

August 20, 2025

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

**Re: Westlake Pod G Southwest; James Business Park - #PTC22-015
Traffic Statement**

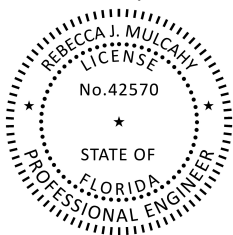
Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the modified Pod G Southwest Site Plan, 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. It is proposed to reallocate the 145,643 SF site to 27,196 SF Light Industrial, 56,698 SF Warehouse, 10-Court Racquet/Tennis Club and 15,908 SF Health Club.

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 traffic equivalencies. See the **Appendix** for the latest equivalency table. The calculation of daily, AM and PM peak hour trips associated with Pod G Southwest is provided on **Attachment 2**, as well as resultant pass-by rates. 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 G Southwest driveway volumes are shown on **Attachment 5**.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2025.08.20
16:06:21 -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 8/20/25 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 1

Westlake Pod G Southwest; James Business Park

Land Use Inventory

Land Use	ITE Code	Approved Intensity	Current Request (1)	Previously Submitted	Total Utilization To Date
Residential - SF	210	2,946 DUs		3,459	3,459
Residential - MF Condos.	230	600 DUs		287	287
Residential - 55+ Detached	251	800 DUs		800	800
Residential - 55+ Attached	252	200 DUs		-	-
Hotel	310	150 Rooms		-	-
Community College	540	3,000 Students		3,000 (2)	3,000
General Office	710	450,000 SF		150,000 (2)	150,000
Research & Devel.	760	600,000 SF		425,000 (2)	425,000
Light Industrial	110	450,000 SF		-	-
Shopping Center	820	500,000 SF		356,400 (2)	356,400
Community Center	495	70,000 SF		24,675	24,675
Church	560	70,000 SF		38,155	38,155
Daycare	565	10,000 SF		-	-
Park	412	192 Acres		142	142

(1) Light Industrial, Racquet/Tennis Club, Warehouse and Health Club accounted for in previous Equivalency Statement. No additional reduction required.

(2) See Attachment E6 provided in the Appendix.

Attachment 2 **Westlake Pod G Southwest; James Business Park** **Trip Generation - Proposed Uses**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate	% In	Total Trips	Pass-by Trips (1)	
Light Industrial	110	27,196 SF	6.97 / 1000 SF (2)	50%	190	19	10%
Warehouse	150	56,698 SF	1.71 / 1000 SF (3)	50%	97	10	10%
Racquet/Tennis Club	491	10 Courts	27.71 / Court (3)	50%	277	14	5%
Health Club	492	15,908 SF	32.93 / 1000 SF (3)	50%	524	26	5%
Total					1,088	69	6%

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	% In	Total Trips			Pass-by Trips (1)	
					In	Out	Trips		
Light Industrial	110	27,196 SF	0.92 / 1000 SF (2)	88%	22	3	25	3	10%
Warehouse	150	56,698 SF	0.17 / 1000 SF (3)	77%	8	2	10	1	10%
Racquet/Tennis Club	491	10 Courts	1.19 / Court (3)	50%	6	6	12	1	5%
Health Club	492	15,908 SF	1.31 / 1000 SF (3)	50%	11	10	21	1	5%
Total					47	21	68	6	9%

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate	% In	Total Trips			Pass-by Trips (1)	
					In	Out	Trips		
Light Industrial	110	27,196 SF	0.97 / 1000 SF (2)	12%	3	23	26	3	10%
Warehouse	150	56,698 SF	0.18 / 1000 SF (3)	28%	3	7	10	1	10%
Racquet/Tennis Club	491	10 Courts	3.82 / Court (3)	57%	22	16	38	2	5%
Health Club	492	15,908 SF	3.45 / 1000 SF (3)	57%	31	24	55	3	5%
Total					59	70	129	9	7%

- (1) Source: Palm Beach County.
(2) Source: ITE *Trip Generation*, 9th Edition per original Westlake traffic study.
(3) Source: ITE *Trip Generation*, 11th Edition.

Attachment 3A
Westlake Pod G Southwest; James Business Park
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	Ln (T) = 0.77Ln (X)+3.65	-	-	14.8%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	14.8%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	1,492	221	14.8%	1,271	171	11.5%	1,100	110	10%	990
Shopping Center	820	- SF	Ln (T) = 0.65Ln (X)+5.83	-	-	2.2%	-	-	0.0%	-	-	28.7%	-
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0.0%	-	-	0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	4	2.2%	162	36	21.7%	126	-	0%	126
Pod G SW Light Industrial	110	145,643 SF	Pre-Calcd	1,088	161	14.8%	927	119	10.9%	808	57	7%	751
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	9,469	208	2.2%	9,261	973	10.3%	8,288	2,379	28.7%	5,909
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	84	2.2%	3,734	402	10.5%	3,332	2,033	61%	1,299
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	9,783	215	2.2%	9,568	1,017	10.4%	8,551	2,454	28.7%	6,097
Home Improvement Store	862	134,148 SF	30.74 /1,000 SF	4,124	91	2.2%	4,033	439	10.6%	3,594	1,031	28.7%	2,563
TOTALS				29,940	984	3.3%	28,956	3,157	10.5%	25,799	8,064		17,735

