

July 14, 2021  
Revised August 27, 2021

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

**Re: Westlake Pod H Parcel F - #PTC21-074  
Traffic Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the proposed Pod H Parcel F Site 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 for 14.435 Acres of Commercial Recreation.

Attachment 1A provides a land use inventory of the approved uses, current request and previously approved requests for Westlake. Attachment 1B provides the traffic equivalency table, which is based on the August 26, 2021 Equivalency Analysis. The calculation of daily, AM and PM peak hour trips associated with this site plan is provided on Attachment 2. The Commercial Recreation trip generation rate adopted by Palm Beach County is attached at the end of this report. 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 trip, 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 Parcel F driveway volumes are shown on Attachment 5A. Attachment 5B provides the driveway volumes to date for Pod H.

Sincerely,



Digitally signed by  
Rebecca J Mulcahy  
Date: 2021.08.27  
10:26:38 -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 8/27/21 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 1A Westlake Pod H - Parcel F Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request	Previously Submitted (1)	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	2,946 DUs		2,223	2,223	723
Residential - MF Condos.	230	600 DUs		130	130	470
Residential - 55+ Detached	251	800 DUs		468	468	332
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		3,000 (4)	3,000	-
General Office	710	450,000 SF		104,000 (2),(5)	104,000	346,000
Research & Devel.	760	600,000 SF	195,146 (9)	83,878 (3),(6)	279,024	320,976
Light Industrial	110	450,000 SF		-	-	450,000
Shopping Center	820	500,000 SF		216,712 (5),(7),(8)	216,712	283,288
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) Represents Pods L, Q, PC-1, K, R, P, O, M, H, I, J, PC-5, T, G, N and S.
- (2) Pod K: 12,379 SF of Free-Standing Emergency Department is equivalent to 4,000 SF of General Office based on previous Equivalency Analysis.
- (3) Pod H 7-11: Gas Station, Convenience Store and Car Wash are equivalent to 47,000 SF of R&D based on previous Equivalency Analysis.
- (4) The 3,000-student Community College is equivalent to Pod I/J-ISTF and Pod PC-5, Tax Collector's Office based on previous Equivalency Analysis.
- (5) The Publix at Westlake Plaza uses are equivalent to 100,000 SF of Office and 140,000 SF of Retail based on previous Equivalency Analysis.
- (6) Pod H Self Storage: 140,000 SF Self Storage is equivalent to 36,878 SF R&D per Equivalency Analysis date 8/26/21.
- (7) Pod H Parcel B: 14,450 SF Shopping Center + 2,065 SF Fast Food Rest. w/DT (which is equivalent to 9,660 SF Shopping Center per Equivalency Analysis dated 8/26/21).
- (8) Pod H Parcel C: 2,525 SF Coffee Shop w/DT and 4,240 SF Fast Food Restaurant w/DT is equivalent to 35,902 SF Shopping Center, per Equivalency Analysis dated 8/26/21).
- (9) Pod H Parcel F: 14.435 Acres Commercial Rdreation is equivalent to 195,146 SF R&D per Equivalency Analysis date 8/26/21.

**Attachment 1B**  
**Westlake Pod H - Parcel F**  
**Traffic Equivalency Table**

Equivalency No.	Proposed Use		Equivalent Use		Approved Intensity (1)	New Total Allowed
	Land Use	Intensity	Land Use	Intensity		
1	Free-Standing Emergency Dept.	12,379 SF	General Office	4,000 SF	450,000 SF	446,000 SF
2	Gas Station	16 FP	Research & Devel.	47,000 SF	600,000 SF	553,000 SF
	Convenience Store	4,500 SF				
	Car Wash	1 Ln				
3	ISTF	1 Complex	Community College	3,000 St.	3,000 St.	-
4	Tax Collector/Gov. Office	23,735 SF				
5	Publix at Westlake Plaza					
	Shopping Center	124,700 SF	Shopping Center	140,000 SF	500,000 SF	360,000 SF
	Fast Food Restaurant w/DT	4,000 SF	General Office	23,000 SF	446,000 SF	423,000 SF
	High Turnover Sit-down Rest.	5,750 SF				
	Bank w/DT	5,550 SF				
6	Self Storage	140,000 SF	Research & Devel.	36,878 SF	553,000 SF	516,122 SF
7A	Fast Food Restaurant w/DT	2,065 SF	Shopping Center	9,660 SF	360,000 SF	350,340 SF
7B	Coffee/Donut Shop With DT	2,525 SF	Shopping Center	35,902 SF	350,340 SF	314,438 SF
	Fast Food Restaurant w/DT	4,240 SF				
7C	Commercial Recreation	14.435 Acres	Research & Devel.	195,146 SF	516,122 SF	320,976 SF

(1) Approved minus previously converted equivalencies.

**Attachment 2  
Westlake Pod H - Parcel F  
Trip Generation**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Commercial Recreation	PBC	14.435 Acres	103.944 / Acre	50%	1,500	-	0%	1,500
<b>Total</b>					1,500	-	0%	1,500

**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
Commercial Recreation	PBC	14.435 Acres	1.27 / Acre	67%	12	6	18	-	0%	12	6	18
<b>Total</b>					12	6	18	-	0%	12	6	18

**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
Commercial Recreation	PBC	14.435 Acres	8.83 / Acre	48%	61	66	127	-	0%	61	66	127
<b>Total</b>					61	66	127	-	0%	61	66	127

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

**Attachment 3A**  
**Westlake Pod H - Parcel F**  
**Daily Trip Generation - Cumulative**

**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	- 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	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	-	-	0.0%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09 (3)$	-	-	0.0%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	- SF	Pre-Calc'd	-	-	0.0%	-	-	0.0%	-	-	10%	-
Shopping Center	820	14,450 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	1,931	-	0.0%	1,931	210	10.9%	1,721	494	28.7%	1,227
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0.0%	-	-	0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	-	0.0%	166	22	13.3%	144	-	0%	144
Pod H Commercial Uses (5)	N/A	148,830 SF	Pre-Calc'd	6,752	-	0.0%	6,752	681	10.1%	6,071	1,742	28.7%	4,329
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	-	0.0%	3,818	382	10.0%	3,436	2,096	61%	1,340
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	-	0.0%	9,570	957	10.0%	8,613	2,472	28.7%	6,141
<b>TOTALS</b>				22,237	-	0.0%	22,237	2,252	10.1%	19,985	6,804		13,181

**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	697 DUs	10 /DU	6,970	362	5.2%	6,608	515	7.8%	6,093	-	0%	6,093
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	10 /DU	15,260	794	5.2%	14,466	1,128	7.8%	13,338	-	0%	13,338
Residential - MF Condos.	230	130 DUs	6.65 /DU	865	45	5.2%	820	67	8.2%	753	-	0%	753
Residential - 55+ Detached	251	468 DUs	8 /DU	3,744	195	5.2%	3,549	287	8.1%	3,262	-	0%	3,262
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	$\text{Ln (T)} = 0.77\text{Ln (X)} + 3.65$	-	-	30.1%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln (T)} = 0.83\text{Ln (X)} + 3.09 (3)$	-	-	30.1%	-	-	0.0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	30.1%	-	-	0.0%	-	-	10%	-
Shopping Center	820	16,700 SF	$\text{Ln (T)} = 0.65\text{Ln (X)} + 5.83$	2,122	1,118	52.7%	1,004	-	0.0%	1,004	572	57.0%	432
Park	412	- Acres	2.28 /Acre	-	-	30.4%	-	-	0.0%	-	-	0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	254	30.4%	581	-	0.0%	581	29	5%	552
Church	560	38,155 SF	9.11 /1000 SF	348	106	30.4%	242	-	0.0%	242	12	5%	230
Daycare	565	- SF	74.06 /1000 SF	-	-	30.4%	-	-	0.0%	-	-	50%	-
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	464	8.4%	5,056	212	4.2%	4,844	-	0%	4,844
FSED	650	12,379 SF	Pre-Calc'd	309	104	33.5%	205	13	6.2%	192	19	10%	173
Tax Collector	730	23,735 SF	Pre-Calc'd	536	161	30.1%	375	30	8.1%	345	35	10%	310
<b>TOTALS</b>				36,509	3,603	9.9%	32,906	2,252	6.2%	30,654	667		29,987

<b>COMBINED TOTALS</b>				58,746	3,603	6.1%	55,143	4,504	7.7%	50,639	7,471		43,168
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\* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Approved Minto West Traffic Study, Palm Beach County ULDC Article 13, or ITE Trip Generation, 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.

(5) Self Storage + Parcel B: Fast Food Rest. w/DT + Parcel C: Fast Food Rest. w/DT and Coffee Shop w/DT + Parcel F: 14.435 Acres Commercial Rec.

Shaded cells represent current request.

