



February 23, 2026

Andrea M Troutman, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

**RE: Westlake Free-Standing Discount Superstore
Project #: 241014
Traffic Performance Standards (TPS) Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated November 20, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated 02/09/2026, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Westlake
Location:	Northwest quadrant of the intersection of Seminole Pratt-Whitney Road and Town Center Parkway South
PCN:	77-40-43-01-00-000-1010
Access:	Access to the site will be via driveway connections to Access Drive and Town Center Parkway South <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Free-Standing Discount Superstore = 188,779 SF Gas station with Convenience Store = 20 Fueling Pump and 1,618 SF Convenience Store
New Daily Trips:	7,856
New Peak Hour Trips:	337 (184/153) AM; 656 (322/334) PM
Build-out:	December 31, 2028

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County, subject to the following conditions:

1. No Building Permits for the site may be issued after December 31, 2028, or as required by the City Code.
2. No building permits for the development generating more than 175 AM peak hour directional trips (which allows the development of the gas station with convenience store) shall be issued until the Property Owner makes a proportionate share payment in the amount of \$258,479.

**Engineering and
Public Works Department**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
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3. In recognition that construction prices may change over the life of the project, the proportionate share payments included in the above condition shall be subject to the following escalator calculation:

Adjusted Payment (when payment is being made) = Original Payment Amount x Cost Adjustment Factor, Where,
Original Payment Amount = Proportionate Share Payment amount specified in the Proportionate Share Agreement

$$\text{Cost Adjustment Factor} = \frac{\text{Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of payment)}}{\text{Producer Price Index (PPI) for Commodities Code ID WPUIP2312301 (month of Prop Share Execution)}}$$

The Bureau of Labor Statistics Producer Price Index (PPI) for Commodities (Series ID: WPUIP2312301), can be found at <http://data.bls.gov/timeseries/WPUIP2312301>.

If at the time a Proportionate Share payment is due, the Commodities Code ID WPUIP2312301 is no longer used by the United States Bureau of Labor Statistics, the Adjusted Payment will be based on the Producer Price Index for non-residential commodities then in effect. In the event such an index is no longer in use, the Adjusted Payment will be based on the United States Bureau of Labor Statistics Consumer Price Index then in effect.

All of the conditions, numbered 1 thru 3 above, shall be incorporated into the municipal Development Order exactly as set forth above. No later than ten calendar days after approval of the Development Order, the municipality shall transmit an official, recorded copy of same to the County Engineer. In the event: 1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain condition exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.

A Proportionate Share Agreement must be executed BEFORE the City can give final approval to this project. An approval without the executed Proportionate Share Agreement will render this TPS approval null and void.

In lieu of a Proportionate Share Agreement, the Developer/Property Owner may make a payment to Palm Beach County for the proportionate share included in condition 2 above. If such payment is received prior to the approval of the municipal Development Order, a Proportionate Share Agreement will not be required. Otherwise, a Proportionate Share Agreement must be fully executed as outlined in this letter. In the event the municipality approves the proposed development before this proportionate share agreement is fully executed, or the County has not received the payment, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.



In addition to all the above, it is suggested that the Property Owner/Developer construct the following site related improvements, if and as approved by the roadway maintaining agency:

- a. Construct westbound right turn lanes at Town Center Parkway South at the eastern and central access driveways. These right turn lanes shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the roadway maintaining agency.
- b. Construct westbound left turn lanes on two eastern Access Drives on the northern boundary of the property. These left turn lanes shall be a minimum of 280 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the roadway maintaining agency.

These constructions shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner/Developer. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

Other access driveways analysis was not reviewed since adjacent and internal roads are under the City of Westlake's jurisdiction. It is recommended that the City review each site access during building site plan approvals. Municipal road and intersection analysis was also not included in this TPS review, as TPS standards do not apply, and the City is encouraged to conduct its own evaluation.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.



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If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Rahman".

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep

cc: Addressee

Ken Cassel (ken.cassel@inframark.com), City Manager , City of Westlake
Suzanne Dombrowski (sdombrowski@chenmoore.com), City Engineer, City of Westlake
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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