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	281	1.6%	17,309	1,249	7.1%	16,060	-	0%	16,060
Residential - SF (F,M,P,Q,R,S)	210	1,700 DUs	10 /DU	17,000	272	1.6%	16,728	1,207	7.1%	15,521	-	0%	15,521
Residential - MF Condos.	230	130 DUs	6.65 /DU	865	14	1.6%	851	65	7.5%	786	-	0%	786
Residential - 55+ Detached	251	800 DUs	8 /DU	6,400	102	1.6%	6,298	454	7.1%	5,844	-	0%	5,844
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	Ln (T) = 0.77Ln (X)+3.65	-	-	0.0%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	0.0%	-	-	0.0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	0.0%	-	-	0.0%	-	-	10%	-
Shopping Center	820	16,700 SF	Ln (T) = 0.65Ln (X)+5.83	2,122	620	29.2%	1,502	163	7.7%	1,339	490	36.6%	849
Park	412	- Acres	2.28 /Acre	-	-	26.6%	-	-	0.0%	-	-	0%	-
Community Center	495	24,675 SF	33.82 /1000 SF	835	222	26.6%	613	-	0.0%	613	31	5%	582
Church	560	38,155 SF	9.11 /1000 SF	348	93	26.6%	255	-	0.0%	255	13	5%	242
Daycare	565	- SF	74.06 /1000 SF	-	-	26.6%	-	-	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	- SF	Pre-Calcd	-	-	0.0%	-	-	0.0%	-	-	10%	-
TOTALS				45,469	1,708	3.8%	43,761	3,157	6.9%	40,604	553		40,051

COMBINED TOTALS				75,409	2,692	3.6%	72,717	6,314	8.4%	66,403	8,617		57,786
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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 G Southwest; James Business Park 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)	-	-	-	-	7.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	7.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	186	25	211	17	7.9%	179	15	194	8	3.8%	171	15	186	19	10%	154	13	167
Shopping Center	820	- SF	0.96 /1000 SF (62/38)	-	-	-	-	1.3%	-	-	-	-	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	-	1.3%	6	6	12	-	0.0%	6	6	12	-	0%	6	6	12
Pod G SW Light Industrial	110	145,643 SF	Pre-Calcd	47	21	68	5	7.9%	44	19	63	3	4.4%	41	19	60	4	7%	38	18	56
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	424	382	806	10	1.3%	418	378	796	12	1.5%	411	373	784	225	28.7%	293	266	559
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	3	1.3%	132	132	264	4	1.5%	130	130	260	159	61%	51	50	101
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	240	203	443	6	1.3%	237	200	437	7	1.6%	233	197	430	123	28.7%	166	141	307
Home Improvement Store	862	134,148 SF	1.51 /1,000 SF (57/43)	116	87	203	3	1.3%	114	86	200	3	1.5%	112	85	197	57	28.7%	80	60	140
TOTALS				1,153	857	2,010	44	2.2%	1,130	836	1,966	37	1.8%	1,104	825	1,929	587		788	554	1,342

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	9	0.7%	327	983	1,310	16	1.2%	322	972	1,294	-	0%	322	972	1,294
Residential - SF (F,M,P,Q,R,S)	210	1,700 DUs	0.75 /DU (25/75)	319	956	1,275	9	0.7%	316	950	1,266	15	1.2%	312	939	1,251	-	0%	312	939	1,251
Residential - MF Condos.	230	130 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	11	53	64	-	0.7%	11	53	64	1	1.6%	11	52	63	-	0%	11	52	63
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	1	0.7%	61	114	175	2	1.1%	60	113	173	-	0%	60	113	173
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)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	5	31.3%	6	5	11	2	12.5%	5	4	9	3	36.6%	3	3	6
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	25.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.05 /1000 SF (66/34)	34	17	51	13	25.0%	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	5	25.0%	10	6	16	-	0.0%	10	6	16	1	5%	10	5	15
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	25.0%	-	-	-	-	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%	7	4	11	1	10%	6	4	10
Tax Collector	730	- SF	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
TOTALS				786	2,150	2,936	44	1.5%	763	2,129	2,892	37	1.3%	752	2,103	2,855	7		748	2,100	2,848

COMBINED TOTALS				1,939	3,007	4,946	88	1.8%	1,893	2,965	4,858	74	1.5%	1,856	2,928	4,784	594		1,536	2,654	4,190
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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 G Southwest; James Business Park 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)	-	-	-	-	21.6%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06$ (15/85)	-	-	-	-	21.6%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	25	165	190	41	21.6%	18	131	149	29	15.3%	3	117	120	12	10%	3	105	108
Shopping Center	820	- SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31$ (48/52)	-	-	-	-	3.1%	-	-	-	-	0.0%	-	-	-	-	28.7%	-	-	-
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	-	3.1%	7	7	14	5	35.7%	6	3	9	-	0%	6	3	9
Pod G SW Light Industrial	110	145,643 SF	Pre-Calc'd	59	70	129	28	21.6%	45	56	101	18	14.0%	35	48	83	6	7%	33	44	77
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	368	359	727	23	3.1%	352	352	704	114	15.7%	322	268	590	169	28.7%	230	191	421
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3^* \text{FP} + 15.5(X)$ (50/50)	134	133	267	8	3.1%	128	131	259	43	16.1%	117	99	216	132	61%	46	38	84
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	28	3.1%	427	439	866	140	15.7%	390	336	726	208	28.7%	278	240	518
Home Improvement Store	862	134,148 SF	2.29 /1,000 SF (49/51)	150	157	307	10	3.1%	144	153	297	50	16.3%	131	116	247	71	28.7%	93	83	176
TOTALS				1,189	1,339	2,528	138	5.5%	1,121	1,269	2,390	399	15.8%	1,004	987	1,991	598		689	704	1,393