**Attachment 3B**  
**Westlake Pod H - Parcel F**  
**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	Ln(T) = 0.80Ln(x)+0.26 (17/83)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	- SF	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	14,450 SF	0.96 /1000 SF (62/38)	9	5	14	-	0.0%	8	6	14	1	7.1%	7	6	13	4	28.7%	5	4	9
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	-	0.0%	6	6	12	1	8.3%	5	6	11	-	0%	5	6	11
Pod H Commercial Uses (4)	N/A	148,830 SF	Pre-Calc'd	264	246	510	-	0.0%	264	246	510	27	5.3%	248	235	483	139	28.7%	177	167	344
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	-	0.0%	134	133	267	14	5.2%	126	127	253	154	61%	49	50	99
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	-	0.0%	207	161	368	19	5.2%	196	153	349	100	28.7%	140	109	249
<b>TOTALS</b>				620	551	1,171	-	0.0%	619	552	1,171	62	5.3%	582	527	1,109	397		376	336	712

**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	697 DUs	0.75 /DU (25/75)	131	392	523	27	5.2%	123	373	496	4	0.8%	122	370	492	-	0%	122	370	492
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	0.75 /DU (25/75)	286	859	1,145	60	5.2%	268	817	1,085	9	0.8%	265	811	1,076	-	0%	265	811	1,076
Residential - MF Condos.	230	130 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	11	53	64	2	5.2%	10	52	62	1	1.6%	10	51	61	-	0%	10	51	61
Residential - 55+ Detached	251	468 DUs	0.22 /DU (35/65)	36	67	103	5	5.2%	34	64	98	1	1.0%	34	63	97	-	0%	34	63	97
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	Ln(T) = 0.80Ln(x)+1.57 (88/12)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	11	68.8%	2	3	5	-	0.0%	2	3	5	3	57.0%	1	1	2
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	15	29.2%	25	11	36	-	0.0%	25	11	36	2	5%	24	10	34
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	29.2%	9	6	15	-	0.0%	9	6	15	1	5%	9	5	14
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	1 Complex	Pre-Calc'd	474	334	808	74	9.2%	426	308	734	41	5.1%	407	286	693	-	0%	407	286	693
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%	7	3	10
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	11	13.9%	51	17	68	5	6.3%	55	8	63	6	10%	50	7	57
<b>TOTALS</b>				1,061	1,763	2,824	213	7.5%	955	1,656	2,611	62	2.2%	937	1,612	2,549	13		929	1,607	2,536
<b>COMBINED TOTALS</b>				1,681	2,314	3,995	213	5.3%	1,574	2,208	3,782	124	3.1%	1,519	2,139	3,658	410		1,305	1,943	3,248

\* 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) Self Storage + Parcel B: Fast Food Rest. w/DT + Parcel C: Fast Food Rest. w/DT and Coffee Shop w/DT + Parcel F: 14.435 Acres Commercial Rec.  
 Shaded cells represent current request.

**Attachment 3C**  
**Westlake Pod H - Parcel F**  
**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	Total		In	Out	Total		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)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06$ (15/85)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	- SF	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	14,450 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31$ (48/52)	79	85	164	-	0.0%	78	86	164	29	17.7%	69	66	135	39	28.7%	49	47	96
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	-	0.0%	7	7	14	3	21.4%	6	5	11	-	0%	6	5	11
Pod H Commercial Uses (4)	N/A	148,830 SF	Pre-Calc'd	234	233	467	-	0.0%	234	233	467	82	17.6%	210	175	385	110	28.7%	150	125	275
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	-	0.0%	134	133	267	47	17.6%	120	100	220	134	61%	47	39	86
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	-	0.0%	444	450	894	157	17.6%	397	340	737	212	28.7%	283	242	525
<b>TOTALS</b>				898	908	1,806	-	0.0%	897	909	1,806	318	17.6%	802	686	1,488	495		535	458	993

**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	697 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51$ (63/37)	380	223	603	31	5.1%	362	210	572	89	14.8%	298	185	483	-	0%	298	185	483
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51$ (63/37)	769	452	1,221	62	5.1%	733	426	1,159	180	14.7%	603	376	979	-	0%	603	376	979
Residential - MF Condos.	230	130 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32$ (67/33)	50	25	75	3	5.1%	48	24	72	11	14.7%	40	21	61	-	0%	40	21	61
Residential - 55+ Detached	251	468 DUs	0.27 /DU (61/39)	77	49	126	6	5.1%	73	47	120	19	15.1%	59	42	101	-	0%	59	42	101
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	66	36.5%	63	52	115	-	0.0%	63	52	115	66	57.0%	27	22	49
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	31.5%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.74 /1000 SF (49/51)	33	35	68	21	31.5%	22	25	47	-	0.0%	22	25	47	2	5%	21	24	45
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	7	31.5%	7	7	14	-	0.0%	7	7	14	1	5%	7	6	13
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	31.5%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	1 Complex	Pre-Calc'd	184	239	423	32	7.6%	169	222	391	14	3.3%	163	214	377	-	0%	163	214	377
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
<b>TOTALS</b>				1,612	1,166	2,778	257	9.3%	1,483	1,038	2,521	318	11.4%	1,262	941	2,203	72		1,225	906	2,131
<b>COMBINED TOTALS</b>				2,510	2,074	4,584	257	5.6%	2,380	1,947	4,327	636	13.9%	2,064	1,627	3,691	567		1,760	1,364	3,124

\* 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) Self Storage + Parcel B: Fast Food Rest. w/DT + Parcel C: Fast Food Rest. w/DT and Coffee Shop w/DT + Parcel F: 14.435 Acres Commercial Rec.

Shaded cells represent current request.

