

February 7, 2024

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

**Re: Westlake Pod H Tractor Supply - #PTC23-055  
Traffic Statement**

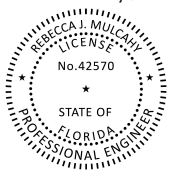
Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis for the Pod H Tractor Supply 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. While this statement is for the Tractor Supply site, all of Pod H is included in this traffic analysis, consisting of: 300,800 SF Light Industrial, 140,000 SF Self Storage, 47,529 SF Tractor Supply Store (including up to 23,572 SF of outdoor display area), 22,278 SF Shopping Center, 11,615 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. It should be noted that not all parcels have been Site Planned yet. However, the trips associated with them are included in all of the proceeding analyses.

**Attachment 1** provides a land use inventory of the approved uses, current request, and previously approved requests for Westlake. It also provides details of previous and the current traffic equivalencies. See the **Appendix** for the equivalency tables. The calculation of daily, AM and PM peak hour trips associated with Pod H is provided on **Attachment 2**. The cumulative trip generation for all proposed site plan applications is provided on **Attachments 3A, 3B and 3C** for the Daily, AM and PM peak hour 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 Pod H driveway volumes to date are shown on **Attachment 5**.

Sincerely,



Digitally signed by  
Rebecca Mulcahy  
Date: 2024.02.07  
15:24:44 -05'00'

Rebecca J. Mulcahy, P.E.  
Vice President

Attachments

**Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570**  
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 2/7/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## Attachment 1 Westlake Pod H Tractor Supply Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request (1)	Previously Submitted	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	2,946 DUs		2,833	2,833	113
Residential - MF Condos.	230	600 DUs		380	380	220
Residential - 55+ Detached	251	800 DUs		800	800	-
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		430 (2)	430	2,570
General Office	710	450,000 SF	35,000 (1)	104,000 (2)	139,000	311,000
Research & Devel.	760	600,000 SF	378,000 (1)	47,000 (2)	425,000	175,000
Light Industrial	110	450,000 SF		-	-	450,000
Shopping Center	820	500,000 SF	110,200 (1)	196,200 (2),(3)	306,400	193,600
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) These represent equivalent uses to the Pod H specialty uses. See Attachment E6 provided in the Appendix.

(2) See Attachment E1 provided in the Appendix.

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

## Attachment 2 Westlake Pod H Tractor Supply Trip Generation - Pod H Uses

### DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Light Industrial	110	300,800 SF	4.96 / 1000 SF	50%	1,492
Self Storage	151	140,000 SF	1.51 / 1000 SF	50%	211
Tractor Supply Store*	810	47,529 SF	10.61 / 1000 SF (3)	50%	504
Strip Retail Plaza (<40k SF)	822	22,278 SF	54.45 / 1000 SF (2)	50%	1,213
Fast Food Rest. With DT	934	11,615 SF	470.95 / 1000 SF	50%	5,470
Coffee/Donut Shop With DT	937	2,525 SF	820.38 / 1000 SF	50%	2,071
<b>Commercial Uses Subtotal</b>		223,947 SF			9,469
<b>Pod H Total</b>					10,961

### AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	300,800 SF	0.7 / 1000 SF	88%	186	25	211
Self Storage	151	140,000 SF	0.1 / 1000 SF	60%	8	6	14
Tractor Supply Store*	810	47,529 SF	0.99 / 1000 SF (3)	67%	31	16	47
Strip Retail Plaza (<40k SF)	822	22,278 SF	2.36 / 1000 SF (2)	60%	32	21	53
Fast Food Rest. With DT	934	11,615 SF	40.19 / 1000 SF	51%	238	229	467
Coffee/Donut Shop With DT	937	2,525 SF	88.99 / 1000 SF	51%	115	110	225
<b>Commercial Uses Subtotal</b>					424	382	806
<b>Pod H Total</b>					610	407	1,017

### PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		
					In	Out	Trips
Light Industrial	110	300,800 SF	0.63 / 1000 SF	13%	25	165	190
Self Storage	151	140,000 SF	0.17 / 1000 SF	47%	11	13	24
Tractor Supply Store*	810	47,529 SF	1.40 / 1000 SF (2)	47%	31	36	67
Strip Retail Plaza (<40k SF)	822	22,278 SF	6.59 / 1000 SF (2)	50%	74	73	147
Fast Food Rest. With DT	934	11,615 SF	32.67 / 1000 SF	52%	197	182	379
Coffee/Donut Shop With DT	937	2,525 SF	43.38 / 1000 SF	50%	55	55	110
<b>Commercial Uses Subtotal</b>					368	359	727
<b>Pod H Total</b>					393	524	917

\* Includes 23,957 SF Indoor space and 23,572 SF Outdoor display area.

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

(2) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

(3) Trip rate not available. Used ratio of PM peak hour rates for Tractor Supply Store and Building Materials and Lumber Store (ITE Code 812).

**Attachment 3A**  
**Westlake Pod H Tractor Supply**  
**Daily Trip Generation - Cumulative**

**West Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2) (4)	External Trips	Pass-by Trips (1)	New Trips			
Residential - MF Condos.	230	- DUs	6.65 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	- SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	-	-	14.1%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09$ (3)	-	-	14.1%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	1,492	210	14.1%	1,282	146	9.8%	1,136	114	10%	1,022
Shopping Center	820	- SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	-	-	2.6%	-	-	0.0%	-	-	28.7%	-
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0.0%	-	-	0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	4	2.6%	162	45	27.1%	117	-	0%	117
Pod G SW Light Industrial	110	145,643 SF	6.97 /1000 SF	1,015	143	14.1%	872	103	10.1%	769	77	10%	692
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	9,469	246	2.6%	9,223	1,009	10.7%	8,214	2,357	28.7%	5,857
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	99	2.6%	3,719	430	11.3%	3,289	2,006	61%	1,283
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	9,783	254	2.6%	9,529	1,054	10.8%	8,475	2,432	28.7%	6,043
<b>TOTALS</b>				25,743	956	3.7%	24,787	2,787	10.8%	22,000	6,986		15,014

**East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)	External Trips	Interzonal Trips (2)	External Trips	Pass-by Trips (1)	New Trips			
Residential - SF (N,O,T,U,V)	210	1,143 DUs	10 /DU	11,430	240	2.1%	11,190	789	6.9%	10,401	-	0%	10,401
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	10 /DU	16,900	355	2.1%	16,545	1,166	6.9%	15,379	-	0%	15,379
Residential - MF Condos.	230	380 DUs	6.65 /DU	2,527	53	2.1%	2,474	172	6.8%	2,302	-	0%	2,302
Residential - 55+ Detached	251	800 DUs	8 /DU	6,400	134	2.1%	6,266	435	6.8%	5,831	-	0%	5,831
Hotel	310	- Rooms	8.92 /Room	-	-	0.0%	-	-	0.0%	-	-	10%	-
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	-	0%	-
General Office	710	- SF	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	-	-	29.5%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 3.09$ (3)	-	-	29.5%	-	-	0.0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	29.5%	-	-	0.0%	-	-	10%	-
Shopping Center	820	16,700 SF	$\text{Ln}(T) = 0.65\text{Ln}(X) + 5.83$	2,122	997	47.0%	1,125	163	7.7%	962	352	36.6%	610
Park	412	- Acres	2.28 /Acre	-	-	27.8%	-	-	0.0%	-	-	0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	232	27.8%	603	-	0.0%	603	30	5%	573
Church	560	38,155 SF	9.11 /1000 SF	348	97	27.8%	251	-	0.0%	251	13	5%	238
Daycare	565	- SF	74.06 /1000 SF	-	-	27.8%	-	-	0.0%	-	-	50%	-
ISTF	N/A	- Complex	Pre-Calcd	-	-	0.0%	-	-	0.0%	-	-	0%	-
FSED	650	12,379 SF	Pre-Calcd	309	104	33.5%	205	19	6.2%	186	19	10%	167
Tax Collector	730	23,735 SF	Pre-Calcd	536	158	29.5%	378	43	8.1%	335	34	10%	301
<b>TOTALS</b>				41,407	2,370	5.7%	39,037	2,787	6.7%	36,250	448		35,802

<b>COMBINED TOTALS</b>				67,150	3,326	5.0%	63,824	5,574	8.3%	58,250	7,434		50,816
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\* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% per approved study.