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	33	2.4%	853	501	1,354	180	13.0%	729	445	1,174	-	0%	729	445	1,174
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	31	2.4%	828	487	1,315	175	13.0%	707	433	1,140	-	0%	707	433	1,140
Residential - MF Condos.	230	130 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32$ (67/33)	50	25	75	2	2.4%	49	24	73	10	13.3%	42	21	63	-	0%	42	21	63
Residential - 55+ Detached	251	800 DUs	0.27 /DU (61/39)	132	84	216	5	2.4%	129	82	211	28	13.0%	110	73	183	-	0%	110	73	183
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)	-	-	-	-	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%	-	-	-
Light Industrial	110	- SF	0.97 /1000 SF (12/88)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Shopping Center	820	16,700 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31$ (48/52)	87	94	181	49	27.1%	73	59	132	5	2.8%	69	58	127	46	36.6%	44	37	81
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	28.1%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	24,675 SF	2.74 /1000 SF (49/51)	33	35	68	19	28.1%	24	25	49	-	0.0%	24	25	49	2	5%	23	24	47
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	6	28.1%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	28.1%	-	-	-	-	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	- SF	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
TOTALS				2,043	1,270	3,313	155	4.7%	1,965	1,193	3,158	399	12.0%	1,690	1,069	2,759	50		1,664	1,045	2,709

COMBINED TOTALS				3,232	2,609	5,841	293	5.0%	3,086	2,462	5,548	798	13.7%	2,694	2,056	4,750	648		2,353	1,749	4,102
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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 G Southwest; James Business Park

Conditions Associated with Units or Trips ⁽¹⁾

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.



TOWN CENTER PKWY S

PERSIMMON BLVD

2 (3)

5 (18)

163

SITE

5 (17)

250

9 (12)

2 (4)

8 (28)

512

5 (6)

19 (24)

163

1 (3)

12 (14)

LEGEND

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

22-015
8/20/25

WESTLAKE POD G SW;
JAMES BUSINESS PARK

ATTACHMENT 5
PROJECT DRIVEWAY VOLUMES

PTC

APPENDIX

Attachment E6

Westlake Pod G Southwest; James Business Park

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.

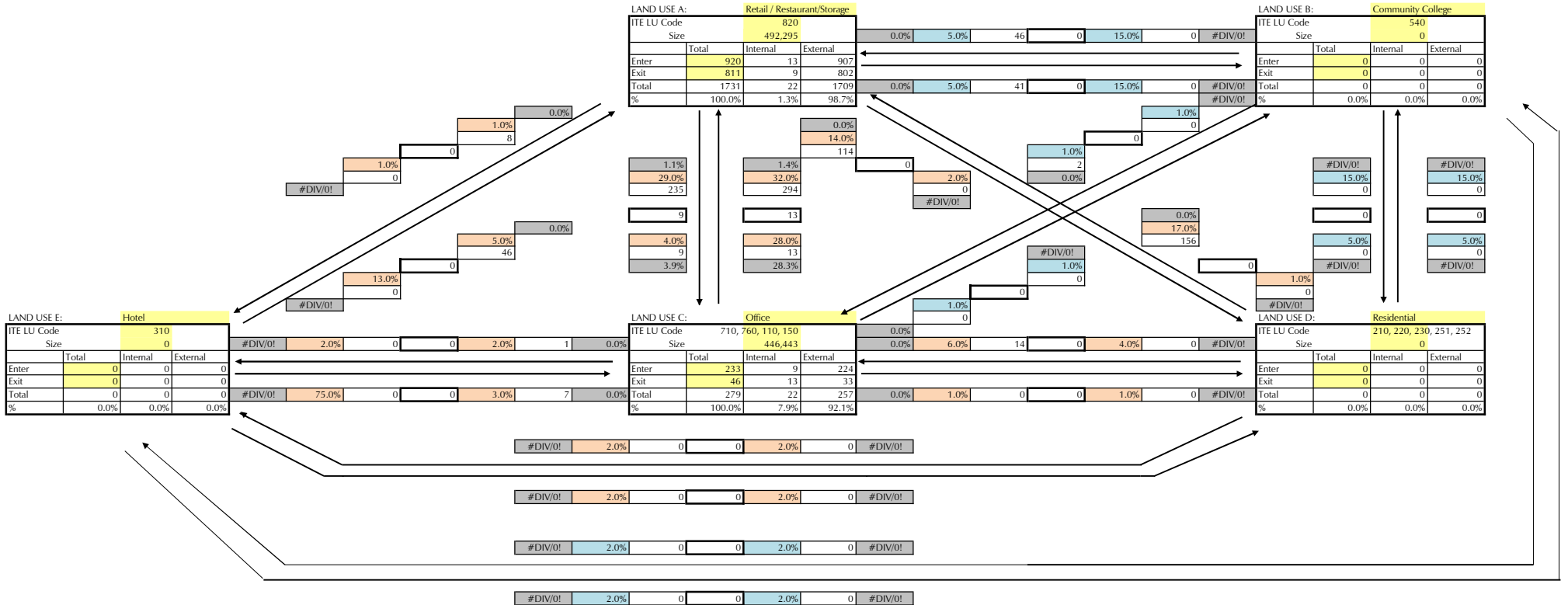
² 300,800 SF Light Industrial, 140,000 SF Self Storage, 47,529 SF Tractor Supply Store, 22,278 SF Shopping Center, 11,615 SF Fast Food w/Drive-thru and 2,525 SF Coffee Shop w/Drive-thru.