**Approved Total**

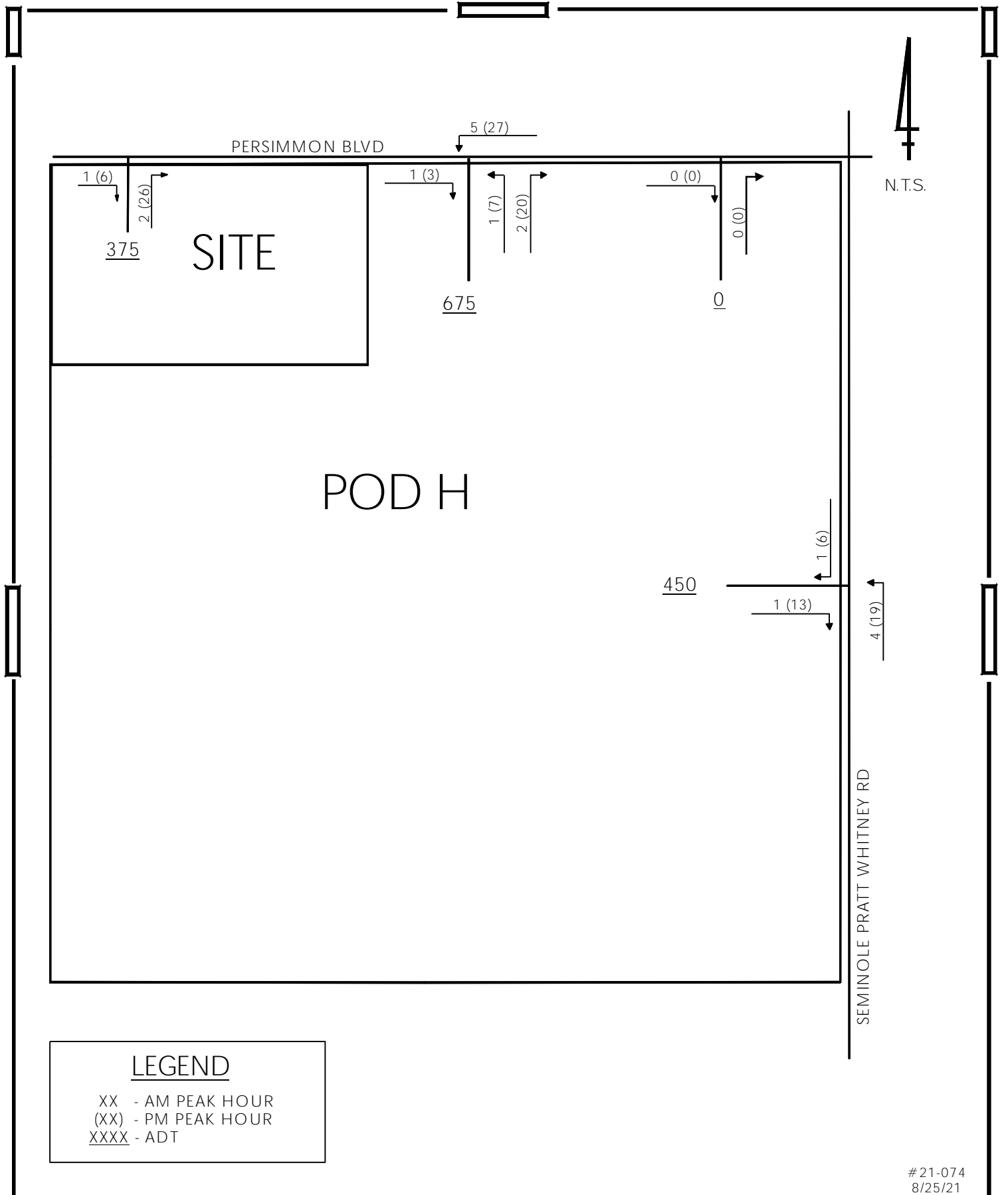
4,932

**Attachment 4**  
**Westlake Pod H - Parcel F**  
**Conditions Associated with Units or Trips**

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		✓	No	To be paid at 1,326 Residential Building Permit <sup>1</sup>
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 at 1,893 Residential Building Permit <sup>1</sup>
1m	2,581	1452 AM Out		Prop Share Payment	\$9,855,072		✓	No	To be paid at 2,047 Residential Building Permit <sup>1</sup>
1n	2,706	756 PM Out		Prop Share Payment	\$8,653,561		✓	No	To be paid at 1,066 Residential Building Permit <sup>1</sup>
1o	3,045	1713 AM Out		Prop Share Payment	\$4,558,546		✓	No	To be paid at 2,522 Residential Building Permit <sup>1</sup>
1p	3,240	1822 AM Out		Prop Share Payment	\$1,180,850		✓	No	To be paid at 2,751 Residential Building Permit <sup>1</sup>
1q	3446 + 600Condos + 2 55+ Units	2118 AM Out		Prop Share Payment	\$2,281,800				
1r		2125 PM Out		Prop Share Payment	\$832,533				
				CRALLS Payment	\$3,363,800				
1s		2192 AM Out		Prop Share Payment	\$3,701,222				
1t		2270 AM Out		Seminole Pratt Whitney Rd	Persimmon to 60th St N	6LD			
1u			<12/31/18	Seminole Pratt Whitney Rd	Seminole Ridge H.S. to M Canal	4LD		Yes	Under construction.
3	1 year from first non-residential C.O.			Program	Compressed Work Wk/Non-peak Hours				
4		2125 PM Out		Program	Ridesharing				
5a	April 1-1 year from Ridesharing program			Monitoring Report	Compressed Work Wk/Non-peak Hours				
5b	April 1-1 year from Ridesharing program			Monitoring Report	Ridesharing				
6a	Any DRO Application			Trip Generation Analysis			✓	Yes	
6b	Any DRO Application			DO Conditions Evaluated			✓	Yes	
7				Fund	Warranted Traffic Signals				
8	1,300	(East of SPW Rd)		Town Center Pkwy	Seminole Pratt Whitney to 60th St N		✓		Under Construction.
9	3,000	(East of SPW Rd)		Persimmon (2nd E/W Conn)	Seminole Pratt Whitney to East of Proj				Construct or pay \$9,000,000
10	2,600			60th St N (North E/W Conn)	W of SPW to Seminole Pratt Whitney				
11	0 after Persimmon connection			Payment	\$1,500,000				
12	0 after 60th St connection			Payment	\$3,000,000				

1 Calculation of Residential building permits is based on the inclusion of the following non-residential uses: Gas Station/C-store, carwash and 140,000 SF of Retail uses on west side; and 16,700 SF Retail, 26,688 SF Community Center, 38,155 SF Church, 1 Soccer Complex, 12,379 SF FSED, and 23,735 SF Tax Collector on east side.





**LEGEND**

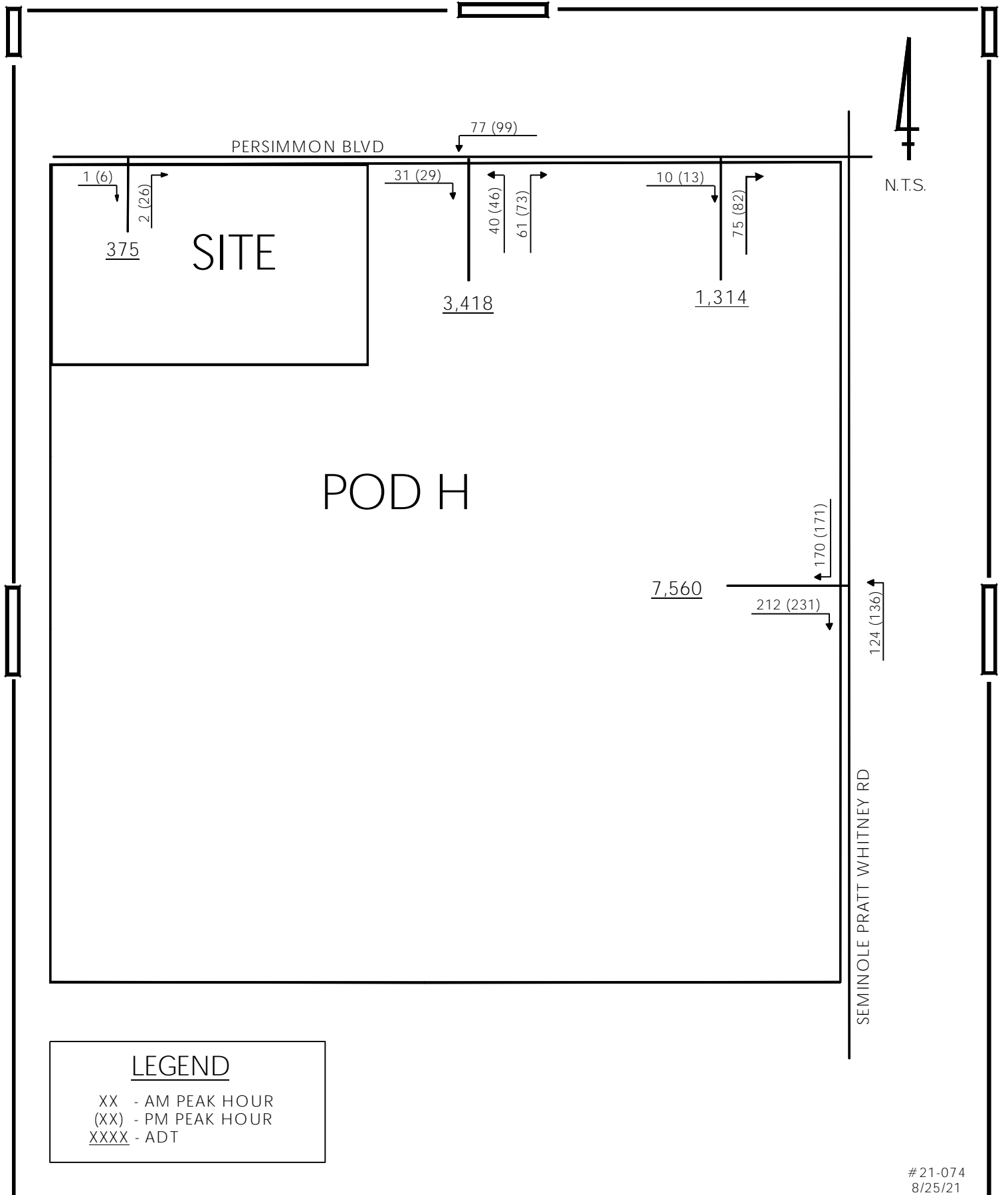
XX - AM PEAK HOUR  
 (XX) - PM PEAK HOUR  
 XXXX - ADT

# 21-074  
 8/25/21

WESTLAKE POD H  
 PARCEL F

ATTACHMENT 5A  
 PROJECT DRIVEWAY VOLUMES  
 ON POD H DRIVEWAYS

PTC



**LEGEND**  
 XX - AM PEAK HOUR  
 (XX) - PM PEAK HOUR  
 XXXX - ADT

# 21-074  
 8/25/21

WESTLAKE POD H  
 PARCEL F

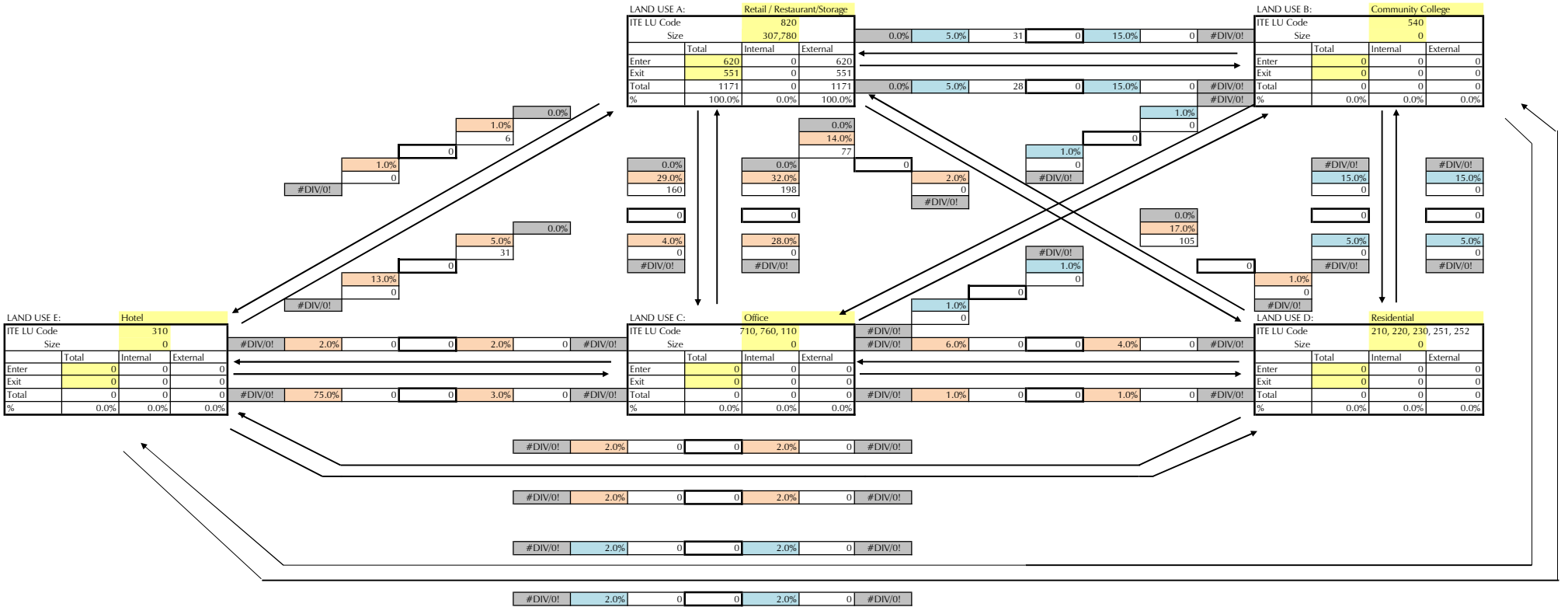
ATTACHMENT 5B  
 TOTAL POD H DRIVEWAY VOLUMES  
 TO DATE

PTC

# APPENDIX

**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - West Side  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 08/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	620	0	0	0	0	620
Exit	551	0	0	0	0	551
Total	1171	0	0	0	0	1171
Single-Use Trip Gen.Estimate	1171	0	0	0	0	1171

