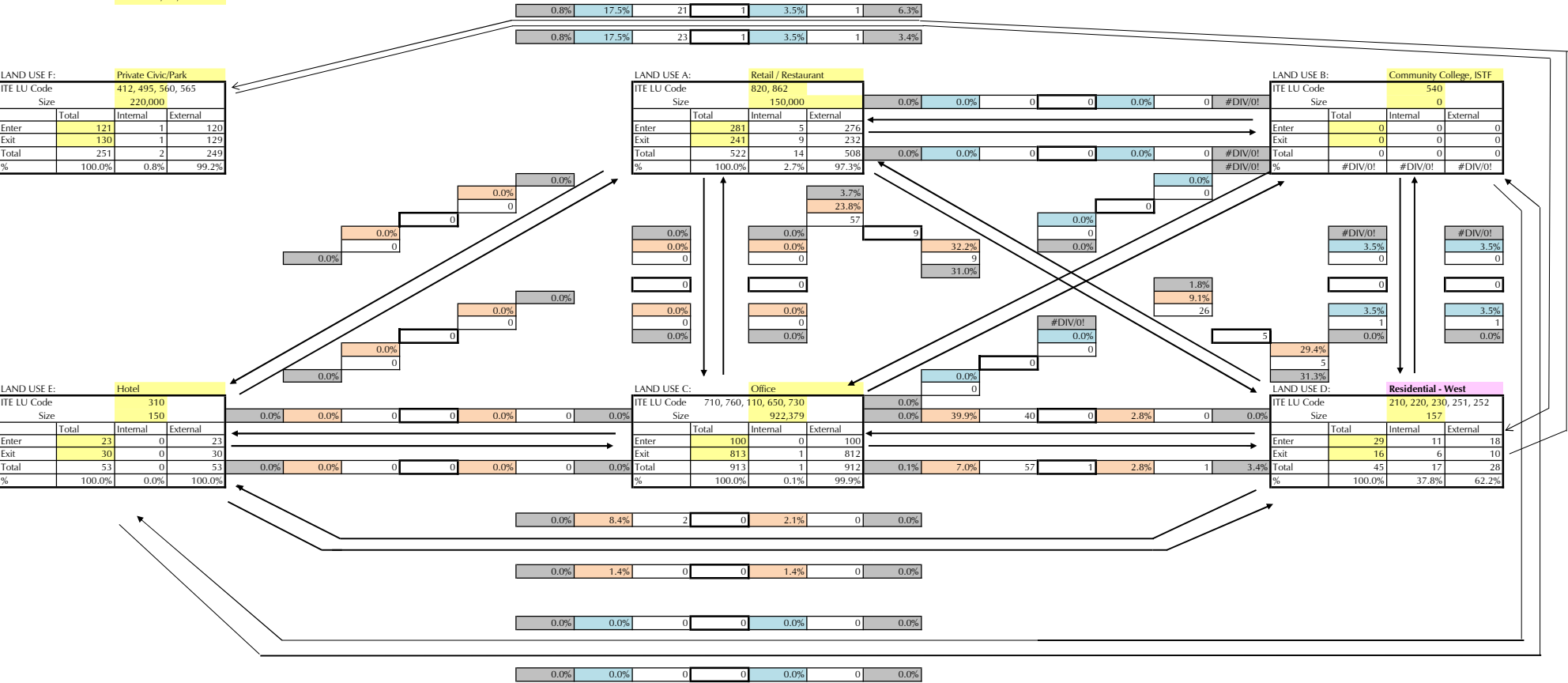
Number of trips entering (or exiting) a land use from another land use based on percent input by user.

12

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
TIME PERIOD: PM Peak Hour Traffic
DATE: 05/08/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	276	0	100	18	23	417
Exit	232	0	812	10	30	1084
Total	508	0	912	28	53	1501
Single-Use Trip Gen.Estimate	522	0	913	45	53	1533