(2) Utilized average of individual AM and PM peak hour internalization rates. Resultant interzonal trips are calculated based on total trips, consistent with the methodology in the approved traffic study.

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

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

Shaded cells represent current request.

**Attachment 3B**  
**Westlake Pod H Tractor Supply**  
**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)	-	-	-	-	6.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	6.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	186	25	211	14	6.7%	179	18	197	9	4.3%	171	17	188	19	10%	154	15	169
Shopping Center	820	- SF	0.96 /1000 SF (62/38)	-	-	-	-	1.5%	-	-	-	-	0.0%	-	-	-	28.7%	-	-	-	
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	0%	-	-	-	
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.5%	6	6	12	1	8.3%	6	5	11	0%	6	5	11	
Pod G SW Light Industrial	110	145,643 SF	0.92 /1000 SF (88/12)	118	16	134	9	6.7%	112	13	125	6	4.5%	106	13	119	12	10%	95	12	107
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	424	382	806	12	1.5%	418	376	794	14	1.7%	411	369	780	224	28.7%	293	263	556
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	4	1.5%	132	131	263	5	1.9%	130	128	258	157	61%	51	50	101
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	240	203	443	7	1.5%	237	199	436	8	1.8%	233	195	428	123	28.7%	166	139	305
<b>TOTALS</b>				1,108	765	1,873	46	2.5%	1,084	743	1,827	43	2.3%	1,057	727	1,784	535		765	484	1,249

**East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - SF (N,O,T,U,V)	210	1,143 DUs	0.75 /DU (25/75)	214	643	857	9	1.0%	212	636	848	12	1.4%	209	627	836	-	0%	209	627	836
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	0.75 /DU (25/75)	317	951	1,268	13	1.0%	313	942	1,255	18	1.4%	308	929	1,237	-	0%	308	929	1,237
Residential - MF Condos.	230	380 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	26	124	150	2	1.0%	26	122	148	2	1.3%	25	121	146	-	0%	25	121	146
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	2	1.0%	61	113	174	2	1.1%	60	112	172	-	0%	60	112	172
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)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	12.7%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	10	62.5%	3	3	6	2	12.5%	2	2	4	1	36.6%	1	2	3
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	13	26.4%	25	13	38	-	0.0%	25	13	38	2	5%	24	12	36
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	26.4%	10	5	15	-	0.0%	10	5	15	1	5%	10	4	14
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	26.4%	-	-	-	-	0.0%	-	-	-	50%	-	-	-	
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	8	3	11	1	10%	7	3	10
Tax Collector	730	23,735 SF	Pre-Calc'd	59	20	79	10	12.7%	52	17	69	5	6.3%	56	8	64	6	10%	50	8	58
<b>TOTALS</b>				742	1,890	2,632	67	2.5%	709	1,856	2,565	42	1.6%	703	1,820	2,523	11		694	1,818	2,512

<b>COMBINED TOTALS</b>				1,850	2,655	4,505	113	2.5%	1,793	2,599	4,392	85	1.9%	1,760	2,547	4,307	546		1,459	2,302	3,761
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\* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

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

Shaded cells represent current request.

**Attachment 3C**  
**Westlake Pod H Tractor Supply**  
**PM Peak Hour Trip Generation - Cumulative**

**West Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	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	$0.27 /\text{DU} (61/39)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	$0.25 /\text{DU} (54/46)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$1.49 /1000 \text{ SF} (17/83)$	-	-	-	-	21.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	21.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	227,000 SF	Pre-Calc'd	25	165	190	41	21.5%	17	132	149	22	11.6%	10	117	127	13	10%	9	105	114
Shopping Center	820	- SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	-	-	-	-	3.7%	-	-	-	1	0.0%	-	(1)	(1)	-	28.7%	-	(1)	(1)
Park	412	- Acres	$0.09 /\text{Acre} (61/39)$	-	-	-	-	10.0%	-	-	-	-	10.0%	-	-	-	-	0%	-	-	-
Car Wash	PBC	1 Lane	$13.65 /\text{Lane} (50/50)$	7	7	14	1	3.7%	7	6	13	5	35.7%	6	2	8	-	0%	6	2	8
Pod G SW Light Industrial	110	145,643 SF	$0.97 /1000 \text{ SF} (12/88)$	17	124	141	30	21.5%	13	98	111	17	12.1%	8	86	94	9	10%	7	78	85
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	368	359	727	27	3.7%	346	354	700	114	15.7%	316	270	586	168	28.7%	225	193	418
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*\text{FP} + 15.5(X) (50/50)$	134	133	267	10	3.7%	126	131	257	44	16.5%	114	99	213	130	61%	44	39	83
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	33	3.7%	419	442	861	140	15.7%	382	339	721	207	28.7%	272	242	514
<b>TOTALS</b>				997	1,236	2,233	142	6.4%	928	1,163	2,091	343	15.4%	836	912	1,748	527		563	658	1,221

**East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)		External Trips			Interzonal Trips (2)		External Trips			Pass-by Trips (3)		New Trips		
				In	Out	Total	In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - SF (N,O,T,U,V)	210	1,143 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	593	348	941	29	3.1%	576	336	912	117	12.4%	492	303	795	-	0%	492	303	795
Residential - SF (F,M,P,Q,R,S)	210	1,690 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	843	495	1,338	40	3.1%	819	479	1,298	166	12.4%	700	432	1,132	-	0%	700	432	1,132
Residential - MF Condos.	230	380 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	121	59	180	6	3.1%	118	56	174	22	12.2%	102	50	152	-	0%	102	50	152
Residential - 55+ Detached	251	800 DUs	$0.27 /\text{DU} (61/39)$	132	84	216	7	3.1%	128	81	209	27	12.5%	109	73	182	-	0%	109	73	182
Hotel	310	- Rooms	$0.6 /\text{Room} (51/49)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	$0.14 /\text{Student} (54/46)$	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	$1.49 /1000 \text{ SF} (17/83)$	-	-	-	-	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	$0.97 /1000 \text{ SF} (12/88)$	-	-	-	-	46.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	87	94	181	57	31.5%	67	57	124	5	2.8%	63	56	119	44	36.6%	40	35	75
Park	412	- Acres	$0.09 /\text{Acre} (61/39)$	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	$2.74 /1000 \text{ SF} (49/51)$	33	35	68	20	29.2%	23	25	48	-	0.0%	23	25	48	2	5%	22	24	46
Church	560	38,155 SF	$0.55 /1000 \text{ SF} (48/52)$	10	11	21	6	29.2%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14
Daycare	565	- SF	$12.34 /1000 \text{ SF} (47/53)$	-	-	-	-	29.2%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	9	10	19	10	52.6%	2	7	9	1	5.3%	2	6	8	1	10%	2	5	7
Tax Collector	730	23,735 SF	Pre-Calc'd	13	28	41	19	46.3%	4	18	22	4	9.8%	5	13	18	2	10%	5	11	16
<b>TOTALS</b>				1,841	1,164	3,005	194	6.5%	1,744	1,067	2,811	342	11.4%	1,503	966	2,469	50		1,479	940	2,419

<b>COMBINED TOTALS</b>				2,838	2,400	5,238	336	6.4%	2,672	2,230	4,902	685	13.1%	2,339	1,878	4,217	577		2,042	1,598	3,640
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\* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, unless otherwise noted.