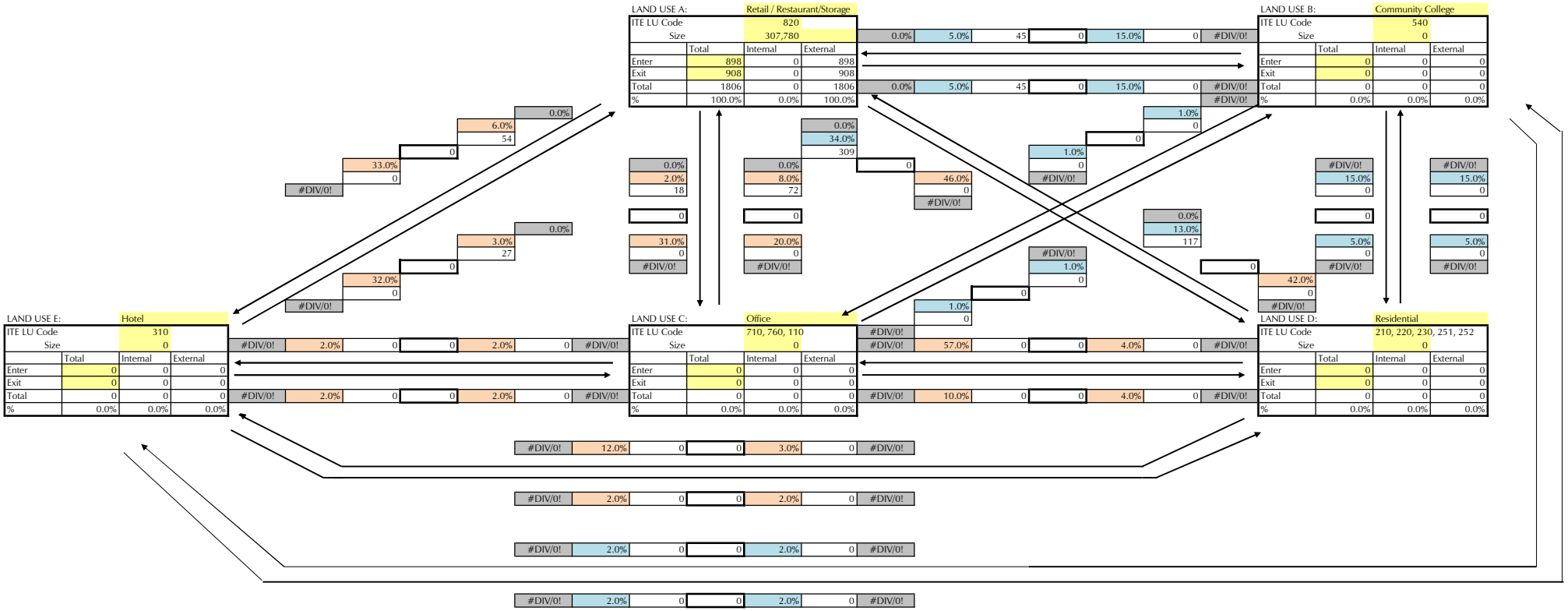
**INTERNAL CAPTURE**

**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: 08/25/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	898	0	0	0	0	898
Exit	908	0	0	0	0	908
Total	1806	0	0	0	0	1806
Single-Use Trip Gen.Estimate	1806	0	0	0	0	1806

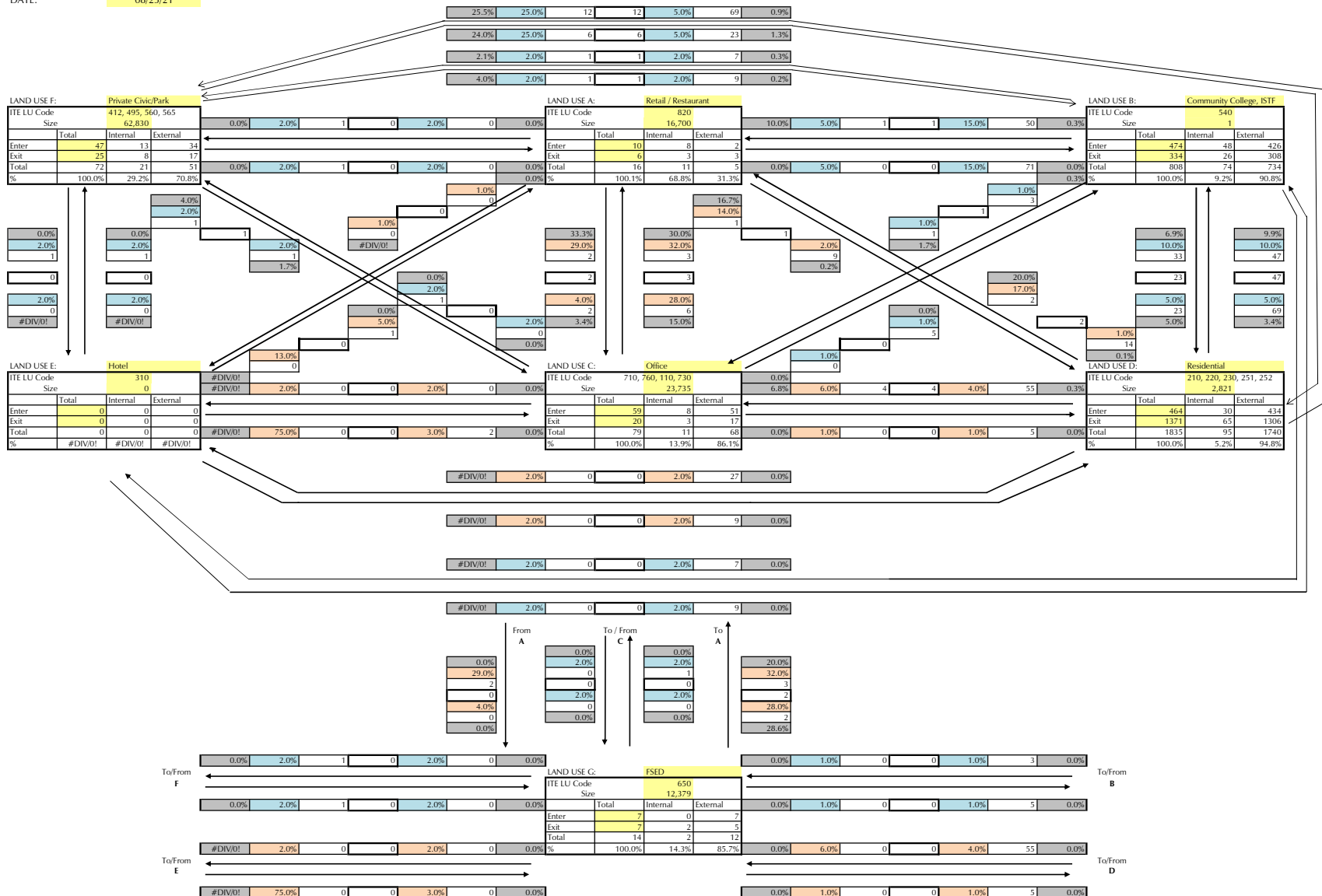
INTERNAL CAPTURE 0.0%

**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 - East Side  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 08/25/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	2	426	51	434	0	34	7	954	
Exit	3	308	17	1306	0	17	5	1656	
Total	5	734	68	1740	0	51	12	2610	
Single-Use Trip Gen. Estimate	16	808	79	1835	0	72	14	2824	7.6%

