

August 20, 2025

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

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

Dear Mr. Cassel:

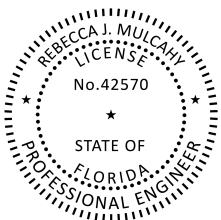
The purpose of this letter is to present a trip equivalency analysis for the modified Pod G Southwest Site Plan to make the following changes: reallocate 94,751 SF Light Industrial, 10-Court Racquet/Tennis Club and 5,051 SF Health Club to 27,196 SF Light Industrial, 56,698 SF Warehouse, 10-Court Racquet/Tennis Club and 15,908 SF Health Club. Westlake is an approved project under Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC) with a buildout year of 2035. This Equivalency Statement is for the "specialty uses" in Pod G Southwest that were not specifically analyzed in the approved Westlake traffic study.

An inventory of all non-residential uses to date was conducted and is provided on **Attachment E1**. This pod, as entirely Light Industrial, was previously equivalent to 39,500 SF of Shopping Center. The current proposed uses in Pod G Southwest are 27,196 SF Light Industrial, 56,698 SF Warehouse, 10-Court Racquet/Tennis Club and 15,908 SF Health Club. **Attachment E2** provides the calculation of daily, AM and PM peak hour trips associated with these uses, and also provides the resultant pass-by rate.

Equivalencies for Westlake are based on PM peak hour two-way trips. The trip generation for the PM peak hour at buildout was analyzed to determine the equivalent uses and intensities. As shown on **Attachment E3**, the Pod G Southwest uses continue to be equivalent to 39,500 SF of Shopping Center. Therefore, Pod G Southwest can be allowed these specialty uses or revert back to the previous mix of uses. **Attachments E4 and E5** provide the AM peak hour and Daily trip generation, for informational purposes only. The internalization matrices are provided in the **Appendix**. Based on the analysis above, the Post Equivalency Inventory has been updated as shown in **Attachment E6**. This will be the starting point for any required equivalency analyses in the future.

We request that this equivalency analysis be reviewed and approved for these uses within Pod G Southwest.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2025.08.20
16:04:42 -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 E1
Westlake Pod G Southwest; James Business Park
Non-Residential Uses to Date

Approved Use --->	Office [450,000 SF]		R&D [600,000 SF]		Shopping Center [500,000 SF]		Comm. College [3,000 Std.]		Light Industrial [450,000 SF]		Park [192 Acres]	
	West	East	West	East	West	East	West	East	West	East	West	East
	150,000	300,000	425,000	175,000	350,000	150,000	0	3,000	0	450,000	125	67
Utilized*												
Free-Standing Emerg. Dept. (12,379 SF)		-4,000										
7-11 Gas Station/C-Store and Carwash			-47,000									
ISTF & Tax Collector's Office (23,735 SF)								-3,000				
Publix at Westlake Plaza (129,700 SF) ¹	-100,000				-140,000							
Pod G Southwest (145,643 SF Light Industrial) ³					-39,500							
Withdrawal of ISTF								2,570				
Pod H (Mix of Commercial Uses) ²	-35,000		-378,000		-110,200							
Pod L Sales Center (future retail)						-16,700						
March 2025 Cleanup Equivalency ⁴		-11,000			-50,000			-2,570			-75	-67
Submitted to Date	135,000	15,000	425,000	0	339,700	16,700	0	3,000	0	0	75	67
	150,000		425,000		356,400		3,000		0		142	
Remaining to Be Built	15,000	285,000	0	175,000	10,300	133,300	0	0	0	450,000	50	0
	300,000		175,000		143,600		0		450,000		50	

* All equivalencies and Site Plans to date.

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

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

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

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

Attachment E2 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 E3

Westlake Pod G Southwest; James Business Park
PM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips		
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total
Residential - MF Condos.	230	157 DU/s	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32 (67/33)$	58	29	87	42 48.3%	29	16	45	17 19.5%	18	10	28	- 0%	18	10	28
Residential - 55+ Detached	251	- DU/s	0.27 /DU (61/39)	-	-	-	- 48.3%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
Residential - 55+ Attached	252	- DU/s	0.25 /DU (54/46)	-	-	-	- 48.3%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
General Office	710	15,000 SF	1.49 /1000 SF (17/83)	4	18	22	5 22.6%	3	14	17	4 18.2%	1	12	13	1 10%	1	11	12
Research & Devel.	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06 (15/85)$	-	-	-	- 22.6%	-	-	-	- 0.0%	-	-	-	- 10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	25	165	190	43 22.6%	18	129	147	33 17.4%	2	112	114	11 10%	2	101	103
Shopping Center	820	10,300 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31 (48/52)$	63	68	131	6 4.8%	60	65	125	26 19.8%	50	49	99	28 28.7%	36	35	71
Park	412	50 Acres	0.09 /Acre (61/39)	3	2	5	1 10.0%	2	2	4	1 10.0%	2	1	3	- 0%	2	1	3
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1 4.8%	7	6	13	3 21.4%	6	4	10	- 0%	6	4	10
Pod G SW Light Industrial	110	145,643 SF	Pre-Calc'd	59	70	129	29 22.6%	43	57	100	22 17.1%	32	46	78	5 7%	30	43	73
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	368	359	727	35 4.8%	348	344	692	142 19.5%	296	254	550	158 28.7%	211	181	392
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	$12.3*FP + 15.5(X) (50/50)$	134	133	267	13 4.8%	127	127	254	52 19.5%	108	94	202	123 61%	42	37	79
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	43 4.8%	422	429	851	175 19.6%	357	319	676	194 28.7%	255	227	482
Home Improvement Store	862	134,148 SF	2.29 /1,000 SF (49/51)	150	157	307	15 4.8%	142	150	292	60 19.5%	120	112	232	67 28.7%	86	79	165
TOTALS				1,317	1,456	2,773	233 8.4%	1,201	1,339	2,540	535 19.3%	992	1,013	2,005	587	689	729	1,418

