

March 26, 2021

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

**Re: Westlake Pod H - Pinnacle Storage - #PTC21-026
Traffic Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the proposed Pod H Pinnacle Storage 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 a 107,261 SF Self Storage and 50 spaces of Outdoor Storage.

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 March 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 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 total trips do not exceed the approved trips for Westlake. 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. Attachment 5 provides the driveway volumes to date for Pod H.

Sincerely,



Digitally signed by
Rebecca J Mulcahy
Date: 2021.03.26
10:49:47 -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 3/26/21 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 - Pinnacle Storage
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	27,000 (6)	47,000 (3)	74,000	526,000
Light Industrial	110	450,000 SF		-	-	450,000
Retail	820	500,000 SF		156,700 (5)	156,700	343,300
Community Center	495	70,000 SF		26,688	26,688	43,312
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) This is equivalent to 107,261 SF Self Storage and 50-space Outdoor Storage based on Equivalency Analysis.

Attachment 1B
Westlake Pod H - Pinnacle Storage
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					
	Retail	124,700 SF	Retail	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	107,261 SF	Research & Devel.	27,000 SF	553,000 SF	526,000 SF
	Outdoor Storage	50 Spaces				

(1) Approved minus previously converted equivalencies.

Attachment 2 Westlake Pod H - Pinnacle Storage Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Self Storage	151	107,261 SF	1.51 /1,000 SF	162	16	10%	146
Outdoor Storage	PBC	50 Spaces	0.27 /Space	14	-	0%	14
TOTALS				176	16		160

AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Trips		In	Out	Trips	
Self Storage	151	107,261 SF	0.10 /1,000 SF (60/40)	7	4	11	1	10%	6	4	10
Outdoor Storage	PBC	50 Spaces	0 /Space (50/50)	-	-	-	-	0%	-	-	-
TOTALS				7	4	11	1		6	4	10

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Trips		In	Out	Trips	
Self Storage	151	107,261 SF	0.17 /1,000 SF (47/53)	8	10	18	2	10%	7	9	16
Outdoor Storage	PBC	50 Spaces	0.02 /Space (50/50)	1	-	1	-	0%	1	-	1
TOTALS				9	10	19	2		8	9	17

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

Attachment 3A
Westlake Pod H - Pinnacle Storage
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	$\text{Ln (T) = 0.77Ln (X)+3.65}$	-	-	0.0%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln (T) = 0.83Ln (X)+3.09 (3)}$	-	-	0.0%	-	-	0.0%	-	-	10%	-
Retail	820	- SF	$\text{Ln (T) = 0.65Ln (X)+5.83}$	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
Park	412	- Acres	2.28 /Acre	-	-	10.0%	-	-	0.0%	-	-	0%	-
Car Wash	PBC	1 Lane	166 /Lane	166	-	0.0%	166	23	13.9%	143	-	0%	143
Pinnacle Storage	N/A	107,261 SF	Pre-Calc'd	176	-	0.0%	176	20	11.4%	156	16	10%	140
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	-	0.0%	3,818	432	11.3%	3,386	2,065	61%	1,321
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	9,570	-	0.0%	9,570	1,075	11.2%	8,495	2,438	28.7%	6,057
TOTALS				13,730	-	0.0%	13,730	1,550	11.3%	12,180	4,519		7,661

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	350	5.3%	6,258	-	0%	6,258
Residential - SF (F,M,P,Q,R,S)	210	1,526 DUs	10 /DU	15,260	794	5.2%	14,466	767	5.3%	13,699	-	0%	13,699
Residential - MF Condos.	230	130 DUs	6.65 /DU	865	44	5.2%	821	45	5.5%	776	-	0%	776
Residential - 55+ Detached	251	468 DUs	8 /DU	3,744	195	5.2%	3,549	188	5.3%	3,361	-	0%	3,361
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	$\text{Ln (T) = 0.77Ln (X)+3.65}$	-	-	30.1%	-	-	0.0%	-	-	10%	-
Research & Devel.	760	- SF	$\text{Ln (T) = 0.83Ln (X)+3.09 (3)}$	-	-	30.1%	-	-	0.0%	-	-	10%	-
Light Industrial	110	- SF	6.97 /1000 SF	-	-	30.1%	-	-	0.0%	-	-	10%	-
Retail	820	16,700 SF	$\text{Ln (T) = 0.65Ln (X)+5.83}$	2,122	1,118	52.7%	1,004	-	0.0%	1,004	572	57.0%	432
Park	412	- Acres	2.28 /Acre	-	-	29.9%	-	-	0.0%	-	-	0%	-
Community Center	495	26,688 SF	33.82 /1000 SF	903	270	29.9%	633	-	0.0%	633	32	5%	601
Church	560	38,155 SF	9.11 /1000 SF	348	104	29.9%	244	-	0.0%	244	12	5%	232
Daycare	565	- SF	74.06 /1000 SF	-	-	29.9%	-	-	0.0%	-	-	50%	-
ISTF	N/A	1 Complex	Pre-Calc'd	5,520	464	8.4%	5,056	157	3.1%	4,899	-	0%	4,899
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
TOTALS				36,577	3,616	9.9%	32,961	1,550	4.2%	31,411	670		30,741