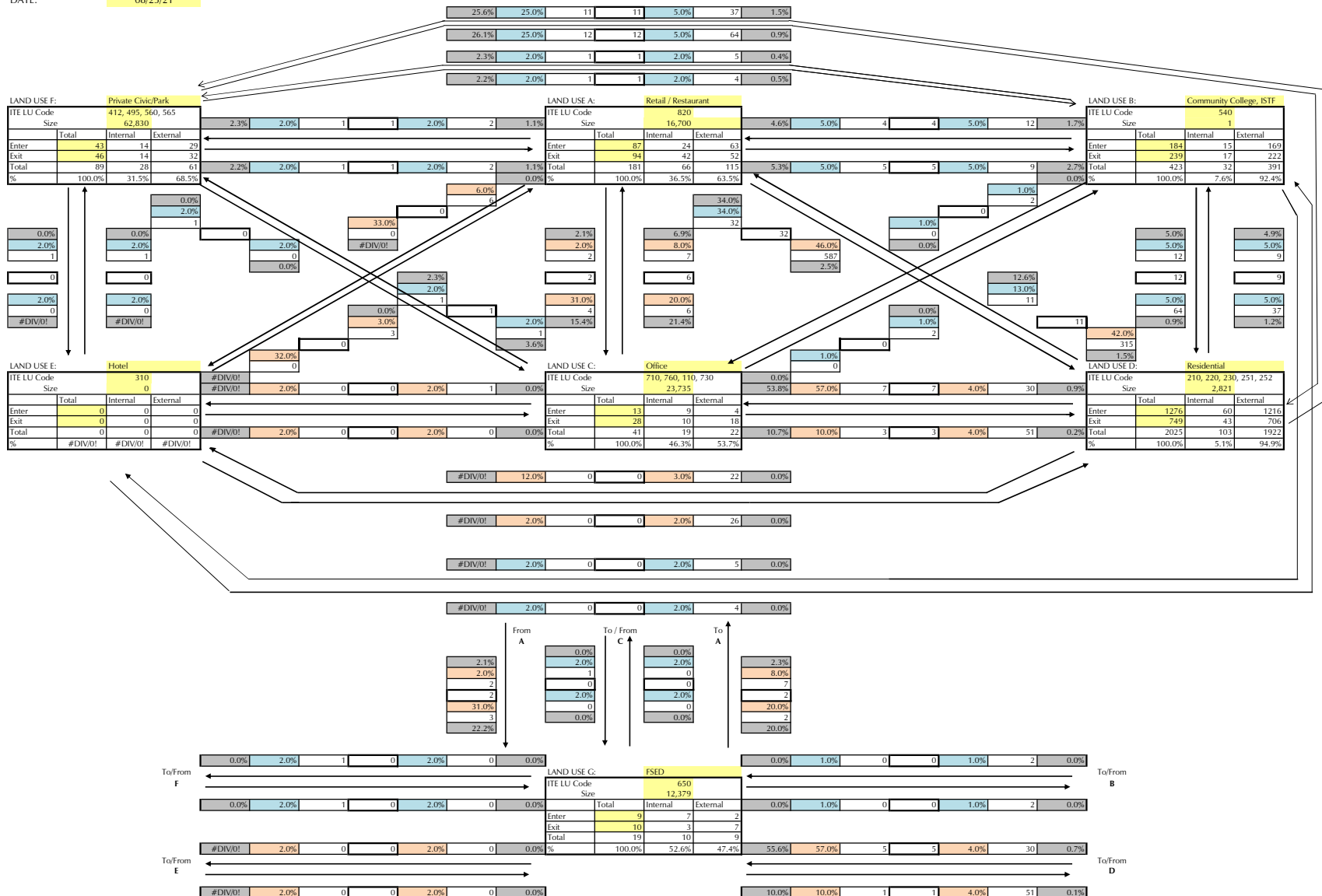
INTERNAL CAPTURE

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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: 08/25/21



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	63	169	4	1216	0	29	2	1483	
Exit	52	222	18	706	0	32	7	1037	
Total	115	391	22	1922	0	61	9	2520	
Single-Use Trip Gen. Estimate	181	423	41	2025	0	89	19	2778	9.3%

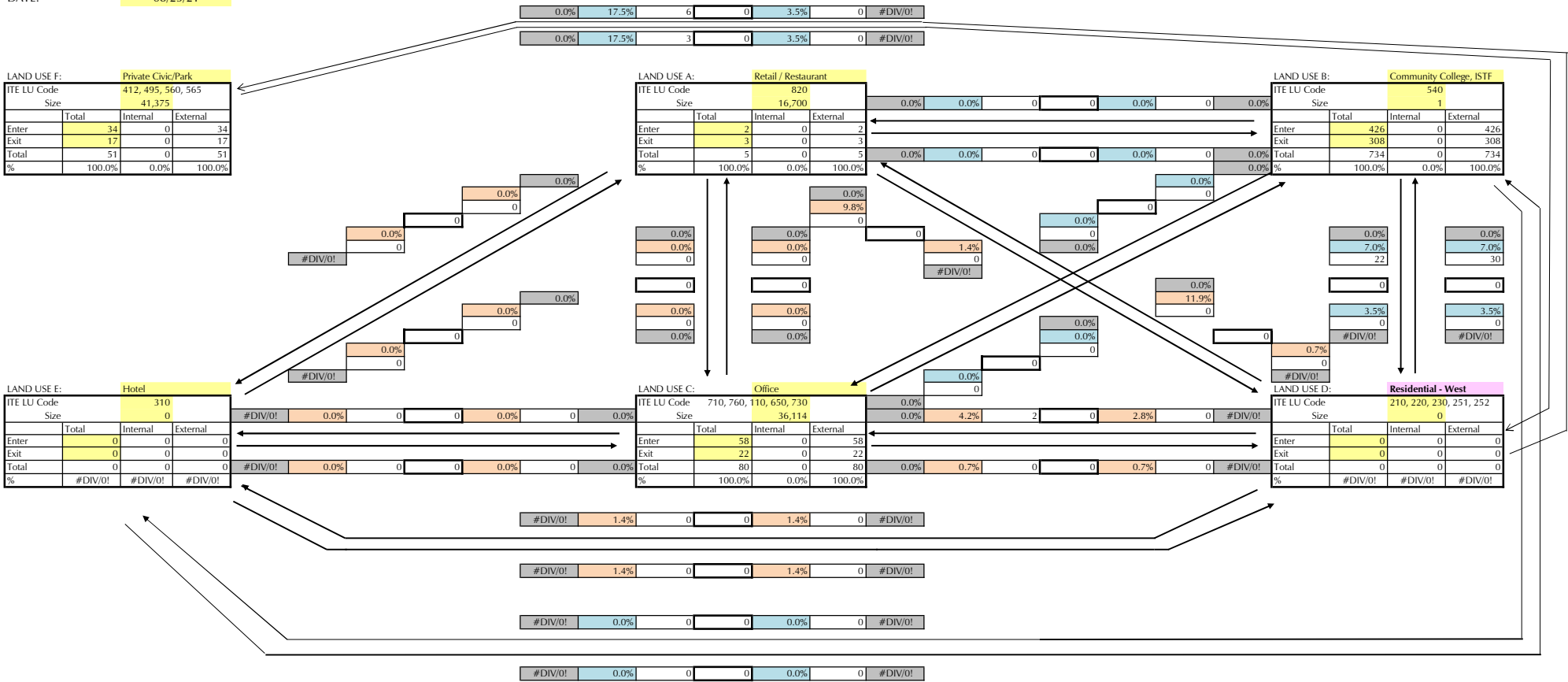
INTERNAL CAPTURE

**LEGEND**

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- 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: AM Peak Hour Traffic  
 DATE: 08/25/21



	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	2	426	58	0	0	486
Exit	3	308	22	0	0	333
Total	5	734	80	0	0	819
Single-Use Trip Gen. Estimate	5	734	80	0	0	819