³ 27,196 SF Light Industrial, 56,698 SF Warehouse, 10-Court Racquet/Tennis Club and 15,908 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.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/19/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	907	0	224	0	0	1131
Exit	802	0	33	0	0	835
Total	1709	0	257	0	0	1966
Single-Use Trip Gen.Estimate	1731	0	279	0	0	2010

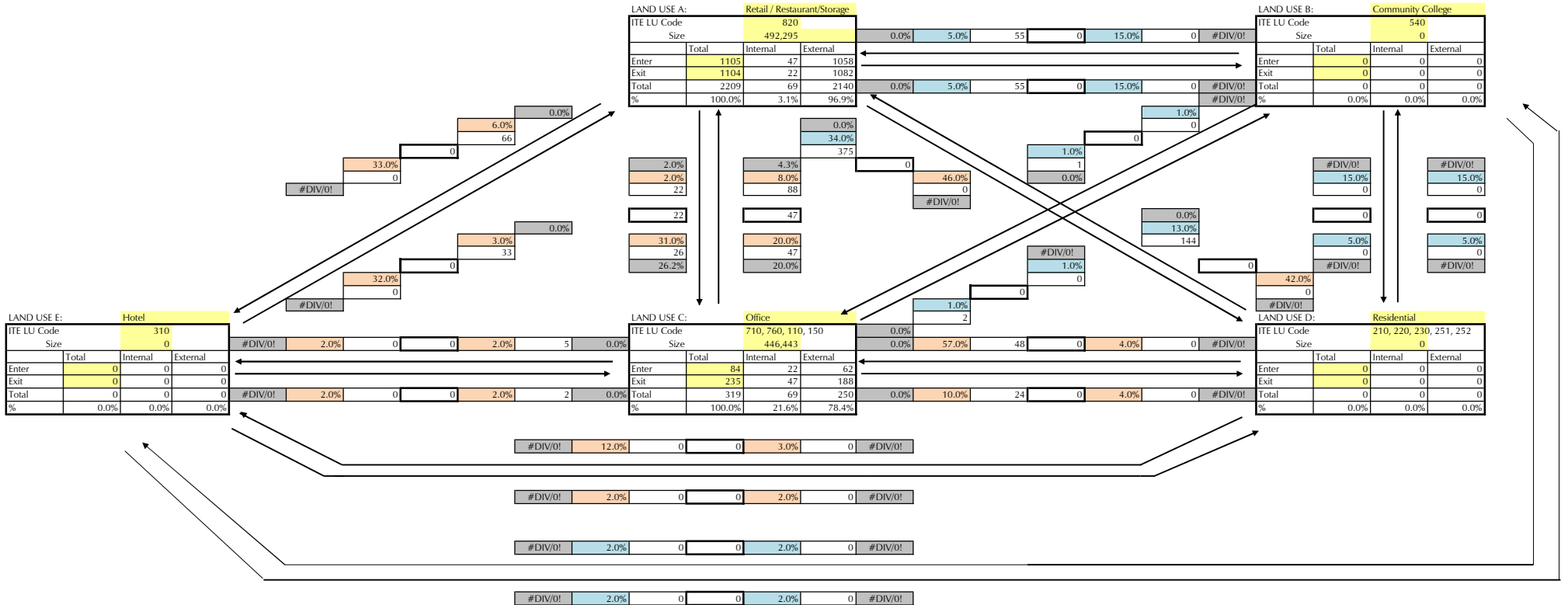
INTERNAL
CAPTURE

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: 08/19/25



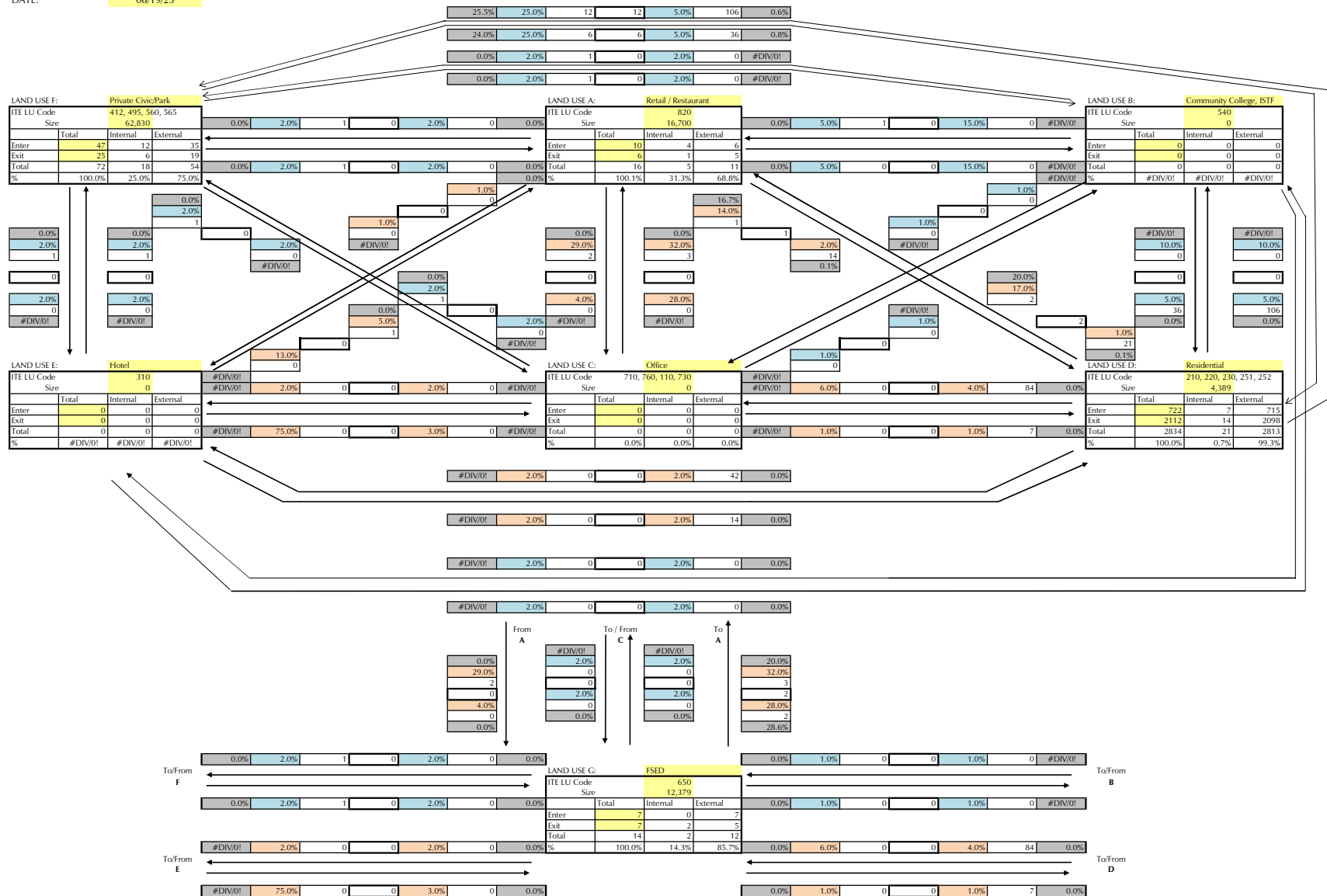
	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	1058	0	62	0	0	1120
Exit	1082	0	188	0	0	1270
Total	2140	0	250	0	0	2390
Single-Use Trip Gen.Estimate	2209	0	319	0	0	2528