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 DU/s	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51 (63/37)$	874	513	1,387	189 13.6%	753	445	1,198	188 13.6%	624	386	1,010	- 0%	624	386	1,010
Residential - SF (F,M,P,Q,R,S)	210	1,700 DU/s	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.51 (63/37)$	848	498	1,346	183 13.6%	731	432	1,163	182 13.5%	606	375	981	- 0%	606	375	981
Residential - MF Condos.	230	130 DU/s	$\text{Ln}(T) = 0.82\text{Ln}(x) + 0.32 (67/33)$	50	25	75	10 13.6%	43	22	65	10 13.3%	36	19	55	- 0%	36	19	55
Residential - 55+ Detached	251	800 DU/s	0.27 /DU (61/39)	132	84	216	29 13.6%	114	73	187	29 13.4%	94	64	158	- 0%	94	64	158
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	37 41.1%	23	30	53	12 13.3%	18	23	41	4 10%	16	21	37
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	- 0.0%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
General Office	710	285,000 SF	1.49 /1000 SF (17/83)	72	353	425	66 15.6%	46	313	359	31 7.3%	40	288	328	33 10%	36	259	295
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X) + 1.06 (15/85)$	32	178	210	33 15.6%	20	157	177	15 7.1%	17	145	162	16 10%	15	131	146
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	68 15.6%	33	336	369	32 7.3%	27	310	337	34 10%	24	279	303
Shopping Center	820	150,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X) + 3.31 (48/52)$	377	409	786	264 33.6%	281	241	522	33 4.2%	260	229	489	179 36.6%	165	145	310
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	- 29.4%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	56 29.4%	67	69	136	1 0.5%	67	68	135	7 5%	64	64	128
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	11 29.4%	13	15	28	- 0.0%	13	15	28	1 5%	12	15	27
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	36 29.4%	41	46	87	1 0.8%	41	45	86	43 50%	21	22	43
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	- 0.0%	-	-	-	- 0.0%	-	-	-	- 0%	-	-	-
FSFD	650	12,379 SF	Pre-Calc'd	9	10	19	11 57.9%	1	7	8	1 5.3%	1	6	7	1 10%	1	5	6
Tax Collector	730	- SF	Pre-Calc'd	-	-	-	- 15.6%	-	-	-	- 0.0%	-	-	-	- 10%	-	-	-
TOTALS				2,663	2,682	5,345	993 18.6%	2,166	2,186	4,352	535 10.0%	1,844	1,973	3,817	318	1,714	1,785	3,499

COMBINED TOTALS				3,980	4,138	8,118	1,226 15.1%	3,367	3,525	6,892	1,070 13.2%	2,836	2,986	5,822	905	2,403	2,514	4,917
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

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

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

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% on the west side and 36.6% on the east side per approved study.

Added Use

Approved Total

4,932

Attachment E4

Westlake Pod G Southwest; James Business Park
AM Peak Hour Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - MF Condos.	230	157 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	13	61	74	3	4.1%	13	58	71	5	6.8%	13	53	66	-	0%	13	53	66
Residential - 55+ Detached	251	- DUs	0.22 /DU (35/65)	-	-	-	-	4.1%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	- DUs	0.2 /DU (34/66)	-	-	-	-	4.1%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	15,000 SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	37	5	42	4	8.4%	35	3	38	3	7.1%	33	2	35	4	10%	30	1	31
Research & Devel.	760	- SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	-	-	-	-	8.4%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	186	25	211	18	8.4%	177	16	193	18	8.5%	164	11	175	18	10%	148	9	157
Shopping Center	820	10,300 SF	0.96 /1000 SF (62/38)	6	4	10	-	1.5%	5	5	10	-	0.0%	5	5	10	3	28.7%	4	3	7
Park	412	50 Acres	0.02 /Acre (61/39)	1	-	1	-	10.0%	1	-	1	-	10.0%	1	-	1	-	0%	1	-	1
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.5%	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	6	8.4%	44	18	62	5	7.4%	40	17	57	4	7%	37	16	53
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	424	382	806	12	1.5%	417	377	794	32	4.0%	400	362	762	219	28.7%	285	258	543
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	4	1.5%	132	131	263	11	4.1%	126	126	252	154	61%	49	49	98
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	240	203	443	7	1.5%	236	200	436	18	4.1%	226	192	418	120	28.7%	161	137	298
Home Improvement Store	862	134,148 SF	1.51 /1,000 SF (57/43)	116	87	203	3	1.5%	114	86	200	8	3.9%	110	82	192	55	28.7%	78	59	137
TOTALS				1,210	927	2,137	57	2.7%	1,180	900	2,080	100	4.7%	1,124	856	1,980	577		812	591	1,403

East Side

Land Use	ITE	Intensity	Trip Generation Rate (1)	Total Trips			Internal		External Trips			Interzonal		External Trips			Pass-by		New Trips		
	Code			In	Out	Total	Trips (2)	In	Out	Total	Trips (2)	In	Out	Total	Trips (3)	In	Out	Total			
Residential - SF (N,O,T,U,V)	210	1,759 DUs	0.75 /DU (25/75)	330	989	1,319	74	5.6%	312	933	1,245	16	1.2%	307	922	1,229	-	0%	307	922	1,229
Residential - SF (F,M,P,Q,R,S)	210	1,700 DUs	0.75 /DU (25/75)	319	956	1,275	71	5.6%	301	903	1,204	16	1.3%	296	892	1,188	-	0%	296	892	1,188
Residential - MF Condos.	230	130 DUs	Ln(T) = 0.80Ln(x)+0.26 (17/83)	11	53	64	4	5.6%	10	50	60	1	1.6%	10	49	59	-	0%	10	49	59
Residential - 55+ Detached	251	800 DUs	0.22 /DU (35/65)	62	114	176	10	5.6%	59	107	166	2	1.1%	58	106	164	-	0%	58	106	164
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	34	42.5%	44	2	46	3	3.8%	42	1	43	4	10%	38	1	39
Community College	540*	- Students	0.11 /Student (87/13)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	285,000 SF	Ln(T) = 0.80Ln(x)+1.57 (88/12)	389	53	442	55	12.4%	348	39	387	19	4.3%	341	27	368	37	10%	307	24	331
Research & Devel.	760	175,000 SF	Ln(T) = 0.87Ln(x)+0.86 (83/17)	175	36	211	26	12.4%	156	29	185	9	4.3%	153	23	176	18	10%	138	20	158
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	51	12.4%	325	38	363	18	4.3%	318	27	345	35	10%	286	24	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	76	52.8%	38	30	68	13	9.0%	31	24	55	20	36.6%	20	15	35
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	-	28.2%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	41	28.2%	69	34	103	1	0.7%	68	34	102	5	5%	65	32	97
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	11	28.2%	17	11	28	-	0.0%	17	11	28	1	5%	16	11	27
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	34	28.2%	47	41	88	1	0.8%	46	41	87	44	50%	23	20	43
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	650	12,379 SF	Pre-Calc'd	7	7	14	2	14.3%	7	5	12	1	7.1%	7	4	11	1	10%	6	4	10
Tax Collector	730	- SF	Pre-Calc'd	-	-	-	-	12.4%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
TOTALS				1,977	2,467	4,444	489	11.0%	1,733	2,222	3,955	100	2.3%	1,694	2,161	3,855	165		1,570	2,120	3,690