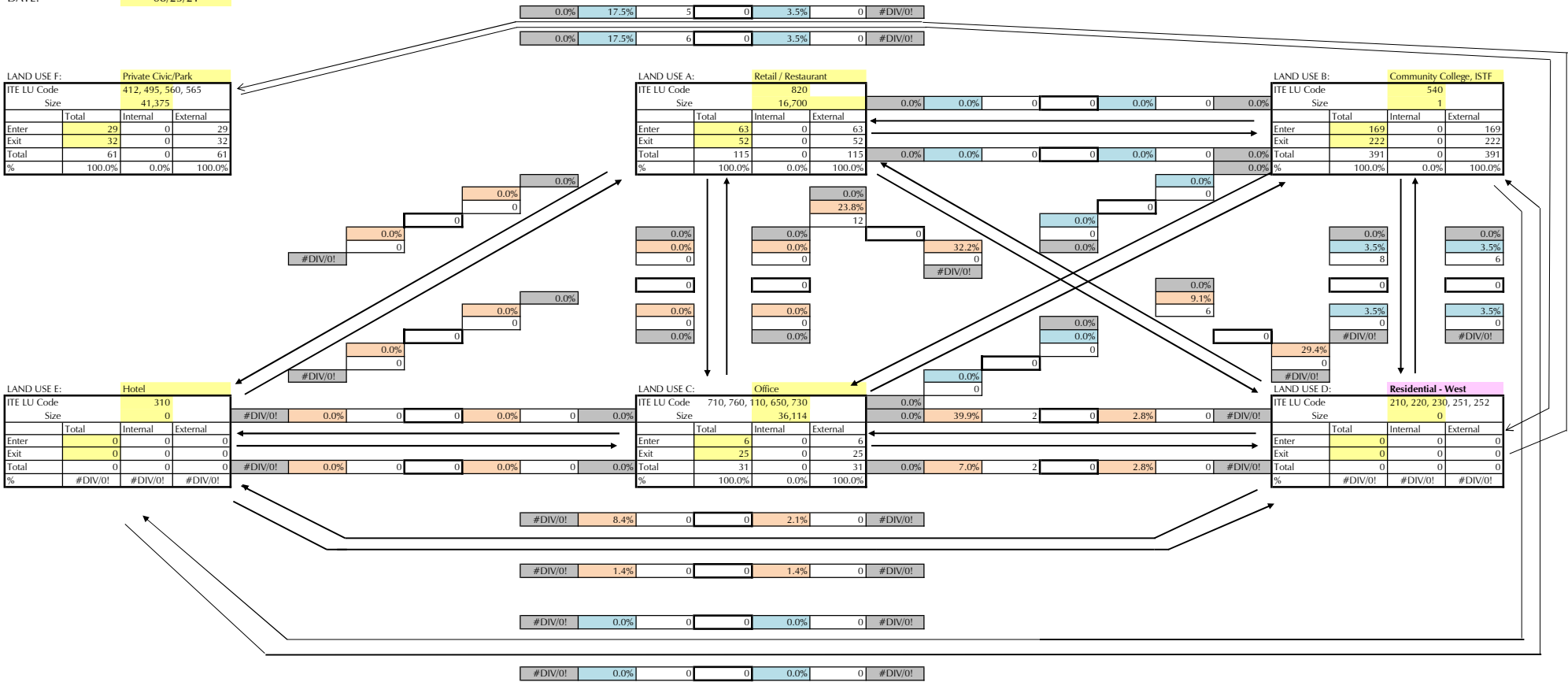
INTERNAL CAPTURE 0.0%

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: 08/25/21

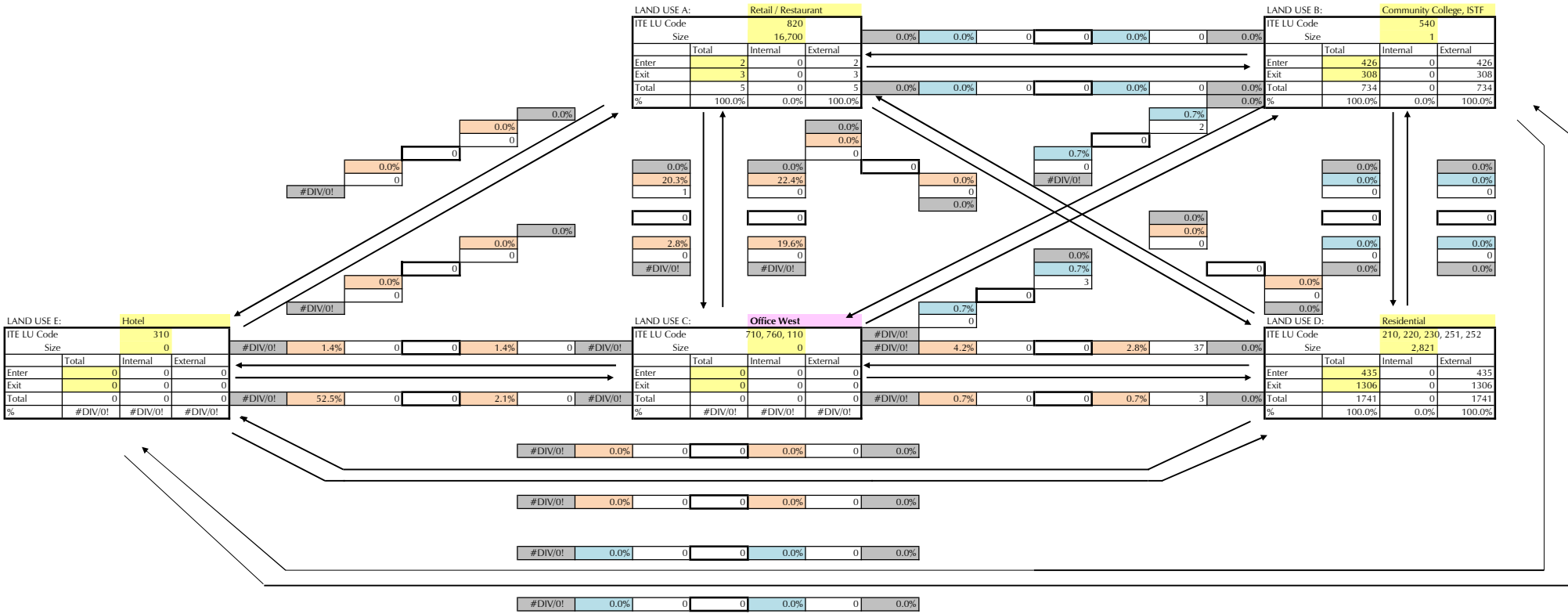


	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	63	169	6	0	0	238	
Exit	52	222	25	0	0	299	
Total	115	391	31	0	0	537	
Single-Use Trip Gen. Estimate	115	391	31	0	0	537	0.0%

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**

PROJECT: Westlake - Interzonal - Office  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 08/25/21



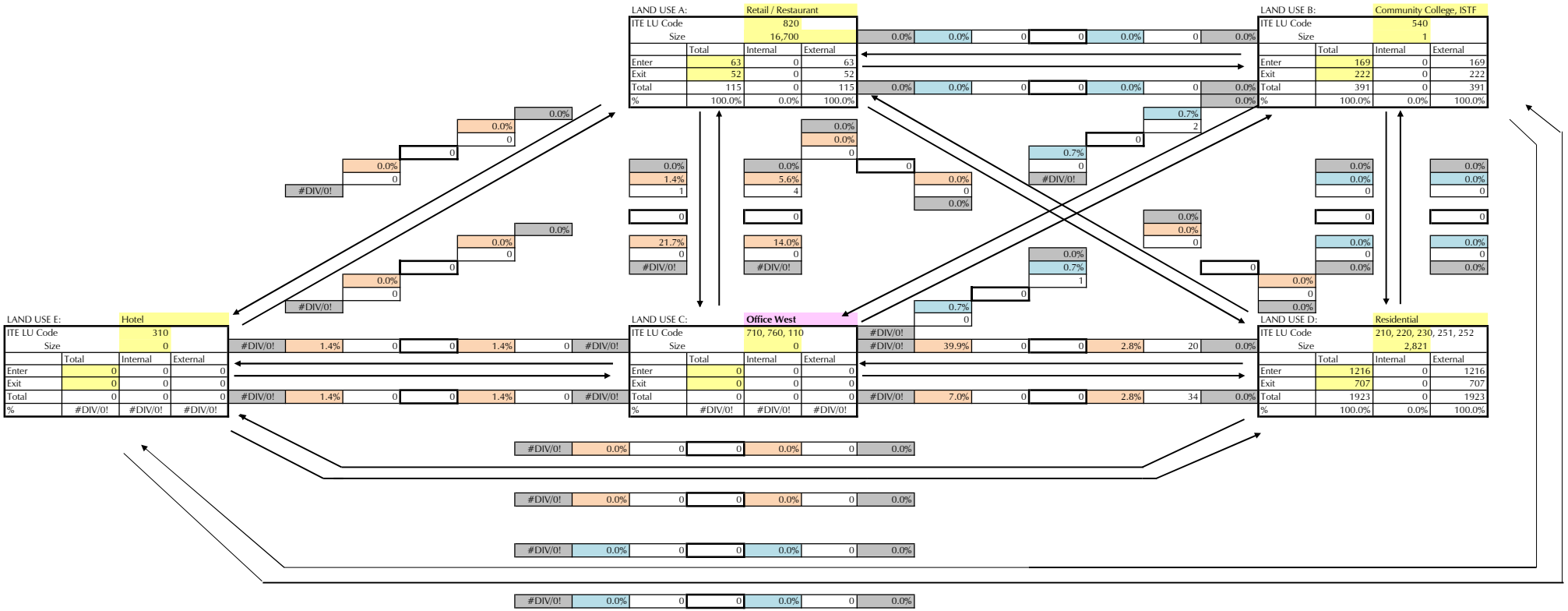
Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	2	426	0	435	0	863
Exit	3	308	0	1306	0	1617
Total	5	734	0	1741	0	2480
Single-Use Trip Gen. Estimate	5	734	0	1741	0	2480

INTERNAL CAPTURE  
0.0%

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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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Office  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 08/25/21



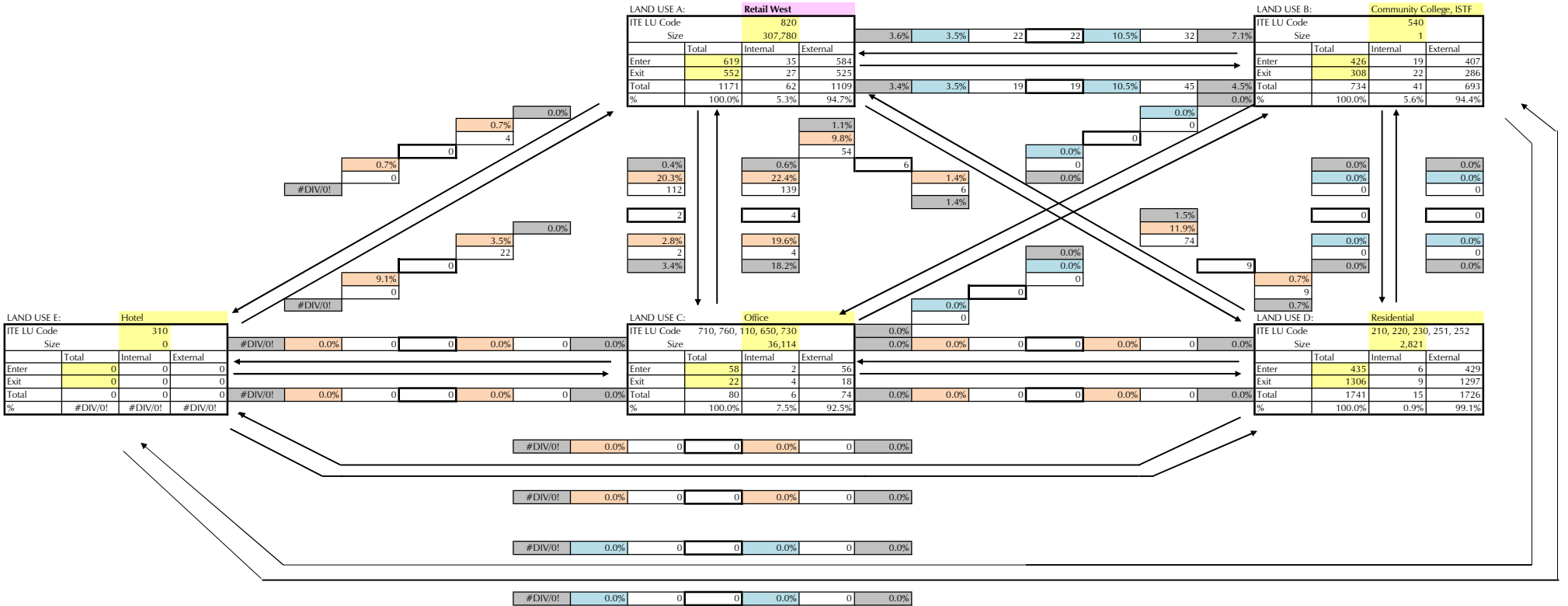
	Net External Trips for Multi-Use Development						INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	63	169	0	1216	0	1448	
Exit	52	222	0	707	0	981	
Total	115	391	0	1923	0	2429	
Single-Use Trip Gen.Estimate	115	391	0	1923	0	2429	0.0%