INTERNAL
CAPTURE

LEGEND

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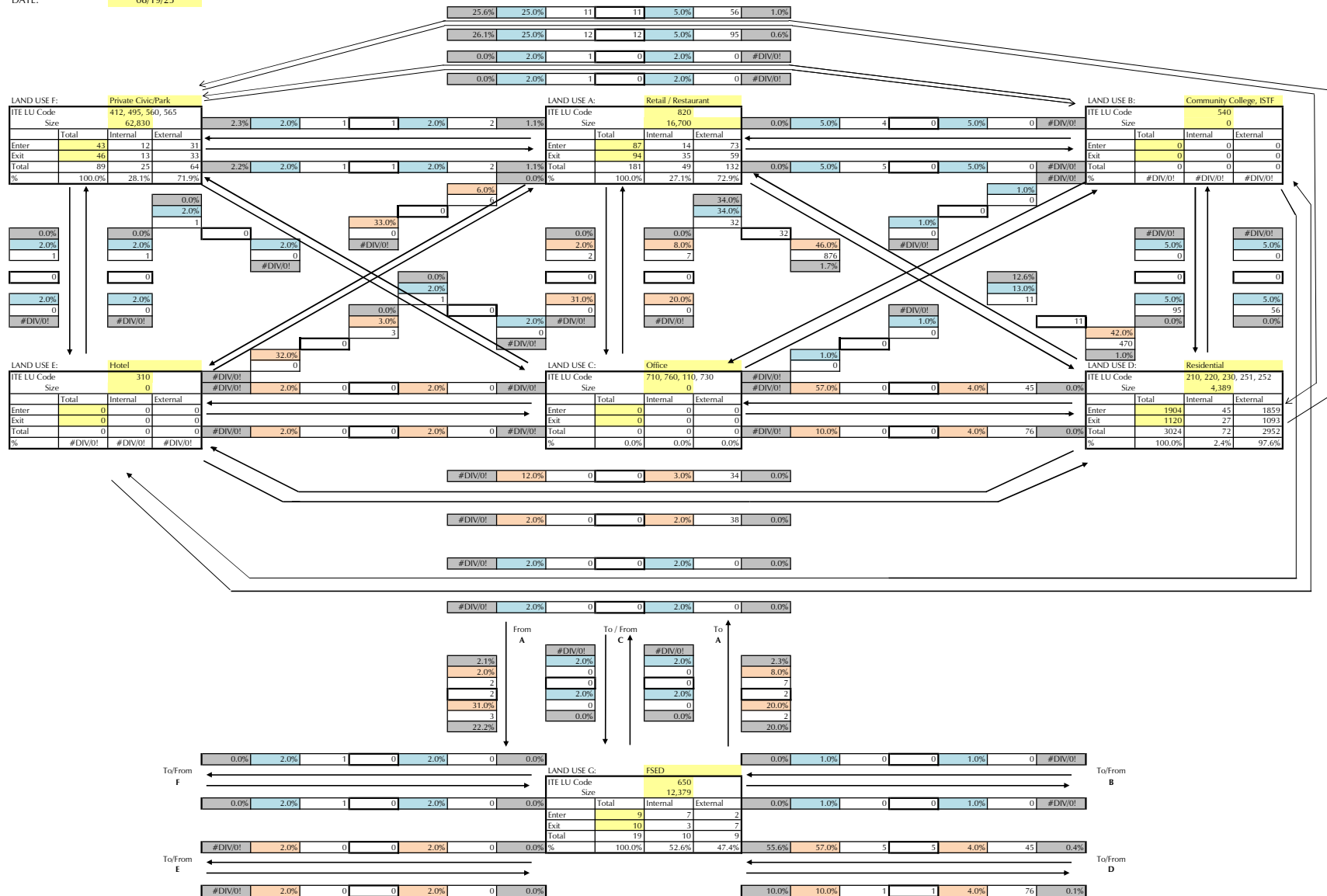
INTERNAL CAPTURE WORKSHEET

Trip Gen + Internal 22-015 8-19-25 Cum.
8/19/2025PROJECT: Westlake - East Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/19/25

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

Trip Gen + Internal 22-015 8-19-25 Cum.
8/19/2025PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/19/25