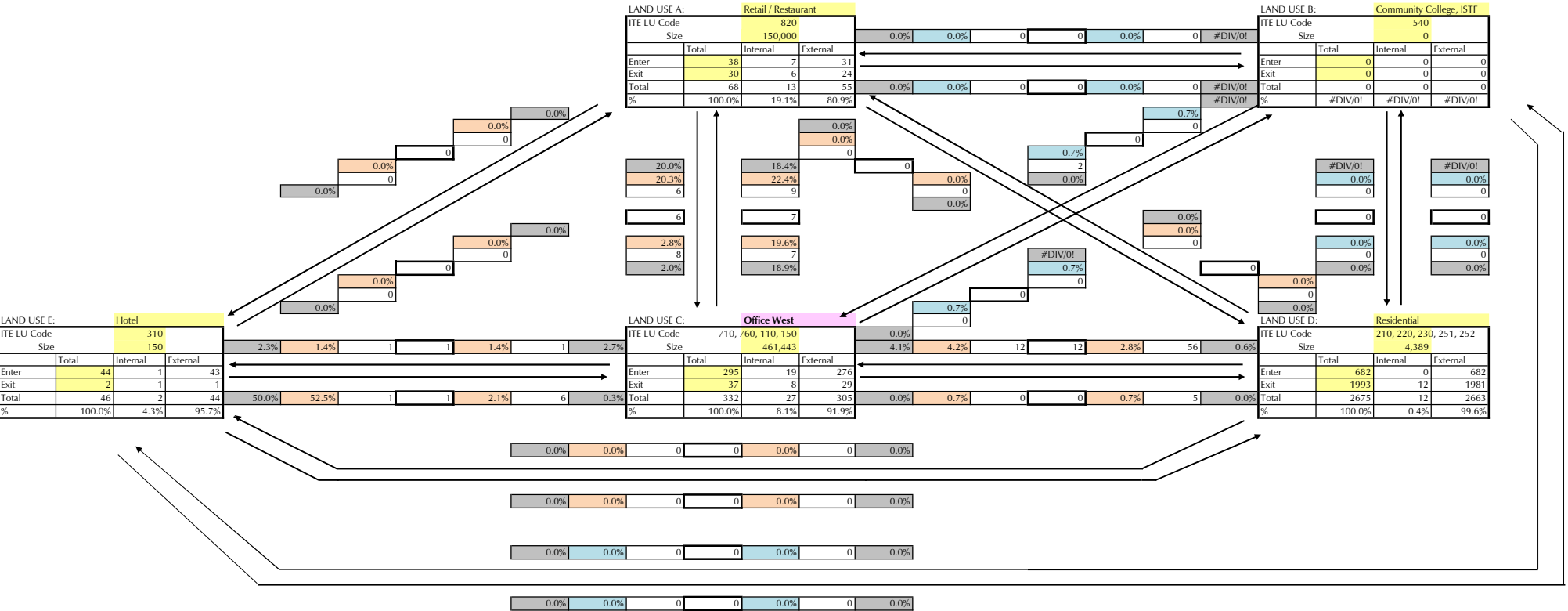
INTERNAL CAPTURE

LEGEND

- 1.0% Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
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- 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 - Interzonal - Office
TIME PERIOD: AM Peak Hour Traffic
DATE: 05/08/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	31	0	276	682	43	1032
Exit	24	0	29	1981	1	2035
Total	55	0	305	2663	44	3067
Single-Use Trip Gen.Estimate	68	0	332	2675	46	3121