**LEGEND**

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- 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: 08/25/21



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	584	407	56	429	0	1476
Exit	525	286	18	1297	0	2126
Total	1109	693	74	1726	0	3602
Single-Use Trip Gen. Estimate	1171	734	80	1741	0	3726
						3.3%

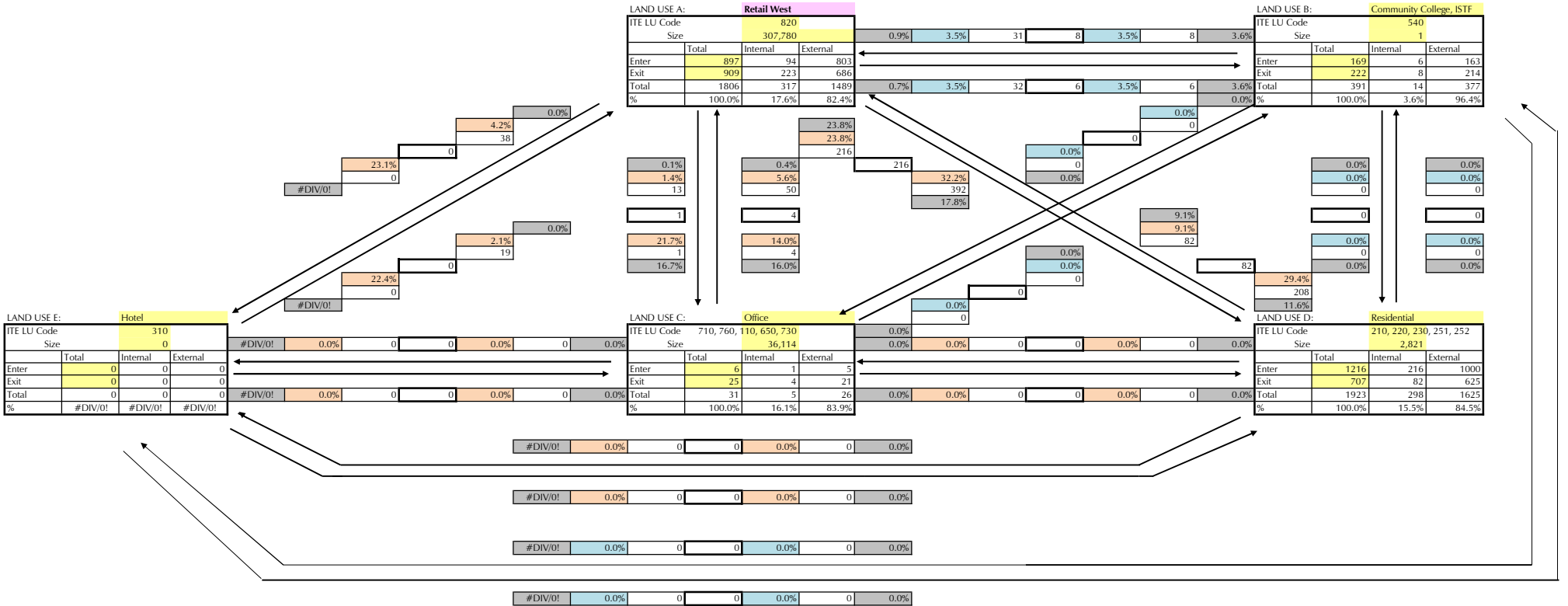
**INTERNAL CAPTURE**

**LEGEND**

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- 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: 08/25/21



Net External Trips for Multi-Use Development							
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	803	163	5	1000	0	1971	
Exit	686	214	21	625	0	1546	
Total	1489	377	26	1625	0	3517	
Single-Use Trip Gen. Estimate	1806	391	31	1923	0	4151	15.3%

**INTERNAL CAPTURE**

**LEGEND**

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- 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.

TABLE 1  
BOOMERS  
AVERAGE TRIP GENERATION

- 3 DAY AVE.

BOOMERS - BOCA  
TRIP GEN STUDY  
APPROVED RATES

	ENTER	EXIT	TOTAL
12- 1 AM	0	0	1
1- 2 AM	0	0	0
2- 3 AM	0	0	0
3- 4 AM	0	0	0
4- 5 AM	0	0	0
5- 6 AM	0	0	0
6- 7 AM	1	1	2
7- 8 AM	4	1	5
8- 9 AM	6	3	9
9-10 AM	13	4	17
10-11 AM	13	8	21
11-12 AM	20	15	34
12- 1 PM	28	15	43
1- 2 PM	29	24	53
2- 3 PM	25	24	49
3- 4 PM	37	26	63
4- 5 PM	30	32	63
5- 6 PM	30	32	62
6- 7 PM	29	29	58
7- 8 PM	31	24	54
8- 9 PM	38	31	69
9-10 PM	27	30	57
10-11 PM	11	47	58
11-12 PM	5	16	21
TOTAL:	377	361	738

TABLE 2  
BOOMERS  
PROJECT DATA AND DAILY TRIP RATES BY INDEPENDENT VARIABLES

LOCATION: BOOMERS  
LAND USE/BUILDING TYPE: AMUSEMENT PARK  
ACRES: 7.1

INDEPENDENT VARIABLE - TRIPS PER: STUDENT  
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: EMPLOYEE  
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): ERR

INDEPENDENT VARIABLE - TRIPS PER: ACRE  
WEEKDAY AVERAGE VEHICLE TRIP RATE (24 HR): 103.944

ADT

TABLE 3  
BOOMERS  
TRIP RATES - INDEPENDENT VARIABLE: ACRE

AVG WKDY VEHICLE TRIP ENDS  
AVERAGE DAILY TRIP RATE  
PER ACRE: 103.944

	VOLUME	RATE	%
PK HR	BTWN	ENTER	6 0.845 67
OF	7 & 9	EXIT	3 0.423 33
ADJ.	AM	TOTAL	9 1.268
STREET	BTWN	ENTER	30 4.272 48
TRAFFIC	4 & 6	EXIT	32 4.554 52
	PM	TOTAL	63 8.826
PEAK		ENTER	20 2.770 57
HOUR	11-12 AM	EXIT	15 2.066 43
OF	AM	TOTAL	34 4.836
GENERATOR		ENTER	38 5.352 55
	8- 9 PM	EXIT	31 4.319 45
	PM	TOTAL	69 9.671

AM PEAK = 1.268/AC (67/33)

PM PEAK = 8.826/AC (48/52)

BOOMERS  
TRIP GENERATION FIELD DATA

JAN 10, 1995				JAN 11, 1995				JAN 12, 1995			
	ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL
12- 1 AM	0	0	0	12- 1 AM	0	0	0	12- 1 AM	1	1	2
1- 2 AM	0	0	0	1- 2 AM	0	0	0	1- 2 AM	0	0	0
2- 3 AM	0	0	0	2- 3 AM	0	0	0	2- 3 AM	0	0	0
3- 4 AM	0	0	0	3- 4 AM	0	0	0	3- 4 AM	0	0	0
4- 5 AM	0	0	0	4- 5 AM	0	0	0	4- 5 AM	0	0	0
5- 6 AM	0	0	0	5- 6 AM	0	0	0	5- 6 AM	0	0	0
6- 7 AM	1	0	1	6- 7 AM	1	0	1	6- 7 AM	2	2	4
7- 8 AM	5	2	7	7- 8 AM	2	1	3	7- 8 AM	4	1	5
8- 9 AM	10	4	14	8- 9 AM	4	1	5	8- 9 AM	4	4	8
9-10 AM	11	4	15	9-10 AM	10	5	15	9-10 AM	17	3	20
10-11 AM	10	9	19	10-11 AM	16	7	23	10-11 AM	13	9	22
11-12 AM	19	12	31	11-12 AM	17	13	30	11-12 AM	23	19	42
12- 1 PM	40	22	62	12- 1 PM	24	11	35	12- 1 PM	21	12	33
1- 2 PM	20	26	46	1- 2 PM	31	25	56	1- 2 PM	36	20	56
2- 3 PM	24	22	46	2- 3 PM	23	18	41	2- 3 PM	29	31	60
3- 4 PM	30	21	51	3- 4 PM	40	24	64	3- 4 PM	41	32	73
4- 5 PM	31	28	59	4- 5 PM	27	31	58	4- 5 PM	33	38	71
5- 6 PM	21	27	48	5- 6 PM	36	37	73	5- 6 PM	32	32	64
6- 7 PM	39	29	68	6- 7 PM	26	30	56	6- 7 PM	23	28	51
7- 8 PM	37	23	60	7- 8 PM	29	29	58	7- 8 PM	26	19	45
8- 9 PM	30	38	68	8- 9 PM	35	22	57	8- 9 PM	49	32	81
9-10 PM	31	27	58	9-10 PM	30	30	60	9-10 PM	19	34	53
10-11 PM	13	52	65	10-11 PM	10	43	53	10-11 PM	9	46	55
11-12 PM	3	17	20	11-12 PM	6	23	29	11-12 PM	7	7	14
TOTAL:	375	363	738	TOTAL:	367	350	717	TOTAL:	389	370	759