COMBINED TOTALS				3,187	3,394	6,581	546	8.3%	2,913	3,122	6,035	200	3.0%	2,818	3,017	5,835	742		2,382	2,711	5,093
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

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

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

(3) Source: Palm Beach County ULDC Article 13. Retail pass-by rate limited to 28.7% on the west side and 36.6% on the east side per approved study.

Added Use

Attachment E5
Westlake Pod G Southwest; James Business Park
Daily Trip Generation at Buildout

West Side

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips (2)		External Trips	Interzonal Trips (2) (4)		External Trips	Pass-by Trips (1)		New Trips
Residential - MF Condos.	230	157 DUs	6.65 /DU	1,044	274	26.2%	770	151	14.5%	619	-	0%	619
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	26.2%	-	-	0.0%	-	-	0%	-
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	26.2%	-	-	0.0%	-	-	0%	-
General Office	710	15,000 SF	Ln (T) = 0.77Ln (X)+3.65	310	48	15.5%	262	43	13.9%	219	22	10%	197
Research & Devel.	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	15.5%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	1,492	231	15.5%	1,261	213	14.3%	1,048	105	10%	943
Shopping Center	820	10,300 SF	Ln (T) = 0.65Ln (X)+5.83	1,550	50	3.2%	1,500	168	10.8%	1,332	382	28.7%	950
Park	412	50 Acres	2.28 /Acre	114	11	10.0%	103	12	10.5%	91	-	0%	91
Car Wash	PBC	1 Lane	166 /Lane	166	5	3.2%	161	20	12.0%	141	-	0%	141
Pod G SW Light Industrial	110	145,643 SF	Pre-Calcd	1,088	169	15.5%	919	147	13.5%	772	54	7%	718
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	9,469	303	3.2%	9,166	1,224	12.9%	7,942	2,279	28.7%	5,663
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	122	3.2%	3,696	494	12.9%	3,202	1,953	61%	1,249
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	9,783	313	3.2%	9,470	1,275	13.0%	8,195	2,352	28.7%	5,843
Home Improvement Store	862	134,148 SF	30.74 /1,000 SF	4,124	132	3.2%	3,992	528	12.8%	3,464	994	28.7%	2,470
TOTALS				32,958	1,658	5.0%	31,300	4,275	13.0%	27,025	8,141		18,884

East Side

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

COMBINED TOTALS				96,768	12,325	12.7%	84,443	8,550	8.8%	75,893	10,837		65,056
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn.

(1) Source: Palm Beach County ULDC Article 13, unless otherwise noted. Retail pass-by rate limited to 28.7% on the west side and 36.6% on the east side per approved study.

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

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

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

Added Use

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.

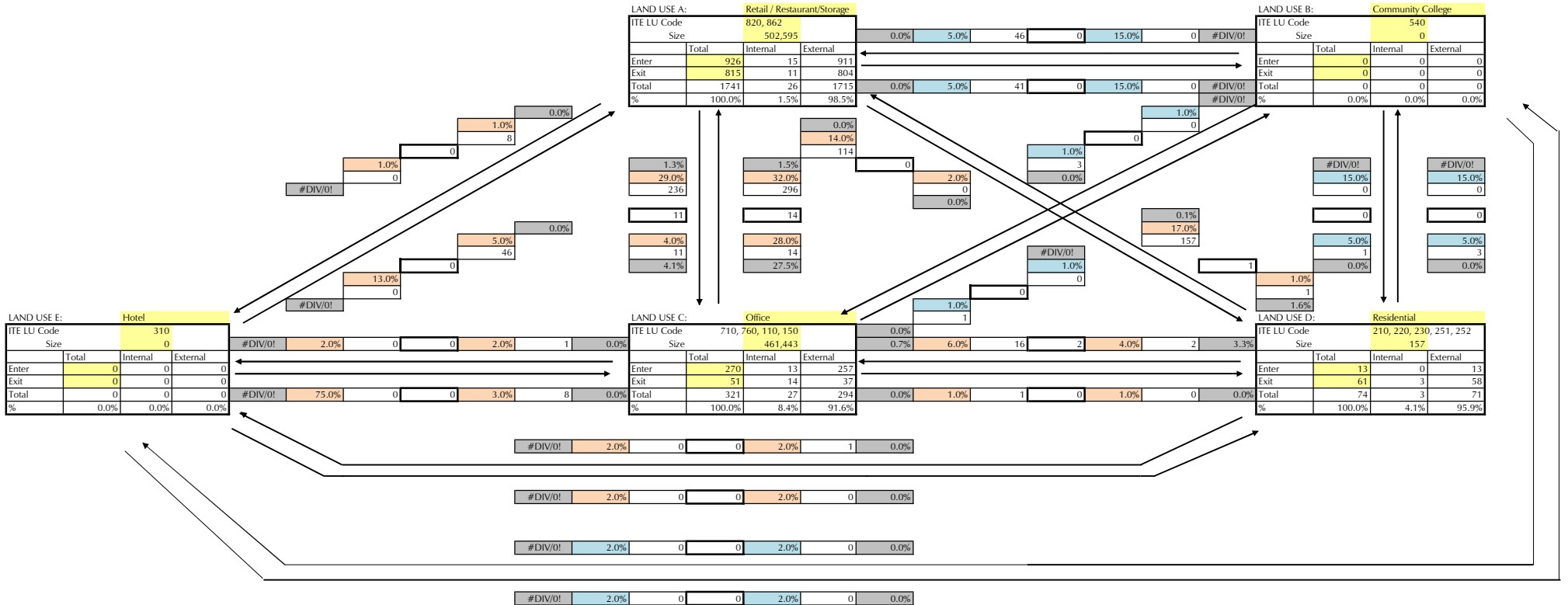
³ 27,196 SF Light Industrial, 56,698 SF Warehouse, 10-Court Racquet/Tennis Club and 15,908 SF Health Club.