(2) Internalization matrices, included in the Appendix, calculate the interzonal trips. Resultant interzonal percentages are calculated based on total trips, consistent with the methodology in the approved traffic study.

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

Shaded cells represent current request.

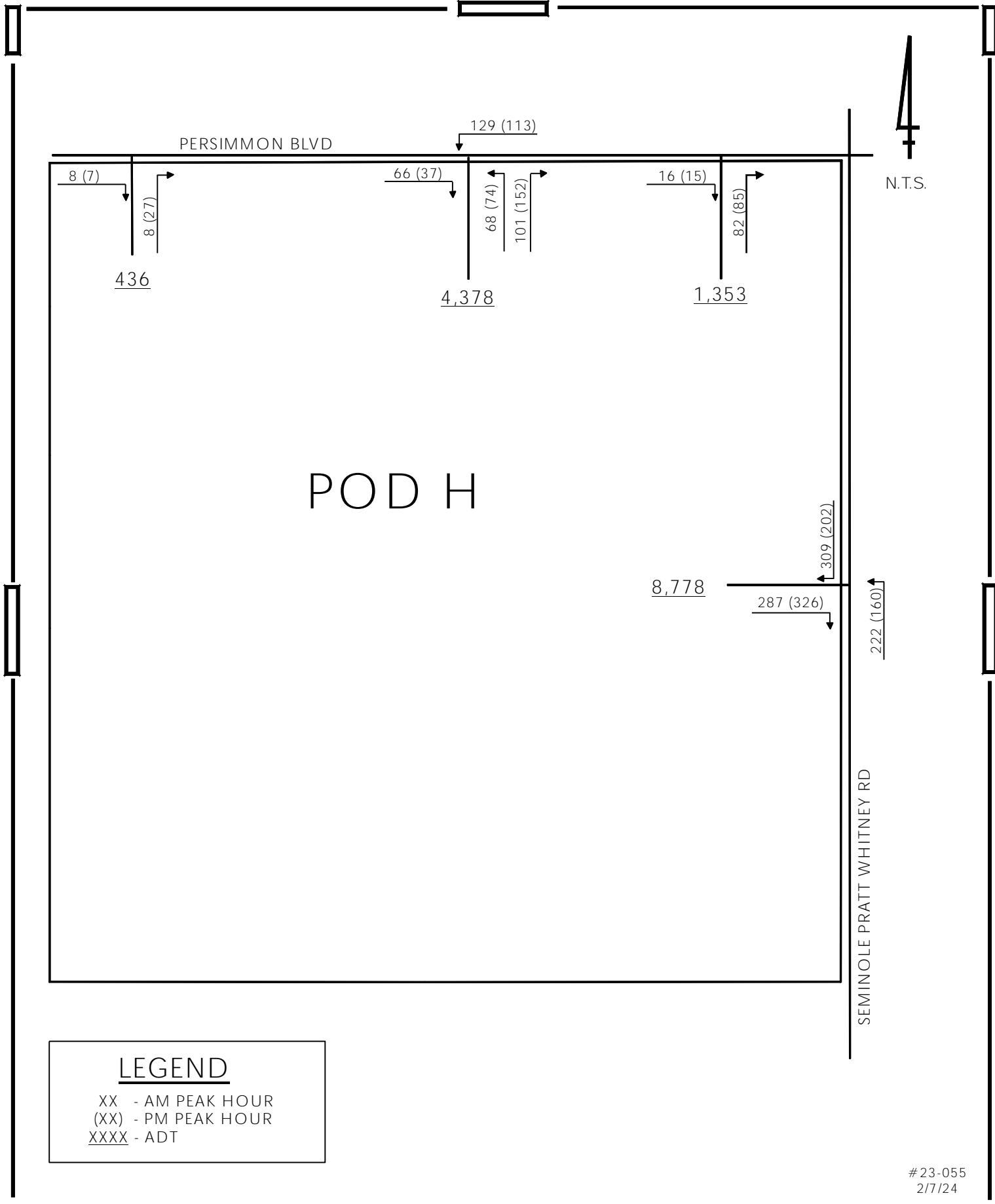
**Approved Total**

4,932

**Attachment 4**  
**Westlake Pod H Tractor Supply**  
**Conditions Associated with Units or Trips <sup>(1)</sup>**

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

(1) Per the Proportionate Share Agreement.





# APPENDIX

**Attachment E1**  
**Westlake Pod H Tractor Supply**  
**Traffic Equivalency Table\***

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]	
	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000
<b><u>New Use</u></b>								
Free-Standing Emerg. Dept. (12,379 SF)		-4,000						
7-11 Gas Station/C-Store and Carwash			-47,000					
ISTF & Tax Collector's Office (23,735 SF)								-3,000
Publix at Westlake Plaza (129,700 SF)	-100,000				-140,000			
Pod G Southwest (145,643 SF Light Industrial)					-39,500			
Withdrawal of ISTF								2,570
<b>New Total Allowed</b>	50,000	296,000	378,000	175,000	170,500	150,000	0	2,570
	346,000		553,000		320,500		2,570	

\* All equivalencies to date, EXCLUDING Pod H.