**YVONNE ZIEL TRAFFIC CONSULTANTS, INC.**

40 86th St. North, West Palm Beach, Florida 33412

Telephone (561) 624-7262 • Facsimile (561) 624-9578

March 22, 2001

Mr. Dan Weisberg, P.E.  
Palm Beach County Traffic Division  
160 Australian Avenue, Suite 303  
West Palm Beach, Florida 33406

RE: Premier Aviation - Boca Raton Airport - Trip Equivalency

Dear Mr. Weisberg:

Yvonne Ziel Traffic Consultants, Inc was retained to prepare a trip equivalency analysis for the existing uses at the Boca Raton Airport ("Airport") and the proposed Premier Aviation project at the Airport. The Airport is located north of Glades Road and east of I-95. On July 28, 1995 you sent a letter ("Vesting Letter") to the Airport recognizing certain vested uses and trips at the Airport. A copy of the Vesting Letter is attached. The uses vested on the Aviation Side are: a Based Aircraft Terminal/Office/Administration (545 aircraft and 74,000 square feet (SF)) and a Restaurant (6,000 SF). The uses vested on the Non-Aviation Side are a 29,900 SF restaurant, a 286,475 SF office and a 285 room hotel.

The current plan for a 20 acre Premier Aviation parcel consists of adding a Fixed Base Operator (40 aircraft), 125,000 SF of office and a 10,800 SF restaurant.

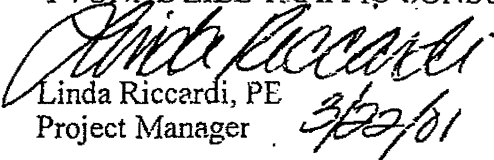
At this time the existing uses at the Airport for both the Aviation and Non-Aviation Side are: 236 Based Aircraft, Boomer's Family Entertainment Center (9.1 acres), and the Muvico Cinema complex (4,200 seats) with the associated 6,025 SF restaurant.

Based on ITE Trip Generation Rates, the uses approved in the Vesting Letter generate 10,372 vested daily trips. Using ITE Trip Generation Rates for the proposed Premier Aviation plan and the existing uses, results in a total daily trip generation of 7,142 trips. Refer to Tables 1 through 7 for traffic generation information used to develop this data. The current and proposed Premier Aviation average daily traffic generation at the Airport is less than the vested daily trips. After Premier Aviation there remains only a vacant five acre site at the Airport.

Per your request we reviewed the ability to accommodate a total of 545 Fixed Based Aircraft after implementation of the Premier Aviation plan. Tables 8, 9, and 10 demonstrate that the total number of vested trips is not exceeded with 545 Fixed Based Aircraft.

Sincerely,

YVONNE ZIEL TRAFFIC CONSULTANTS, INC.

  
Linda Riccardi, PE  
Project Manager

ENCLOSURES

TABLE 8  
PREMIER AVIATION  
TRIP GENERATION - PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	545	3,602	161	365	204	545	262
RESTAURANT-QUALITY (BAHAMA BREEZES)	10,800	1,042	1	9	8	81	54
OFFICE/SF	125,000	1,661	23	195	172	186	32
BOOMER'S/ACRE	9.1	946	4	12	8	80	6
MUVICO THEATER/SEAT	4,200	1,806	13	37	24	105	18
RESTAURANT-QUALITY (W/MUVICO)	6,025	581	0	5	5	45	30
TOTAL:		9,638	202	623	421	1,042	401

TABLE 9  
PREMIER AVIATION  
INTERNAL/EXTERNAL TRIPS PROPOSED WITH TOTAL APPROVED AIRCRAFT

LAND USE	INTERNAL TRIPS		AM PEAK		INTERNAL TRIPS		PM PEAK		EXTERNAL TRIPS	
	RATE	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	204	161
RESTAURANT-QUALITY (BAHAMA BREEZES)	10	104	1	11	5	3	938	8	7	1
OFFICE/SF	6	104	0	0	2	10	1,557	163	161	22
BOOMER'S/ACRE	0	0	0	0	0	0	946	12	8	4
MUVICO THEATER/SEAT	0	0	0	0	0	0	1,806	37	24	13
RESTAURANT-QUALITY (W/MUVICO)	50	291	2	2	15	7	280	2	3	0
TOTAL:							9,139	607	407	201

TABLE 10  
PREMIER AVIATION  
PASS-BY AND NEW TRIPS - PROPOSED USE WITH TOTAL APPROVED AIRCRAFT

LAND USE	PASS-BY		AM PEAK		PASS-BY		NEW		PM PEAK	
	PERCENT	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	0
RESTAURANT-QUALITY	15	141	1	1	7	6	11	7	4	4
OFFICE/SF	5	78	9	8	153	21	9	1	7	62
BOOMER'S/ACRE	0	0	0	0	8	4	0	0	0	29
MUVICO THEATER/SEAT	0	0	0	0	24	13	0	0	0	6
RESTAURANT-QUALITY (W/MUVICO)	0	0	0	0	3	0	0	0	0	105
TOTAL:										

VESTED TRIPS:  
NET INCREASE (DECREASE):

9,920	597	398	200	979	372	473
10,372	898	626	273	1,225	519	706
(1,452)	(301)	(228)	(73)	(246)	(147)	(233)



Table 1  
PREMIER AVIATION  
TRIP GENERATION RATES

14-Mar-01  
10:05:25 AM

LAND USE	ITE CODE	ADT TRIP RATES		AM PEAK TRIP RATES		PM PEAK TRIP RATES	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	022	6.61	0.67	44	56	1	48
RESTAURANT-QUALITY	831	96.51	0.81	6	94	6	33
OFFICE/SF	710	LNT=756*LN+3.765	1.56	88	12	1.49	17
HOTEL/AVG	310	8.7	0.67	58	42	0.71	49
BOOMER/SIACRE	IND	103.94	1.268	67	33	8.828	48
MUVICD/SEAT	IND	0.43	0.0088	64	36	0.0251	48

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION, 5TH EDITION, 6TH EDITION PK  
SOURCE: PALM BEACH COUNTY IMPACT FEE ORDINANCE-ADT  
IND - INDEPENDENT STUDY

TABLE 2  
PREMIER AVIATION  
TRIP GENERATION - VESTED USES

LAND USE	SIZE	ADT TRIPS		AM PEAK TRIPS		PM PEAK TRIPS	
		TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT
GENERAL AVIATION AIRPORT	545	3,602	365	204	161	545	262
RESTAURANT-QUALITY	29,900	2,886	24	23	1	224	150
OFFICE/SF	286,475	3,109	447	393	54	427	73
HOTEL/AVG	285	2,480	191	111	80	202	99

TOTAL: 12,077 1,027 731 296 1,398 583 815

TABLE 3  
PREMIER AVIATION  
INTERNAL/EXTERNAL TRIPS - VESTED USES

LAND USE	INTERNAL RATE	AM PEAK		PM PEAK		INTERNAL TRIPS		AM PEAK		PM PEAK		EXTERNAL TRIPS	
		TOTAL	ADT	TOTAL	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	3,602	365	204	161	545
RESTAURANT-QUALITY	10	289	2	0	0	22	15	7	2,597	22	21	1	202
OFFICE/SF	17	537	77	88	9	74	13	61	2,572	370	325	45	353
HOTEL/AVG	10	248	19	11	6	20	10	10	2,232	172	100	72	182

TOTAL: 11,003 929 650 279 1,282 546 736

TABLE 4  
PREMIER AVIATION  
PASS-BY AND NEW TRIPS - VESTED USES

LAND USE	PASS-BY PERCENT	ADT		AM PEAK		NEW		PASS-BY		PM PEAK	
		TOTAL	ADT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
GENERAL AVIATION AIRPORT	0	0	0	0	0	0	0	0	0	0	0
RESTAURANT-QUALITY	15	380	2,207	3	0	19	18	1	30	20	10
OFFICE/SF	5	129	2,443	19	16	2	351	43	18	3	15
HOTEL/AVG	5	112	2,120	9	5	4	163	95	68	4	5

TOTAL: 10,372 808 625 273 1,225 519 706