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.

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/15/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	911	0	257	13	0	1181
Exit	804	0	37	58	0	899
Total	1715	0	294	71	0	2080
Single-Use Trip Gen.Estimate	1741	0	321	74	0	2136

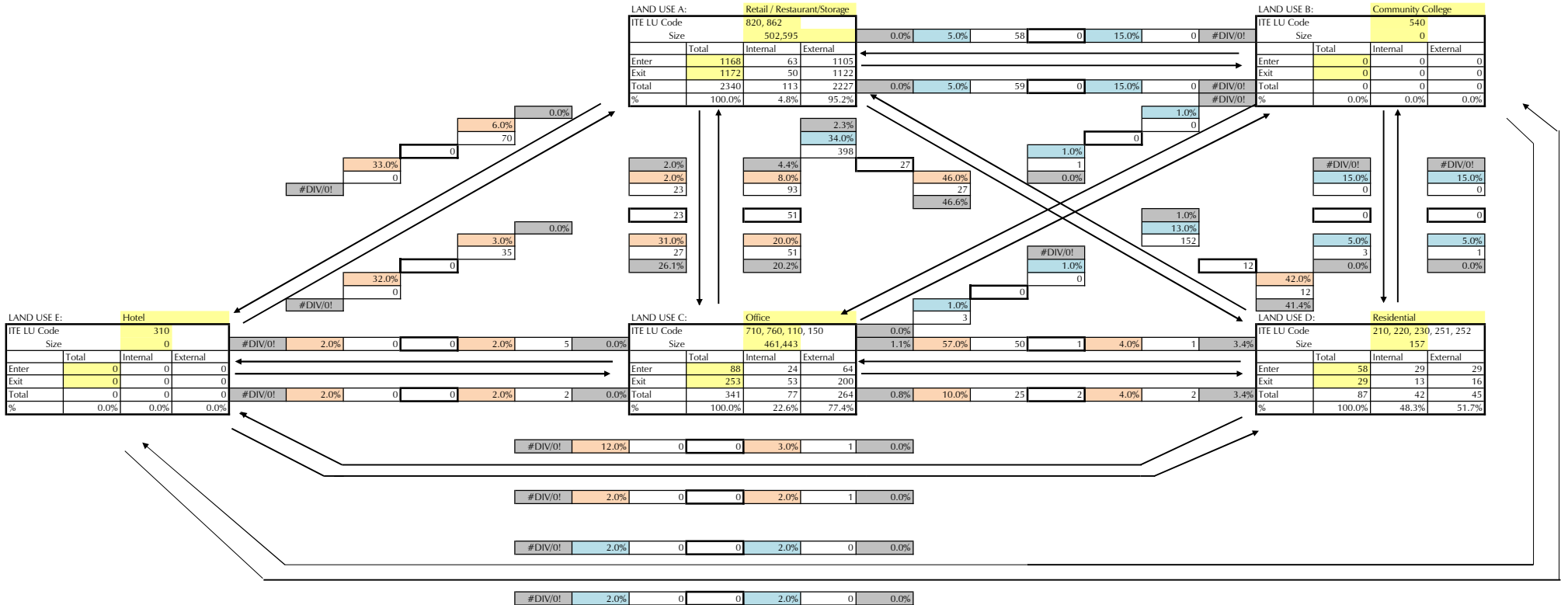
INTERNAL
CAPTURE

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: 08/15/25



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	1105	0	64	29	0	1198
Exit	1122	0	200	16	0	1338
Total	2227	0	264	45	0	2536
Single-Use Trip Gen.Estimate	2340	0	341	87	0	2768

INTERNAL CAPTURE

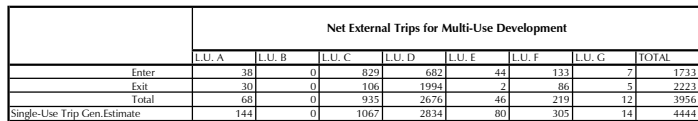
8.4%

LEGEND

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Trip Gen + Internal 22-015 8-12-25 Equiv
8/15/2025