**Attachment E6**  
**Westlake Pod H Tractor Supply**  
**Final Traffic Equivalency Table\***

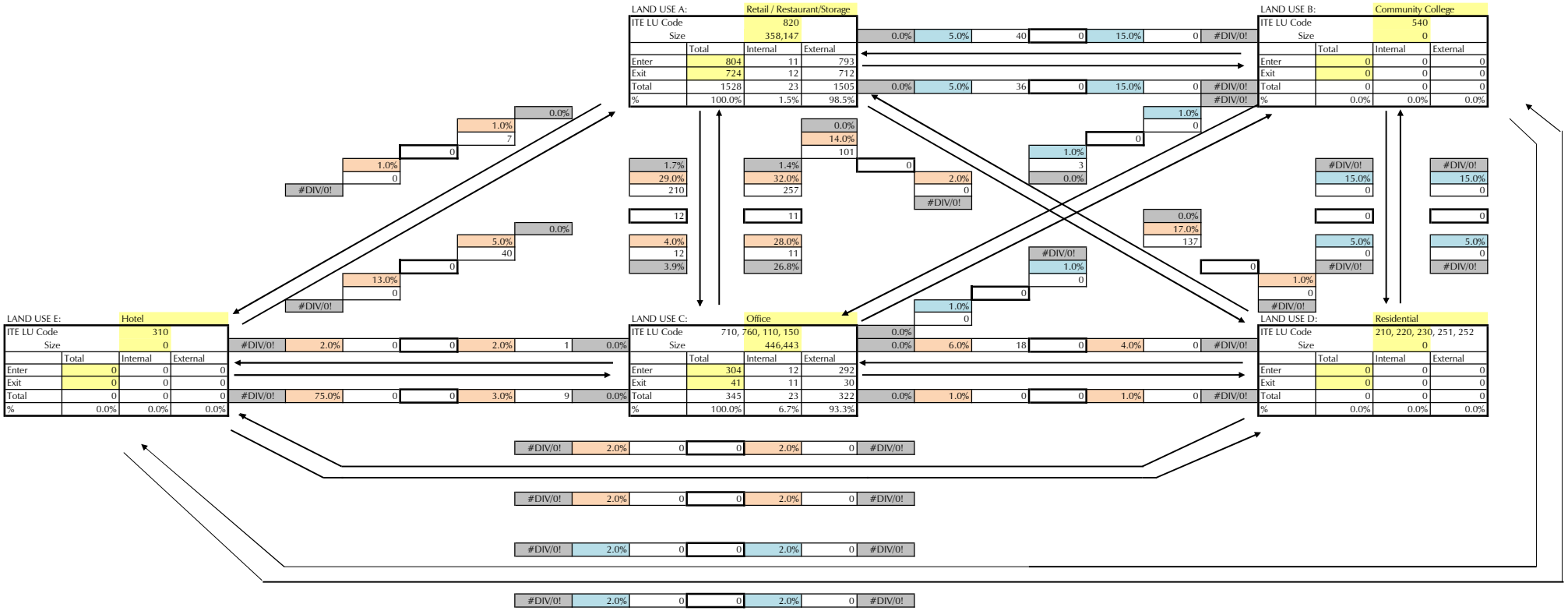
Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]	
	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000
<b><u>New Use</u></b>								
Free-Standing Emerg. Dept. (12,379 SF)		-4,000						
7-11 Gas Station/C-Store and Carwash			-47,000					
ISTF & Tax Collector's Office (23,735 SF)								-3,000
Publix at Westlake Plaza (129,700 SF)	-100,000				-140,000			
Pod G Southwest (145,643 SF Light Industrial)					-39,500			
Withdrawal of ISTF								2,570
Pod H (Mix of Commercial Uses)**	-35,000		-378,000		-110,200			
<b>New Total Allowed</b>	15,000	296,000	0	175,000	60,300	150,000	0	2,570
	311,000		175,000		210,300		2,570	

\* All equivalencies to date, INCLUDING Pod H.

\*\* See Attachment 2 for uses.

**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - West Side  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 02/07/24



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	793	0	292	0	0	1085
Exit	712	0	30	0	0	742
Total	1505	0	322	0	0	1827
Single-Use Trip Gen.Estimate	1528	0	345	0	0	1873