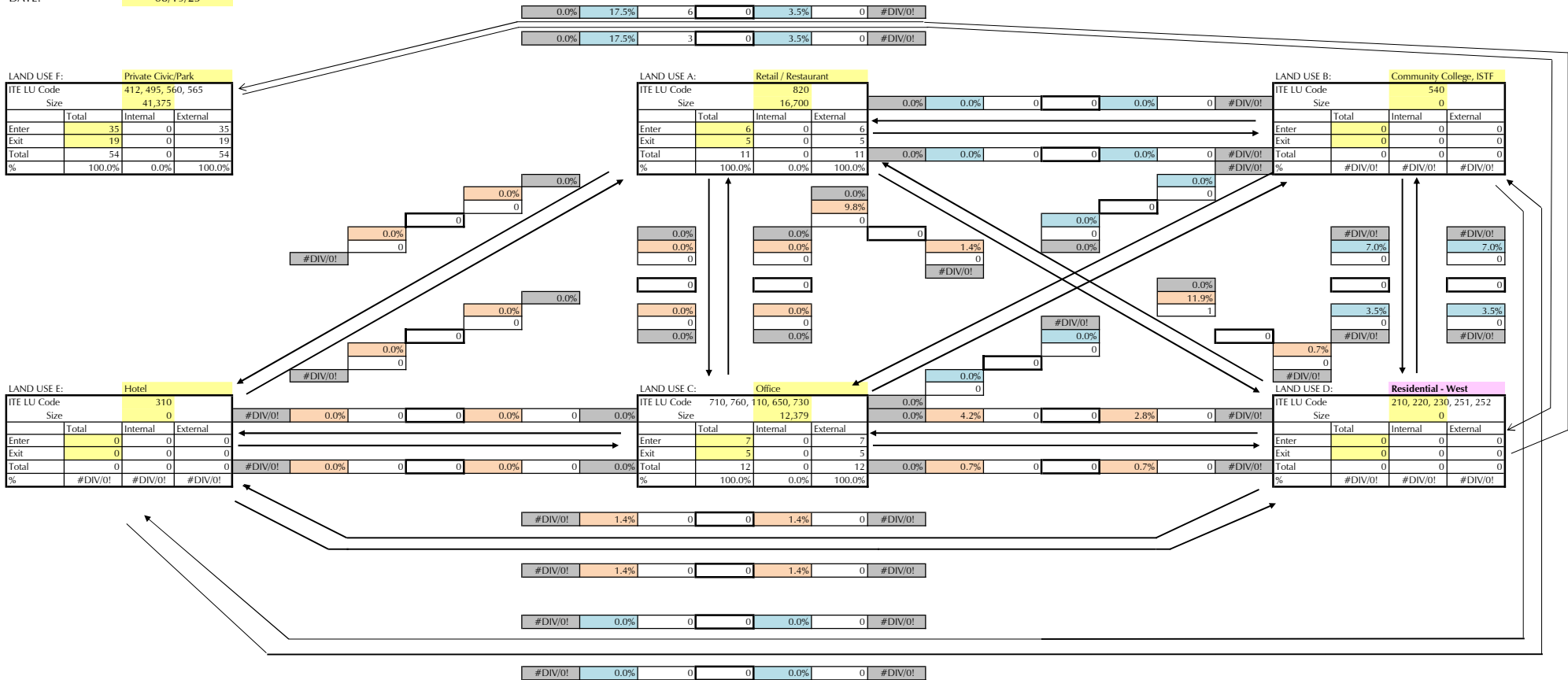
Net External Trips for Multi-Use Development								
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL
Enter	73	0	0	1859	0	31	2	1965
Exit	59	0	0	1093	0	33	7	1192
Total	132	0	0	2952	0	64	9	3157
Single-Use Trip Gen. Estimate	181	0	0	3024	0	89	19	3313

INTERNAL CAPTURE

4.7%

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/19/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	6	0	7	0	0	13
Exit	5	0	5	0	0	10
Total	11	0	12	0	0	23
Single-Use Trip Gen.Estimate	11	0	12	0	0	23