Westlake - East Side
AM Peak Hour Traffic
08/15/25

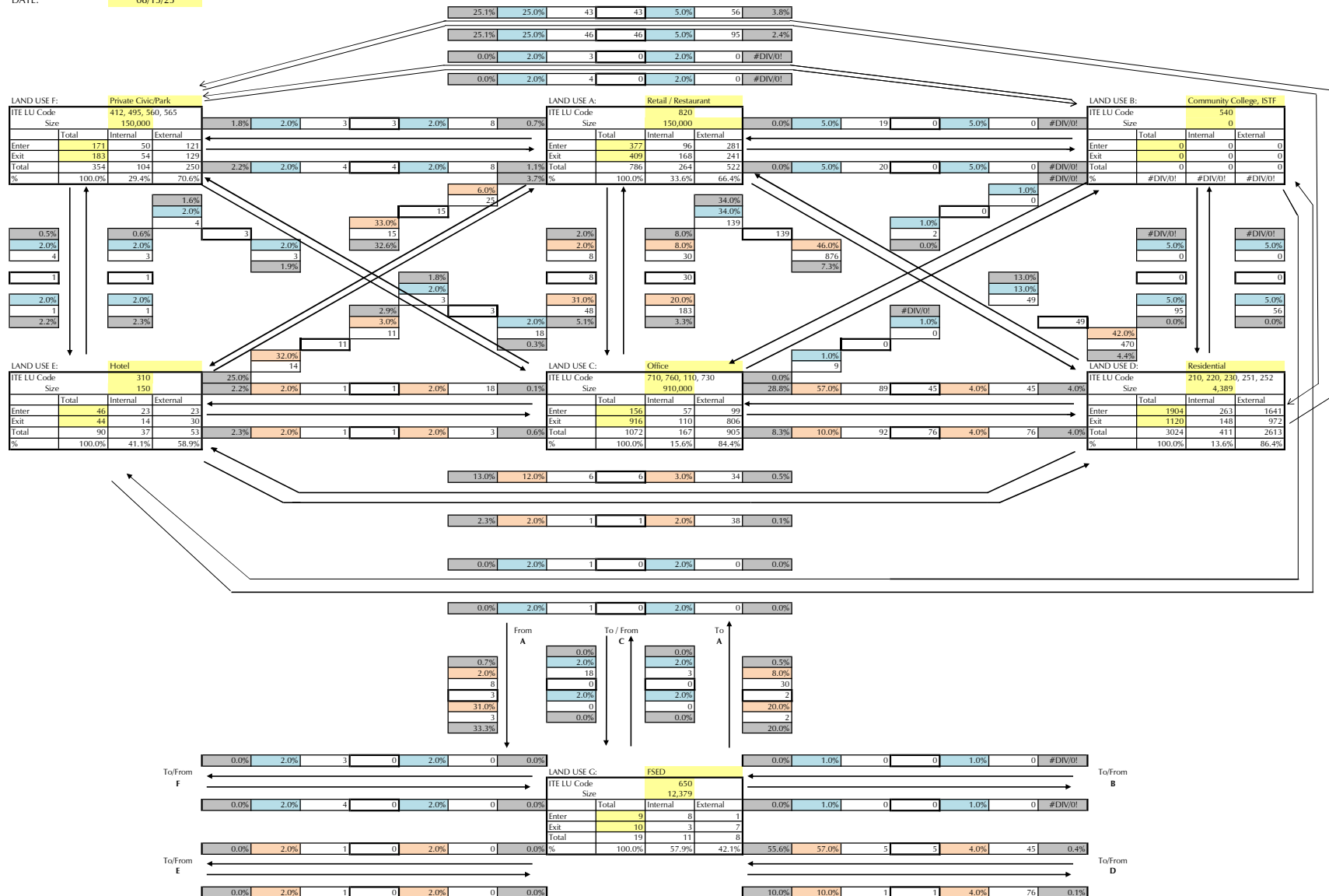


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INTERNAL CAPTURE WORKSHEET

Trip Gen + Internal 22-015 8-12-25 Equiv
8/15/2025

PROJECT: Westlake - East Side
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/15/25



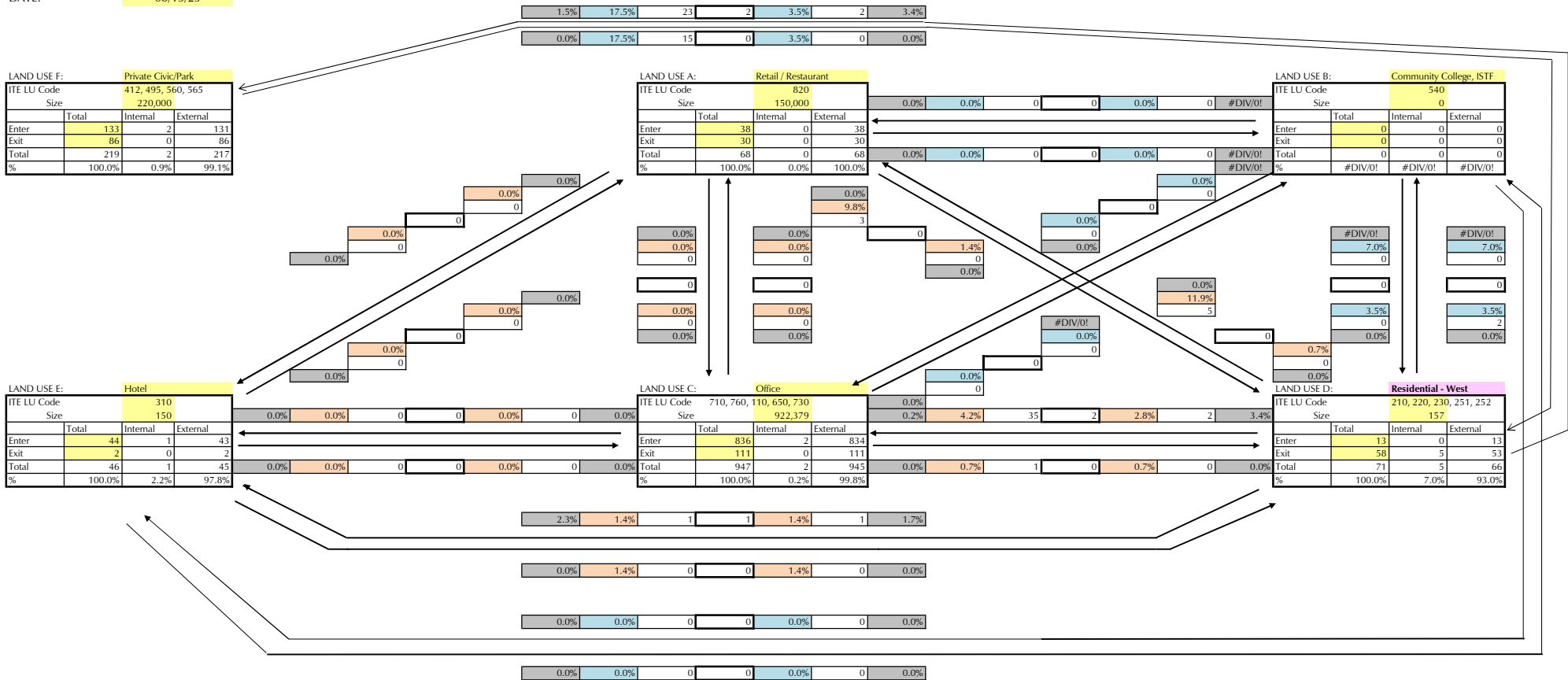
Net External Trips for Multi-Use Development								
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL
Enter	281	0	99	1641	23	121	1	2166
Exit	241	0	806	972	30	129	7	2185
Total	522	0	905	2613	53	250	8	4351
Single-Use Trip Gen. Estimate	786	0	1072	3024	90	354	19	5345