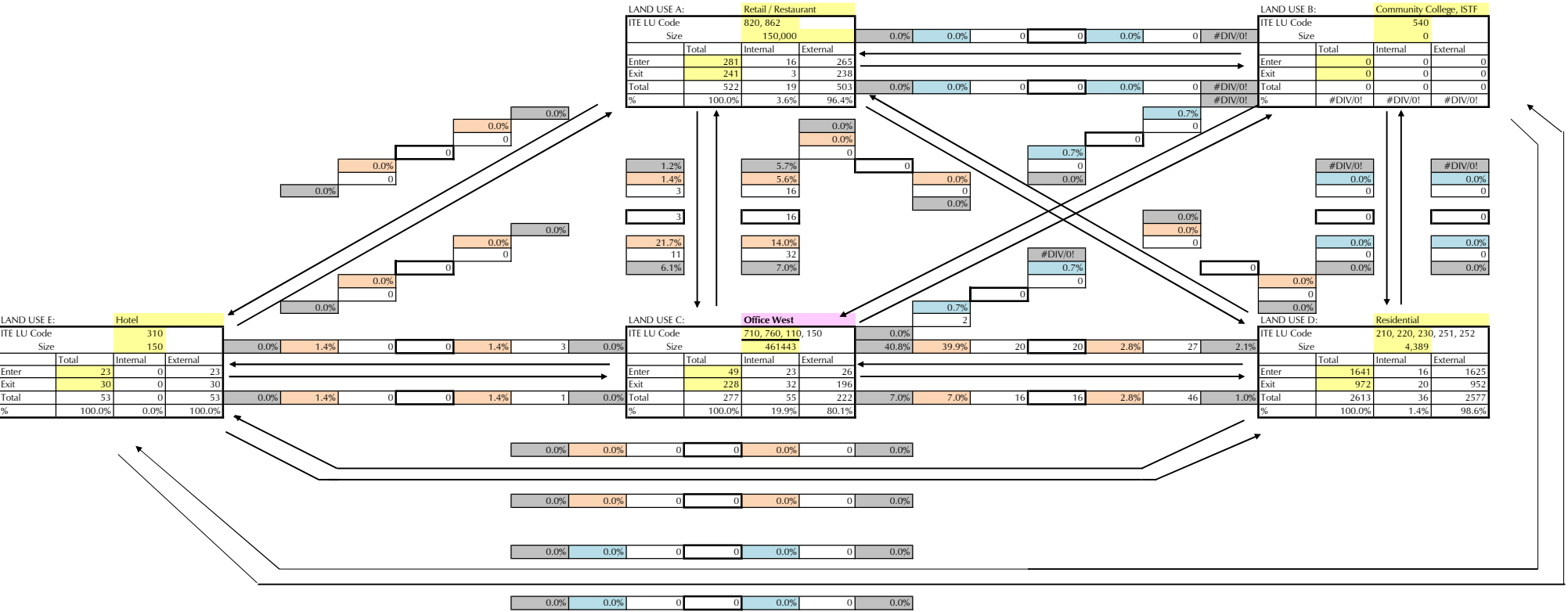
INTERNAL CAPTURE

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 - Interzonal - Office
TIME PERIOD: PM Peak Hour Traffic
DATE: 05/08/25



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	265	0	26	1625	23		1939
Exit	238	0	196	952	30		1416
Total	503	0	222	2577	53		3355
Single-Use Trip Gen.Estimate	522	0	277	2613	53		3465

INTERNAL CAPTURE

3.2%

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

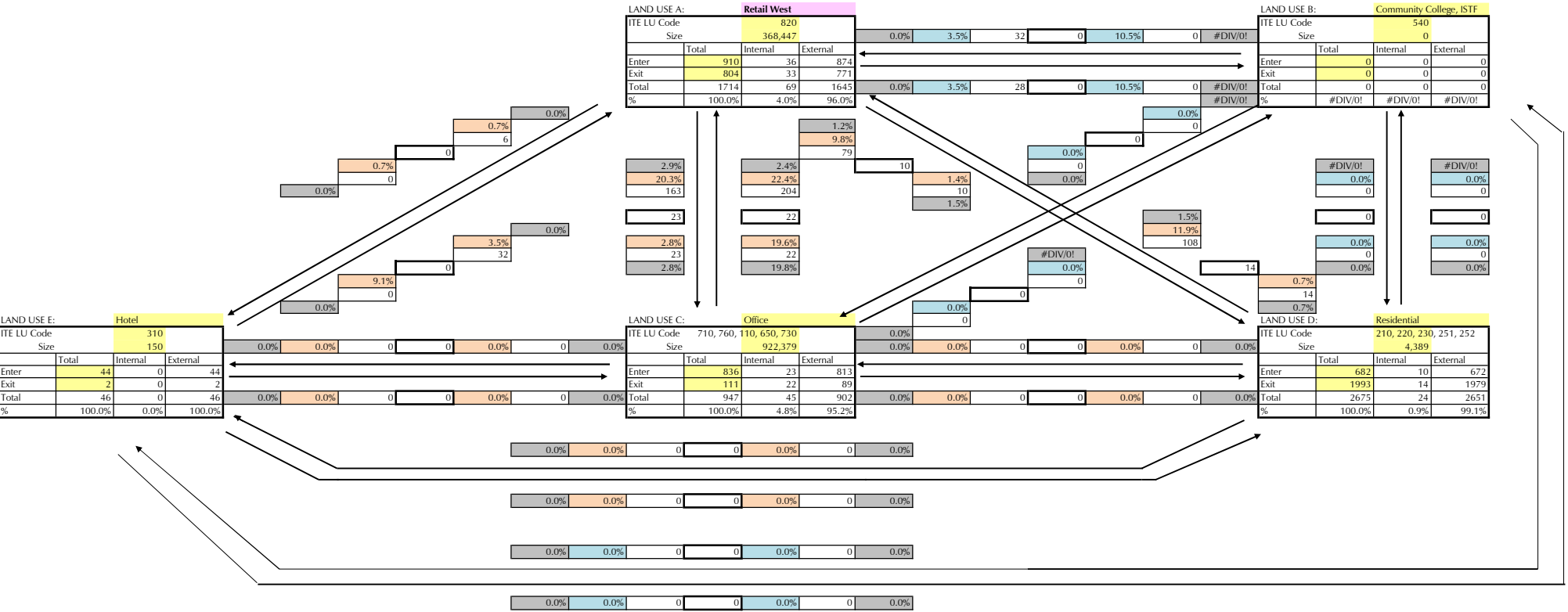
Number of trips entering (or exiting) a land use from another land use based on percent input by user.