**INTERNAL CAPTURE**

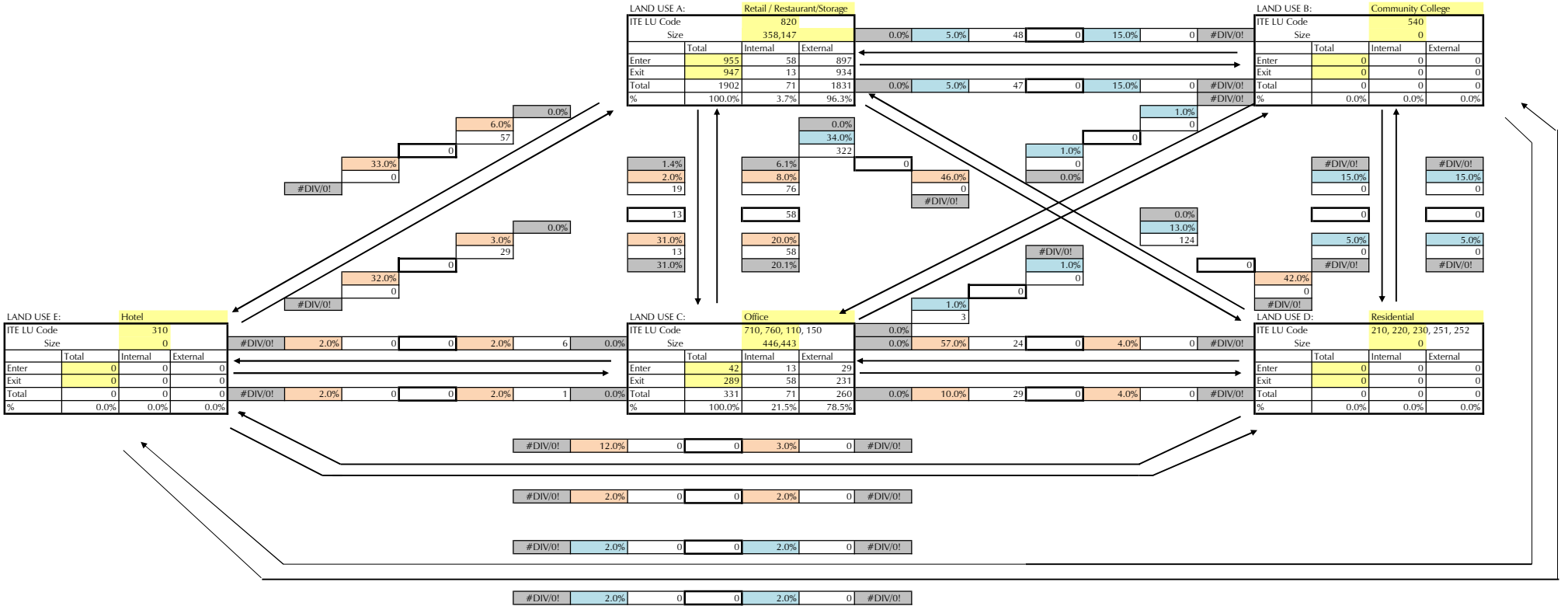
2.5%

**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: 02/07/24



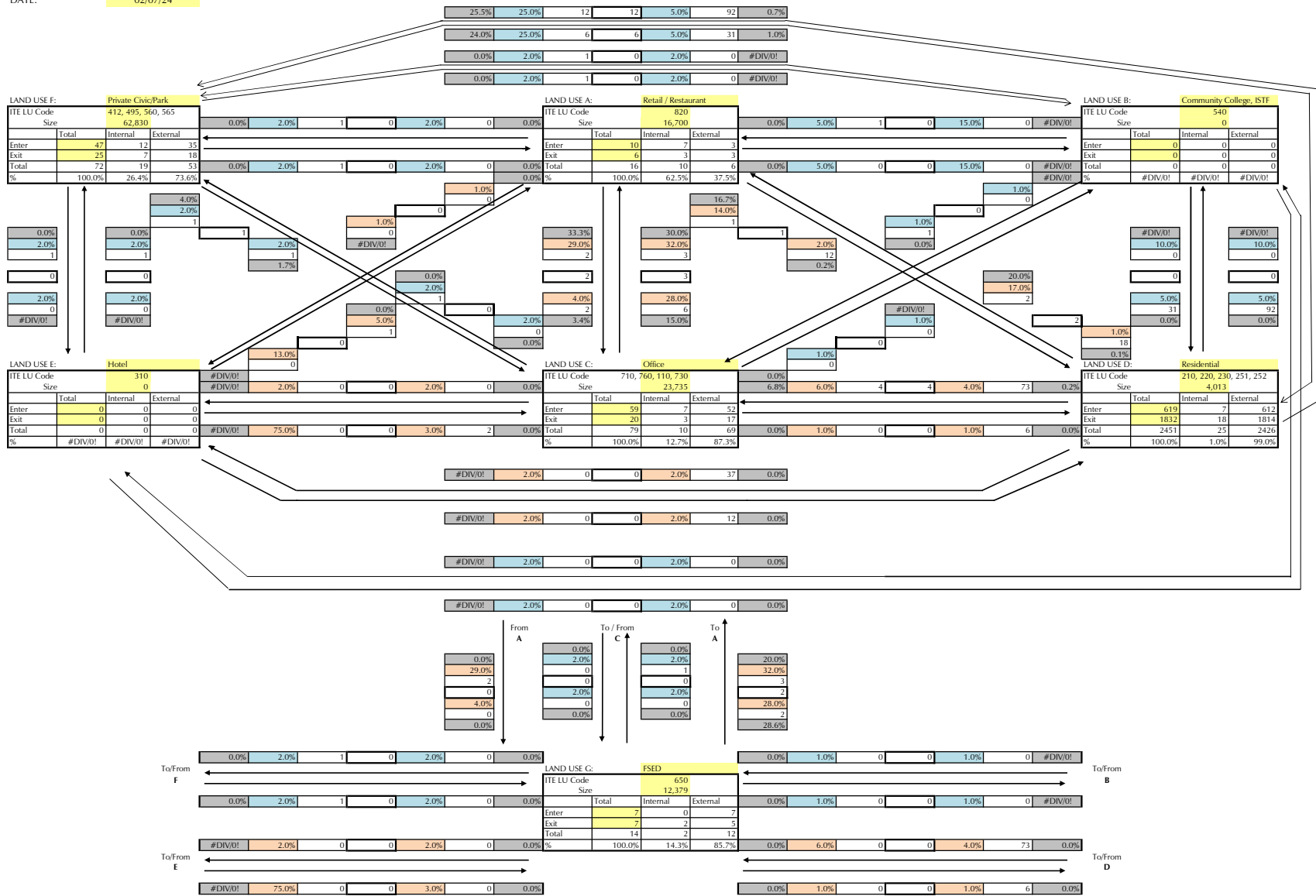
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	897	0	29	0	0	926	6.4%
Exit	934	0	231	0	0	1165	
Total	1831	0	260	0	0	2091	
Single-Use Trip Gen.Estimate	1902	0	331	0	0	2233	

**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: 02/07/24



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	LU. H	TOTAL
Enter	3	0	52	612	0	35	7	7	709
Exit	3	0	17	1814	0	18	5	1857	
Total	6	0	69	2426	0	53	12	2566	
Single-Use Trip Gen. Estimate	16	0	79	2451	0	72	14	2632	2.5%

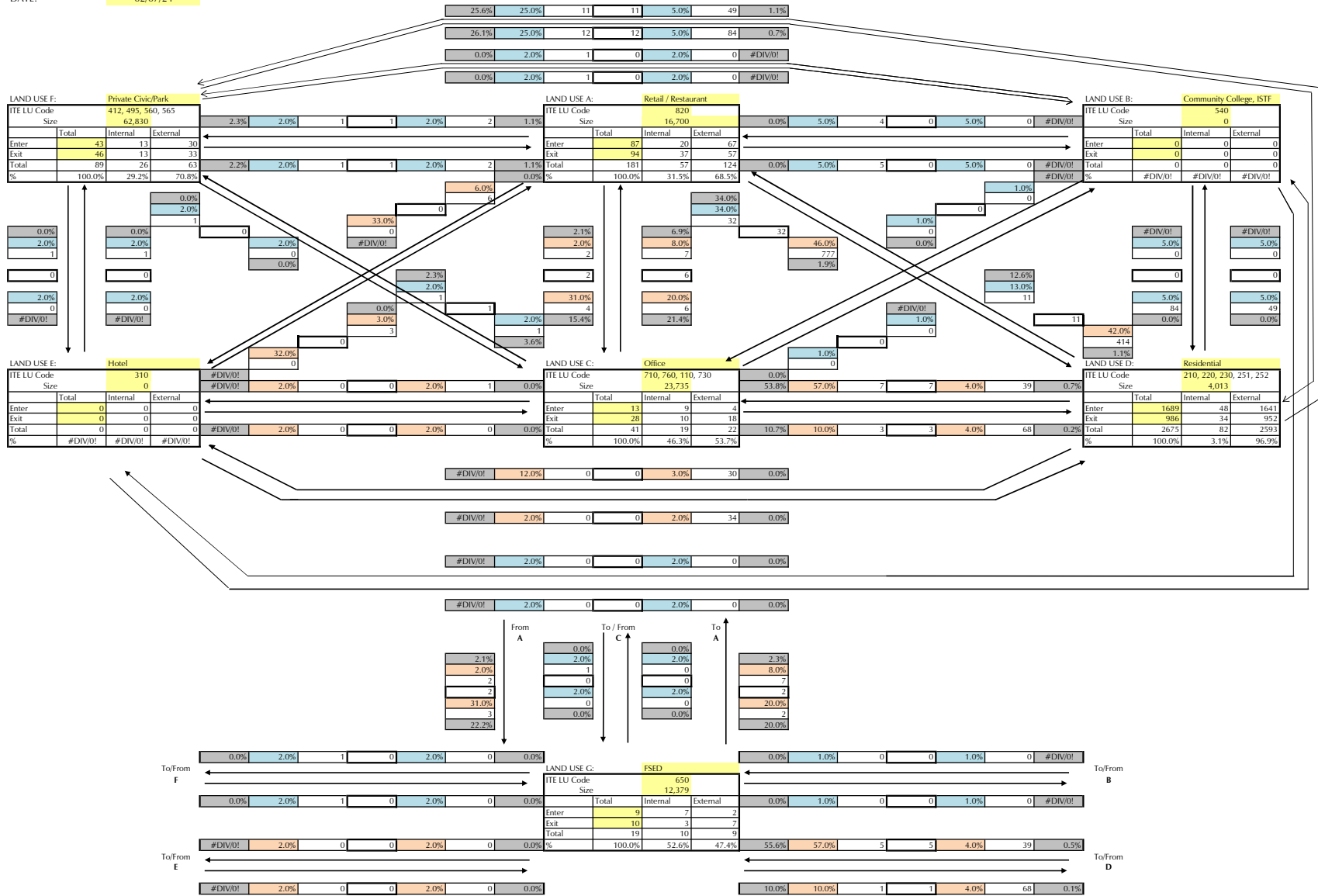
INTERNAL CAPTURE

**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: PM Peak Hour Traffic  
 DATE: 02/07/24



	LU A	LU B	LU C	LU D	LU E	LU F	LU G	TOTAL
Enter	67	0	4	1641	0	30	2	1744
Exit	57	0	18	952	0	33	7	1067
Total	124	0	22	2593	0	63	9	2811
Single-Use Trip Gen. Estimate	181	0	41	2675	0	89	19	3005