INTERNAL CAPTURE

18.6%

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Residential
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/15/25



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

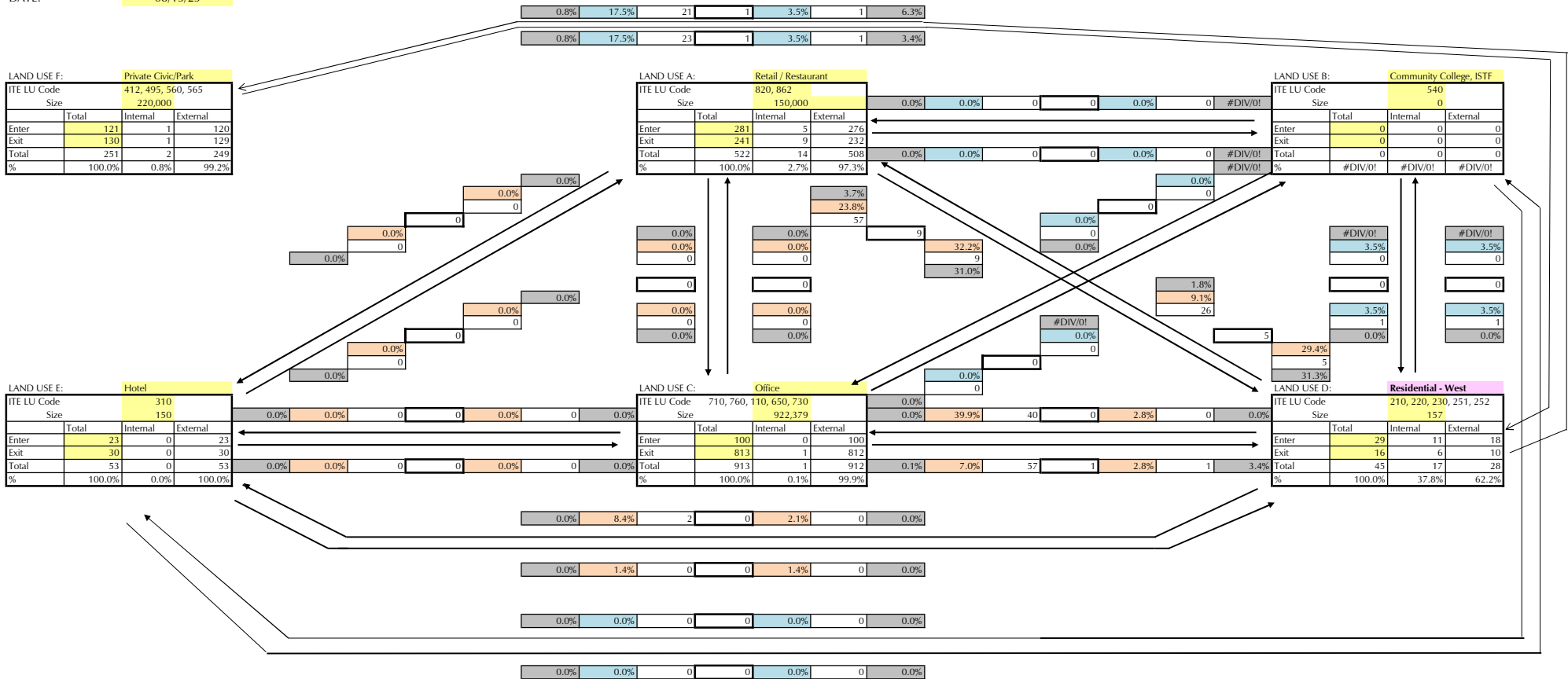
INTERNAL
CAPTURE

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: 08/15/25



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

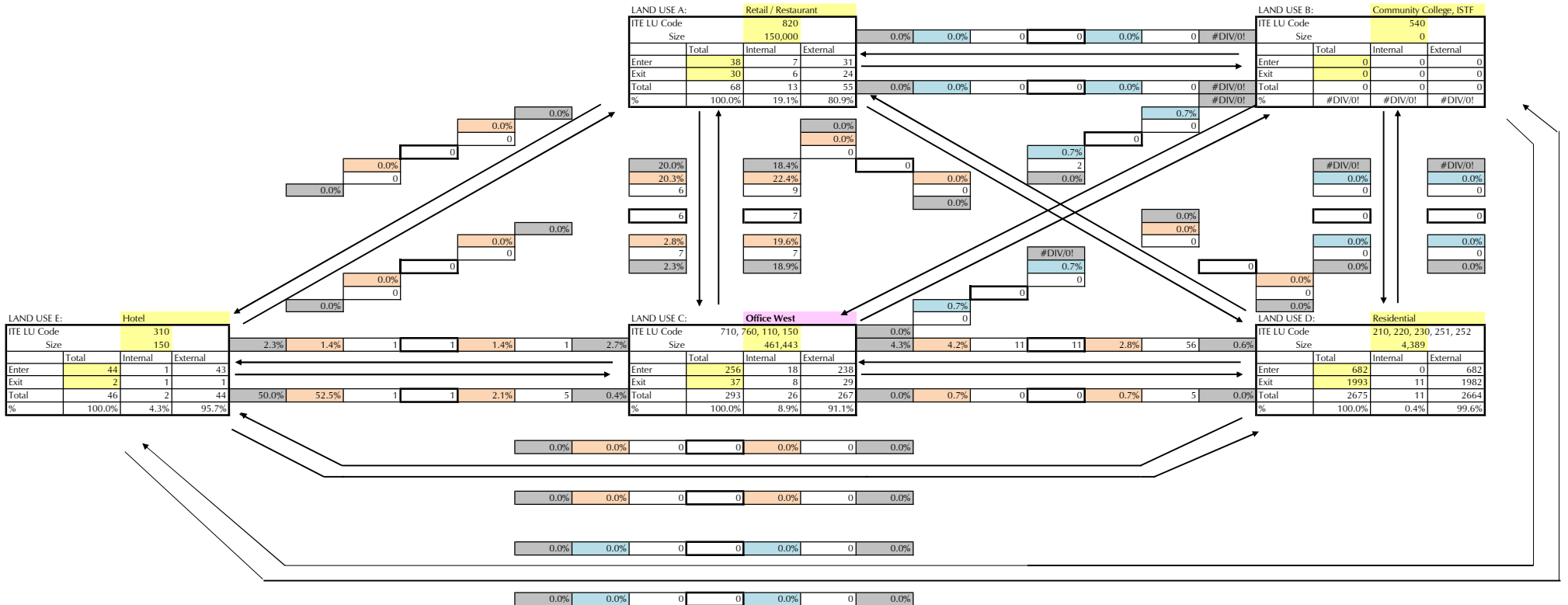