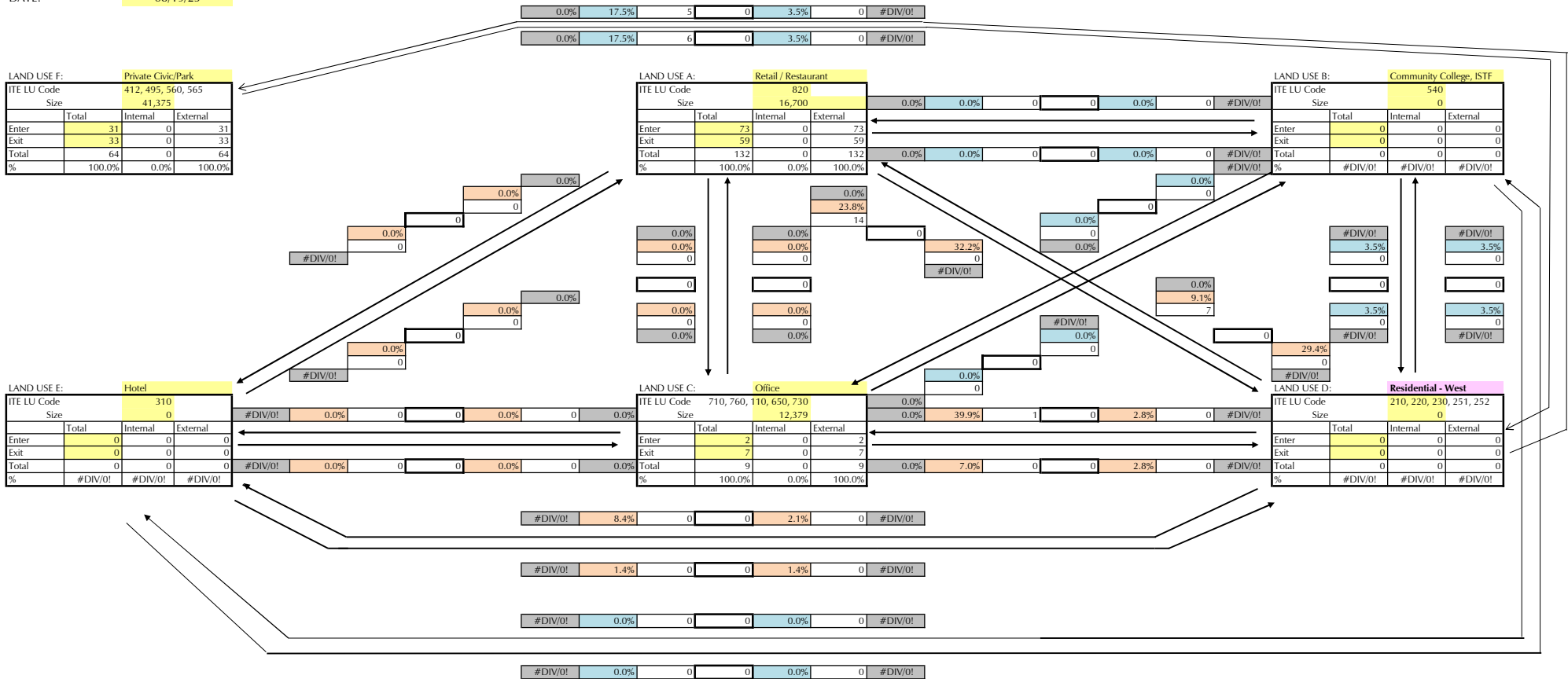
INTERNAL CAPTURE

LEGEND

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- 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: 08/19/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	73	0	2	0	0	75
Exit	59	0	7	0	0	66
Total	132	0	9	0	0	141
Single-Use Trip Gen.Estimate	132	0	9	0	0	141

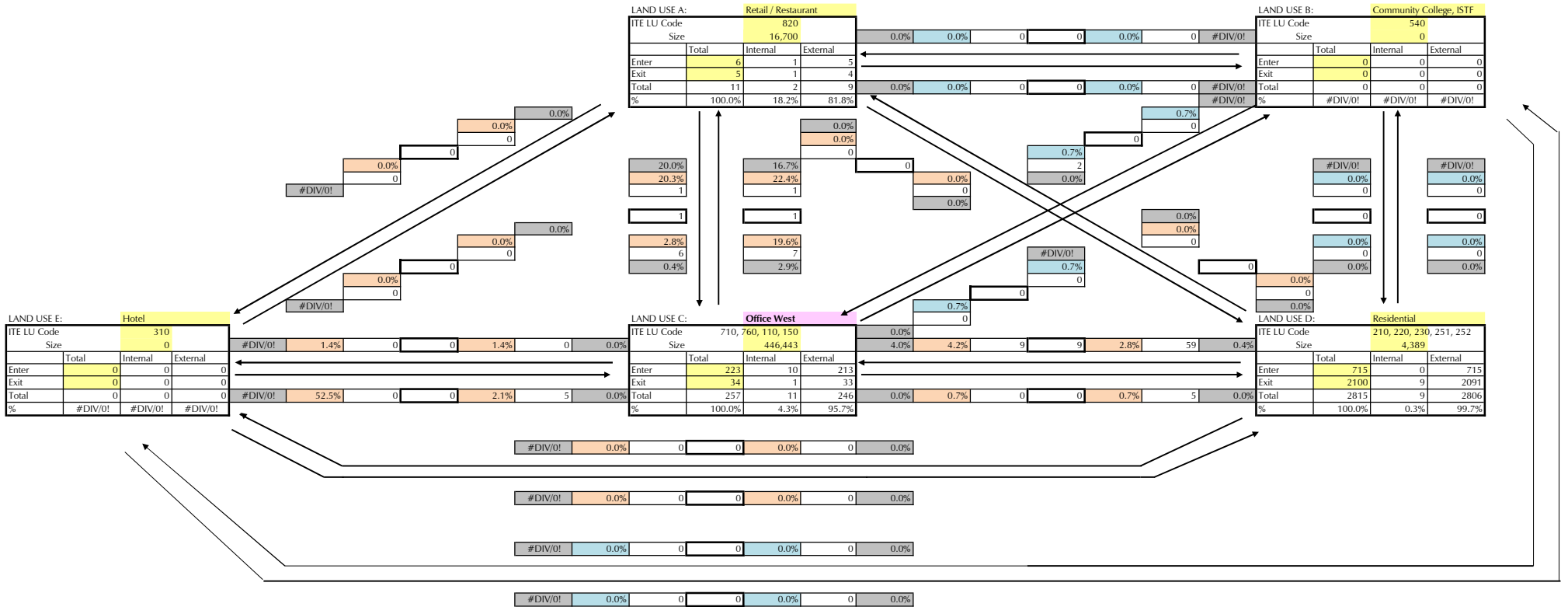
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/19/25