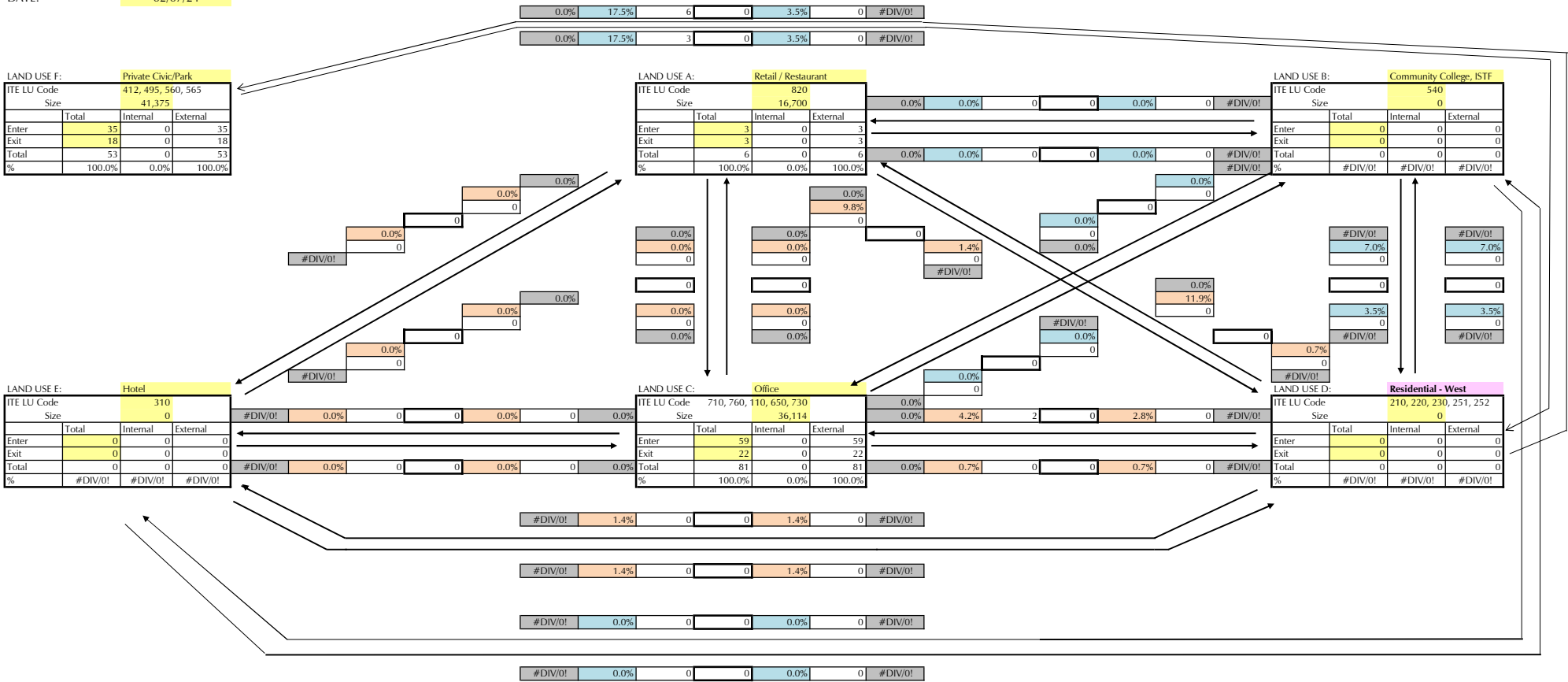
INTERNAL CAPTURE

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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 - Residential  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 02/07/24



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

INTERNAL CAPTURE

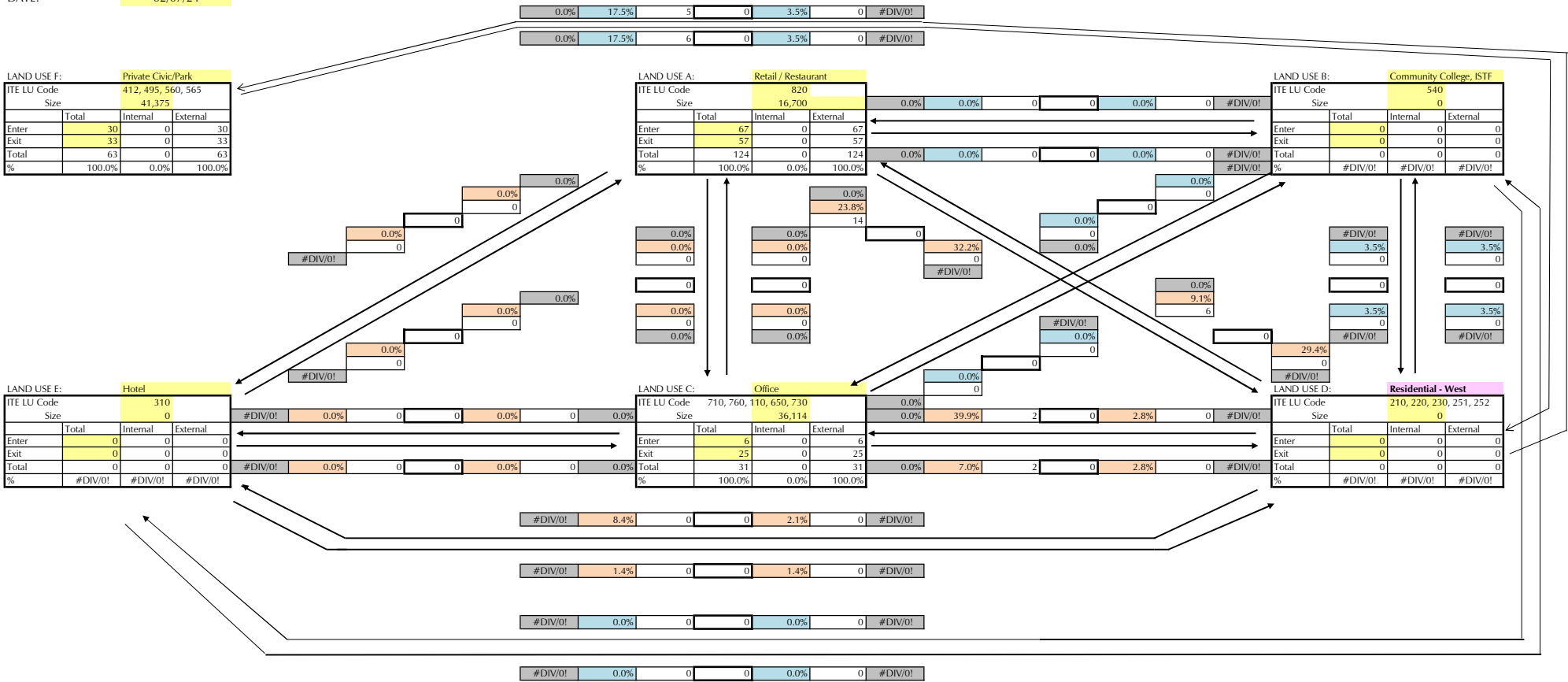
**LEGEND**

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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 - Residential  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 02/07/24



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	41,375		
Enter	Total 30	Internal 0	External 30
Exit	Total 33	Internal 0	External 33
Total	Total 63	Internal 0	External 63
%	100.0%	0.0%	100.0%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	16,700		
Enter	Total 67	Internal 0	External 67
Exit	Total 57	Internal 0	External 57
Total	Total 124	Internal 0	External 124
%	100.0%	0.0%	100.0%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	0		
Enter	Total 0	Internal 0	External 0
Exit	Total 0	Internal 0	External 0
Total	Total 0	Internal 0	External 0
%	#DIV/0!	#DIV/0!	#DIV/0!