INTERNAL CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/15/25

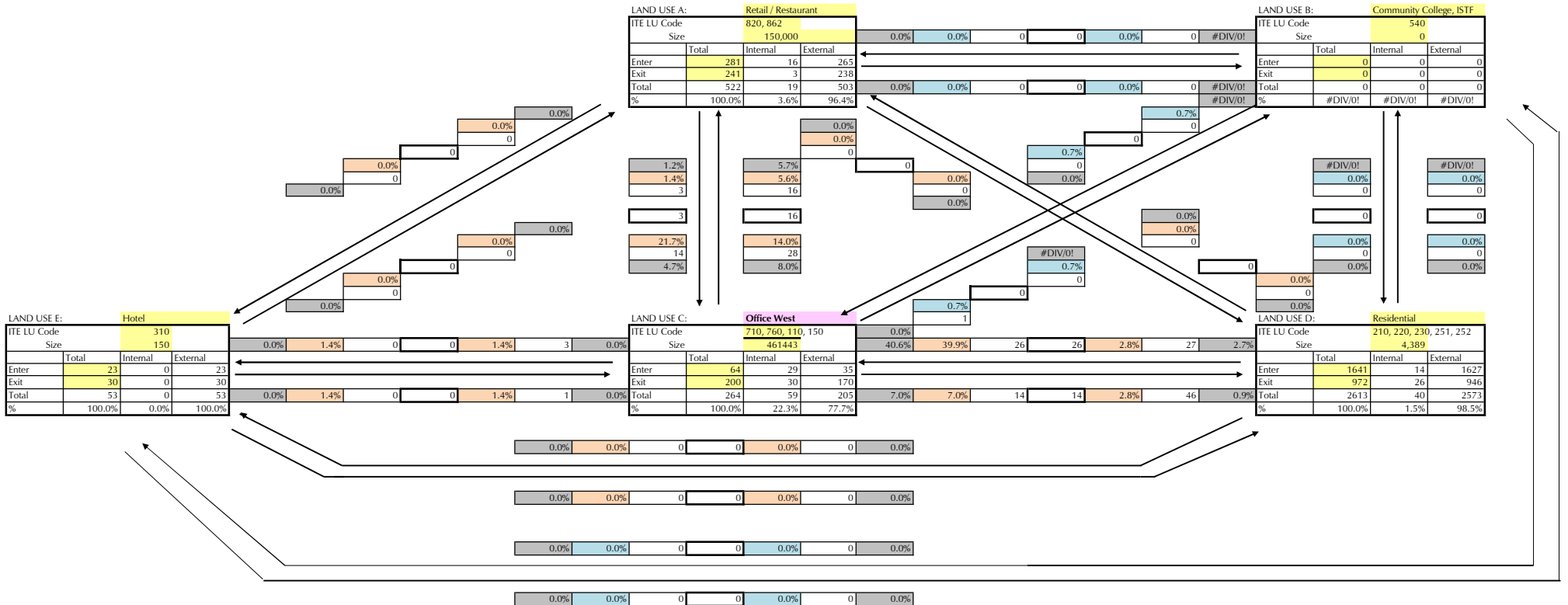


LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Office
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/15/25



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	265	0	35	1627	23		1950
Exit	238	0	170	946	30		1384
Total	503	0	205	2573	53		3334
Single-Use Trip Gen.Estimate	522	0	264	2613	53		3452