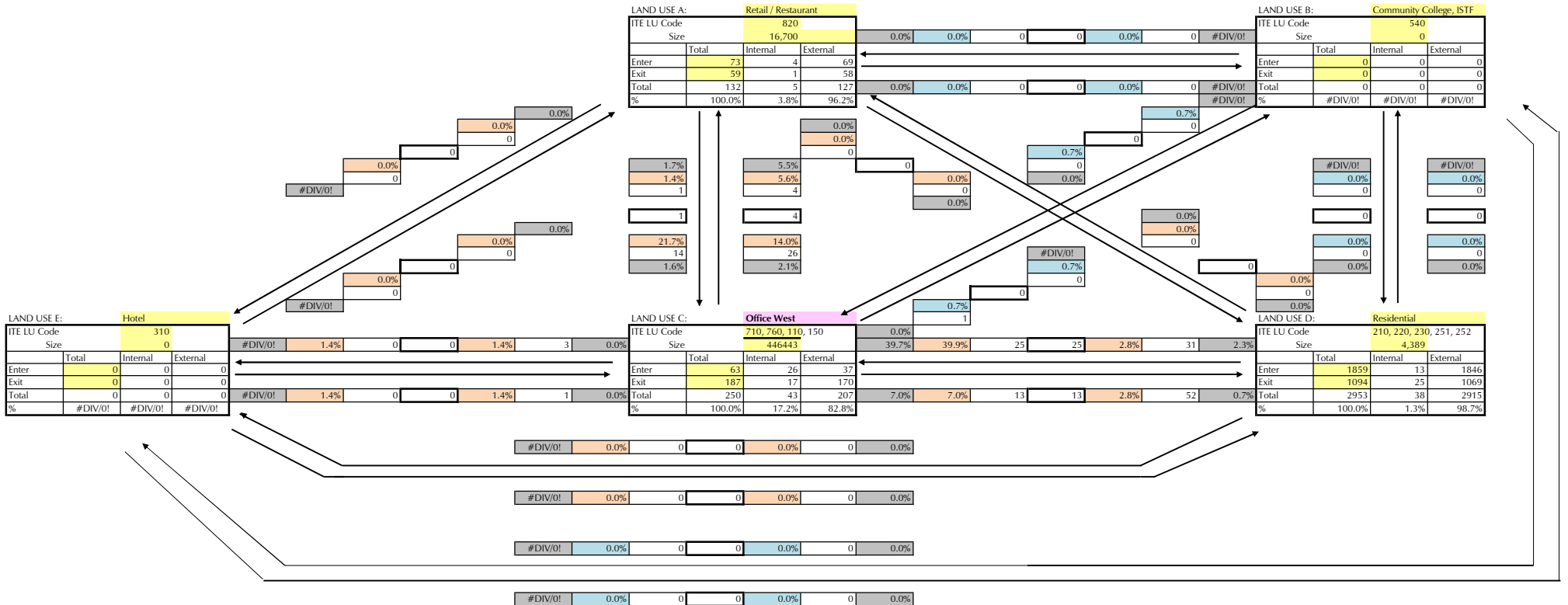


LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/19/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	69	0	37	1846	0	1952
Exit	58	0	170	1069	0	1297
Total	127	0	207	2915	0	3249
Single-Use Trip Gen.Estimate	132	0	250	2953	0	3335

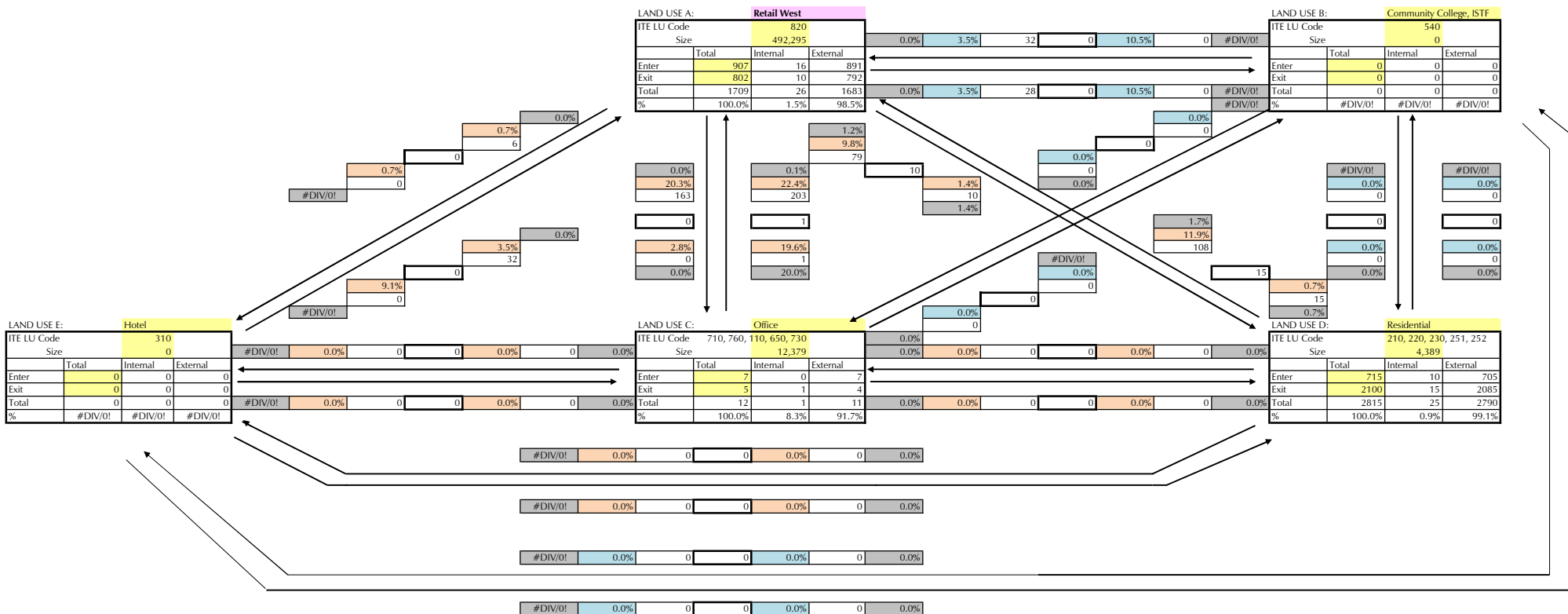
INTERNAL CAPTURE

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/19/25



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	891	0	7	705	0	1603
Exit	792	0	4	2085	0	2881
Total	1683	0	11	2790	0	4484
Single-Use Trip Gen.Estimate	1709	0	12	2815	0	4536

INTERNAL CAPTURE 1.1%

LEGEND	
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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/19/25