12

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

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: AM Peak Hour Traffic
DATE: 05/08/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	874	0	813	672	44	2403
Exit	771	0	89	1979	2	2841
Total	1645	0	902	2651	46	5244
Single-Use Trip Gen.Estimate	1714	0	947	2675	46	5382

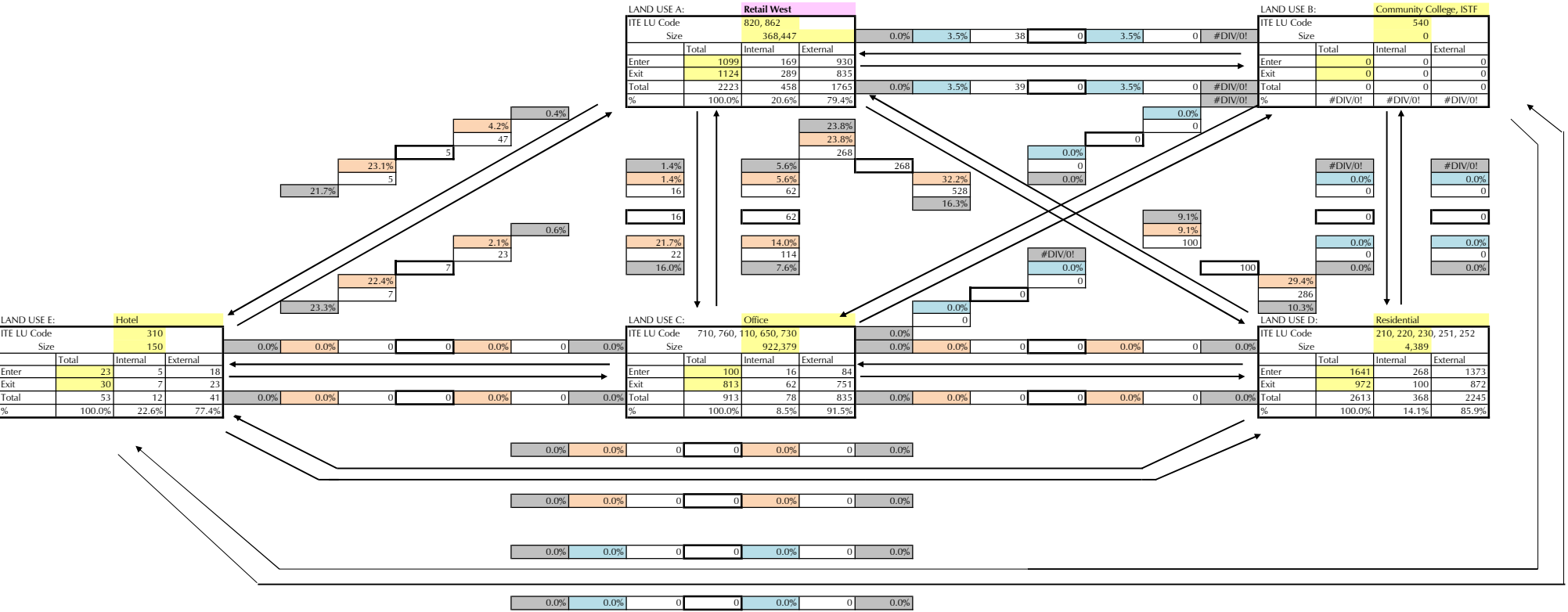
INTERNAL
CAPTURE

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 - Interzonal - Retail
TIME PERIOD: PM Peak Hour Traffic
DATE: 05/08/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	930	0	84	1373	18	2405
Exit	835	0	751	872	23	2481
Total	1765	0	835	2245	41	4886
Single-Use Trip Gen.Estimate	2223	0	913	2613	53	5802

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.