INTERNAL CAPTURE

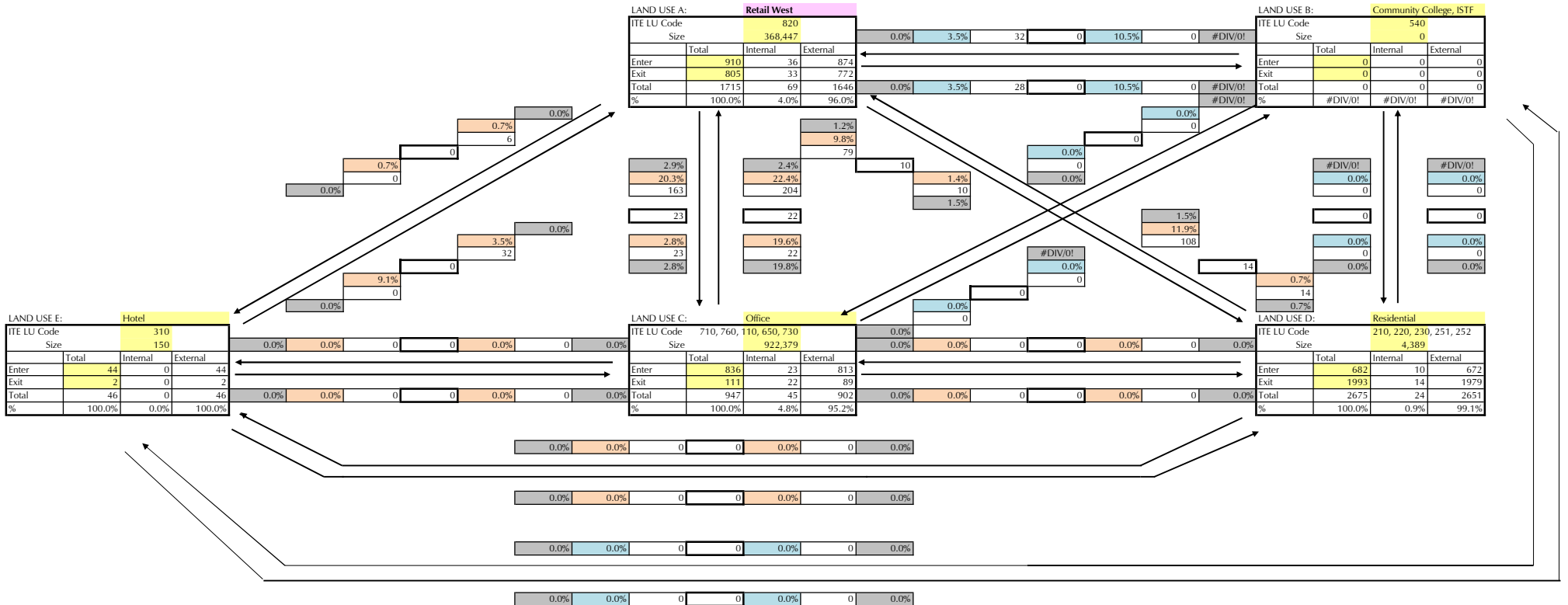
3.4%

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/15/25



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	874	0	813	672	44	2403
Exit	772	0	89	1979	2	2842
Total	1646	0	902	2651	46	5245
Single-Use Trip Gen.Estimate	1715	0	947	2675	46	5383

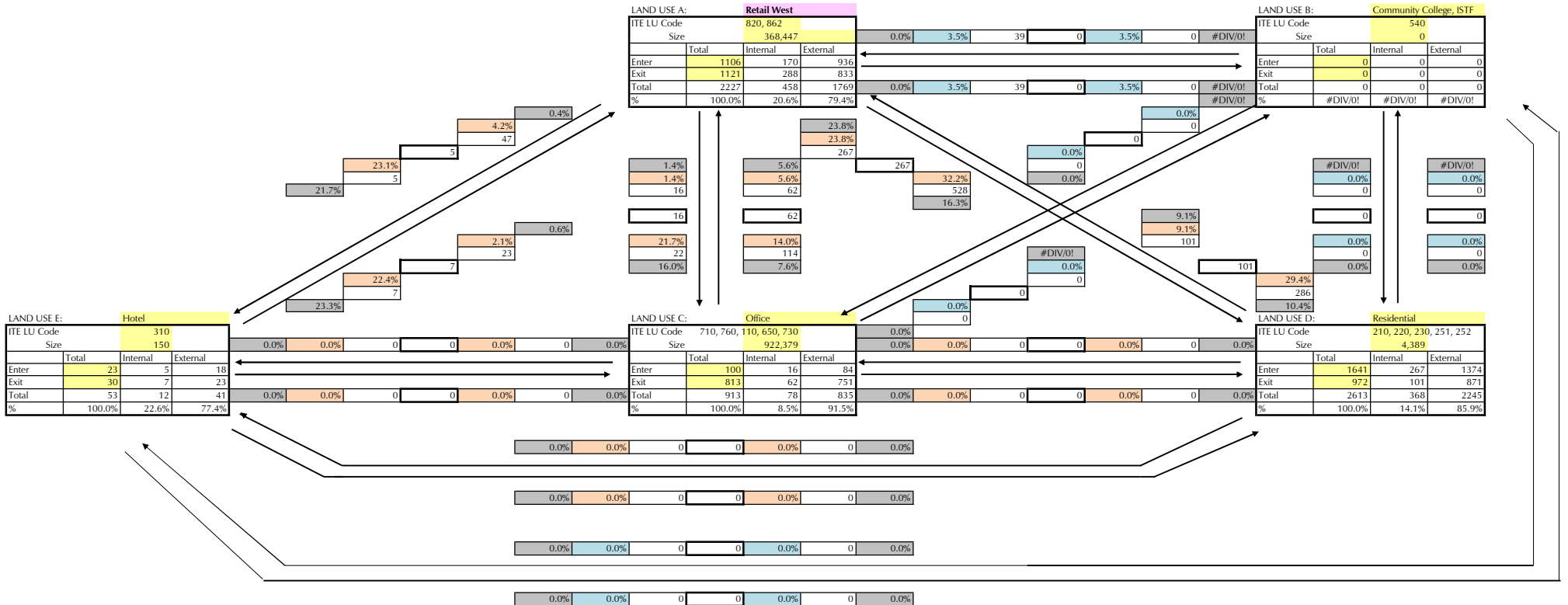
INTERNAL
CAPTURE

LEGEND

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INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - Interzonal - Retail
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/15/25



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	936	0	84	1374	18	2412
Exit	833	0	751	871	23	2478
Total	1769	0	835	2245	41	4890
Single-Use Trip Gen.Estimate	2227	0	913	2613	53	5806

INTERNAL
CAPTURE

LEGEND

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