LAND USE E: Hotel

ITE LU Code	310		
Size	0		
Enter	Total 0	Internal 0	External 0
Exit	Total 0	Internal 0	External 0
Total	Total 0	Internal 0	External 0
%	#DIV/0!	#DIV/0!	#DIV/0!

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	36,114		
Enter	Total 6	Internal 0	External 6
Exit	Total 25	Internal 0	External 25
Total	Total 31	Internal 0	External 31
%	100.0%	0.0%	100.0%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252		
Size	0		
Enter	Total 0	Internal 0	External 0
Exit	Total 0	Internal 0	External 0
Total	Total 0	Internal 0	External 0
%	#DIV/0!	#DIV/0!	#DIV/0!

	Net External Trips for Multi-Use Development					TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	
Enter	67	0	6	0	0	73
Exit	57	0	25	0	0	82
Total	124	0	31	0	0	155
Single-Use Trip Gen. Estimate	124	0	31	0	0	155

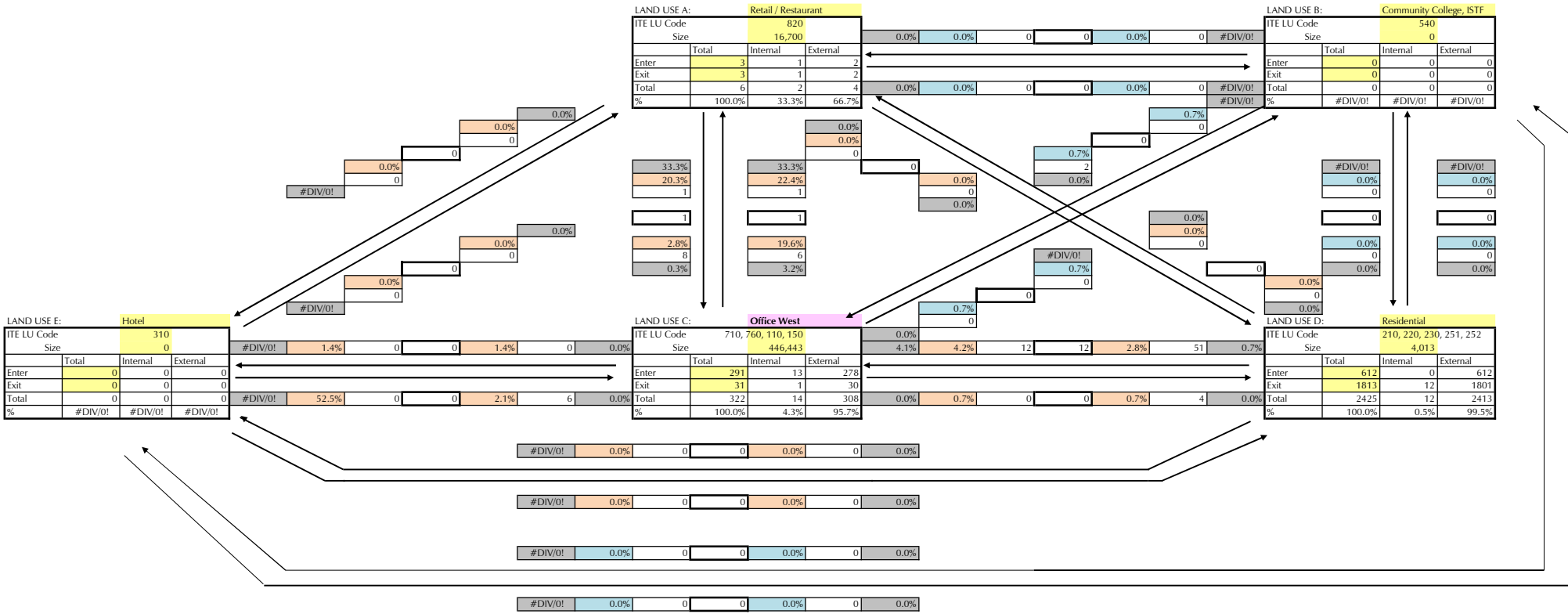
**INTERNAL CAPTURE**

**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 - Office  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 02/07/24



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	0	278	612	0	892
Exit	2	0	30	1801	0	1833
Total	4	0	308	2413	0	2725
Single-Use Trip Gen. Estimate	6	0	322	2425	0	2753

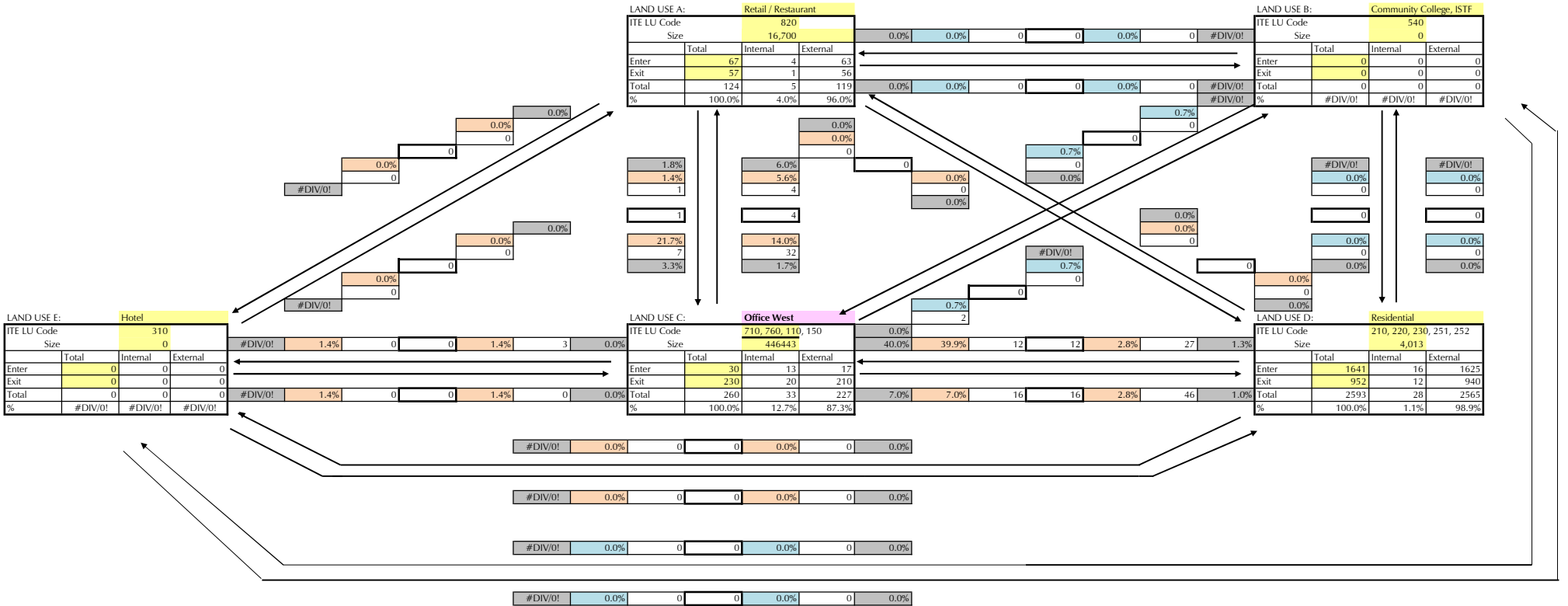
INTERNAL CAPTURE 1.0%

**LEGEND**

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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Office  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 02/07/24



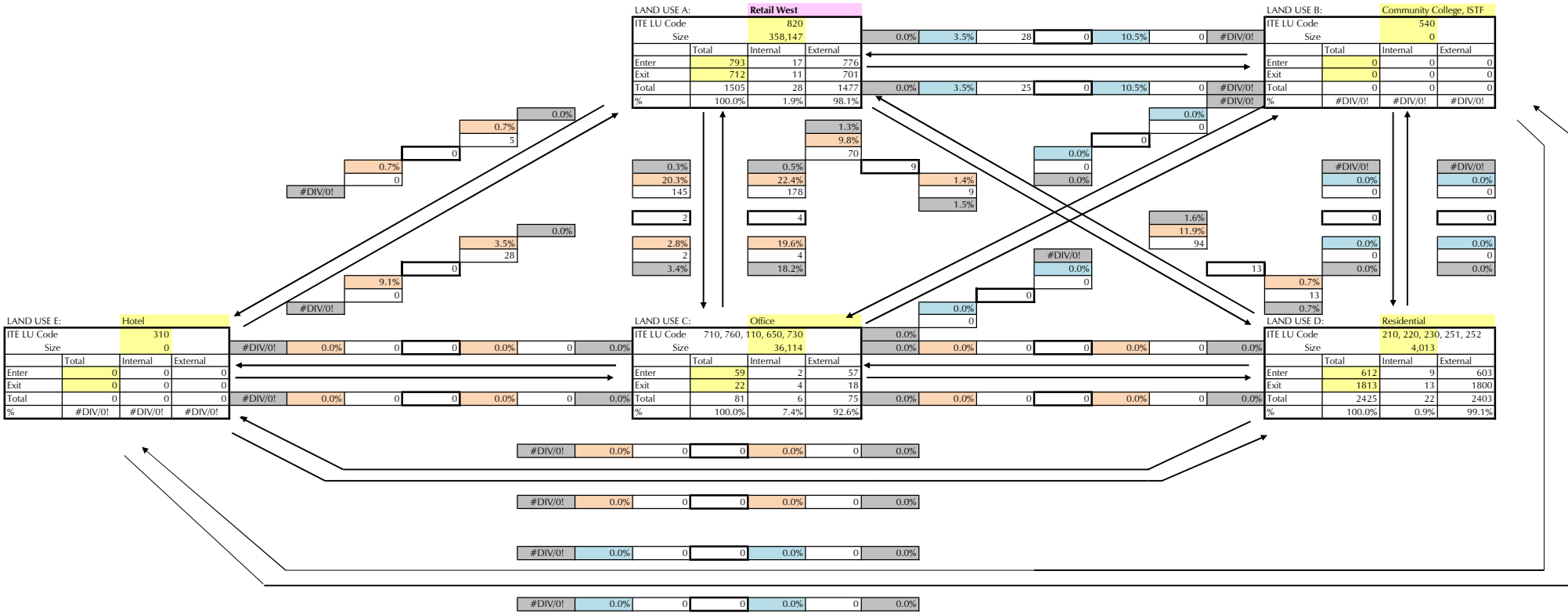
Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	63	0	17	1625	0	1705
Exit	56	0	210	940	0	1206
Total	119	0	227	2565	0	2911
Single-Use Trip Gen. Estimate	124	0	260	2593	0	2977
						2.2%

**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: AM Peak Hour Traffic  
 DATE: 02/07/24



Net External Trips for Multi-Use Development							
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	776	0	57	603	0	1436	
Exit	701	0	18	1800	0	2519	
Total	1477	0	75	2403	0	3955	
Single-Use Trip Gen. Estimate	1505	0	81	2425	0	4011	1.4%

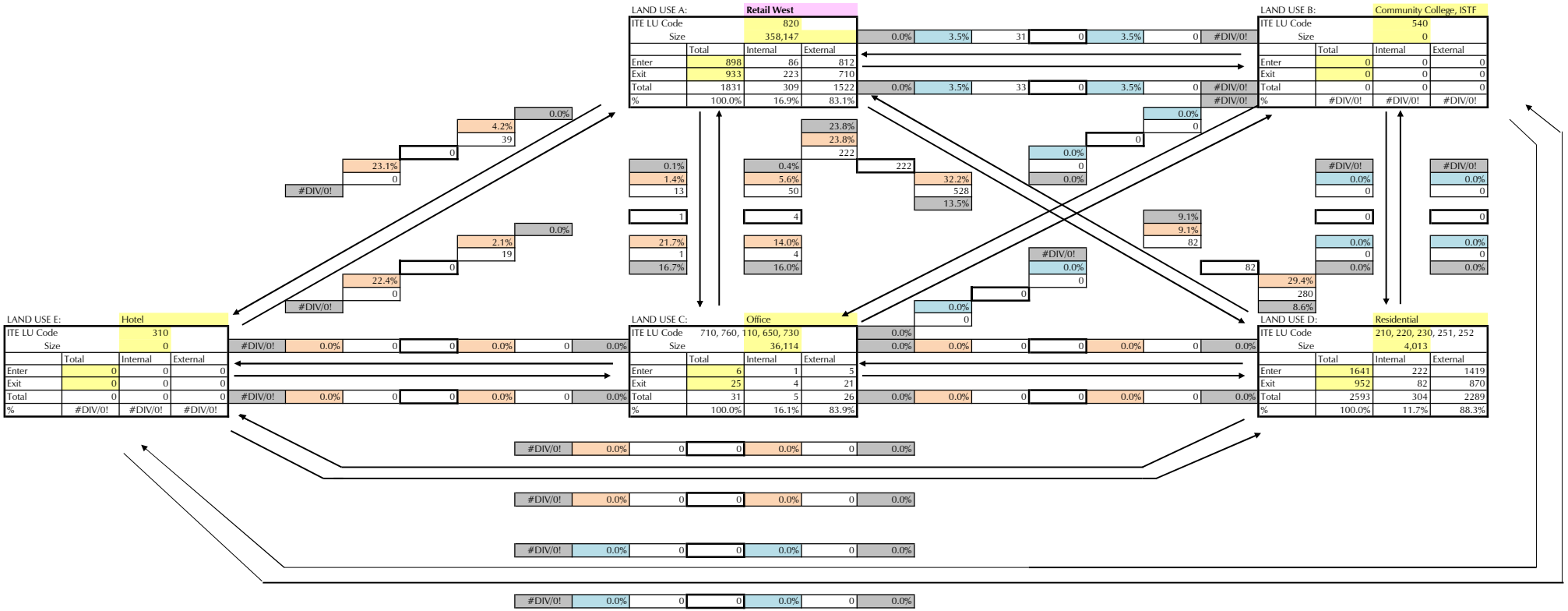
**INTERNAL CAPTURE**

**LEGEND**

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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Retail  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 02/07/24



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	812	0	5	1419	0	2236	
Exit	710	0	21	870	0	1601	
Total	1522	0	26	2289	0	3837	
Single-Use Trip Gen.Estimate	1831	0	31	2593	0	4455	13.9%

**INTERNAL CAPTURE**

**LEGEND**

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