COMBINED TOTALS				50,307	3,616	7.2%	46,691	3,100	6.2%	43,591	5,189		38,402
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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.

(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.

Attachment 3B
Westlake Pod H - Pinnacle Storage
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	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Residential - MF Condos.	230	- DUs	$\ln(T) = 0.80\ln(x)+0.26$ (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	$\ln(T) = 0.80\ln(x)+1.57$ (88/12)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\ln(T) = 0.87\ln(x)+0.86$ (83/17)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Retail	820	- SF	0.96 /1000 SF (62/38)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-
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
Pinnacle Storage	N/A	107,261 SF	Pre-Calc'd	7	4	11	-	0.0%	7	4	11	1	9.1%	6	4	10	1	10%	5	4	9
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	18	6.7%	124	125	249	152	61%	48	49	97
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	207	161	368	-	0.0%	207	161	368	24	6.5%	193	151	344	99	28.7%	138	107	245
TOTALS				354	304	658	-	0.0%	354	304	658	44	6.7%	328	286	614	252		196	166	362

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)	210	697 DUs	0.75 /DU (25/75)	131	392	523	27	5.2%	122	374	496	4	0.8%	120	372	492	-	0%	120	372	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%	267	818	1,085	9	0.8%	263	813	1,076	-	0%	263	813	1,076
Residential - MF Condos.	230	130 DUs	$\ln(T) = 0.80\ln(x)+0.26$ (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	$\ln(T) = 0.80\ln(x)+1.57$ (88/12)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\ln(T) = 0.87\ln(x)+0.86$ (83/17)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	-	13.9%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Retail	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)	-	-	-	-	28.9%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	26,688 SF	2.05 /1000 SF (66/34)	36	19	55	16	28.9%	26	13	39	-	0.0%	26	13	39	2	5%	25	12	37
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	6	28.9%	10	5	15	-	0.0%	10	5	15	1	5%	10	4	14
Daycare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	-	28.9%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
ISTF	N/A	1 Complex	Pre-Calc'd	474	334	808	74	9.2%	426	308	734	23	2.8%	415	296	711	-	0%	415	296	711
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	23,735 SF	Pre-Calc'd	59	20	79	11	13.9%	51	17	68	5	6.3%	49	14	63	6	10%	44	13	57
TOTALS				1,063	1,765	2,828	214	7.6%	955	1,659	2,614	44	1.6%	936	1,634	2,570	13		928	1,629	2,557

COMBINED TOTALS				1,417	2,069	3,486	214	6.1%	1,309	1,963	3,272	88	2.5%	1,264	1,920	3,184	265		1,124	1,795	2,919
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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 are included in Appendix B.
(3) Source: Palm Beach County ULDC Article 13.

Attachment 3C
Westlake Pod H - Pinnacle Storage
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				
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%	-	-	-
Retail	820	- SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31$ (48/52)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-
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
Pinnacle Storage	N/A	107,261 SF	Pre-Calc'd	9	10	19	-	0.0%	9	10	19	3	15.8%	8	8	16	2	10%	7	7	14
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	48	18.0%	119	100	219	134	61%	46	39	85
Publix at Westlake Plaza	N/A	140,000 SF	Pre-Calc'd	444	450	894	-	0.0%	444	450	894	162	18.1%	395	337	732	210	28.7%	282	240	522
TOTALS				594	600	1,194	-	0.0%	594	600	1,194	216	18.1%	528	450	978	346		341	291	632

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				
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	59	9.8%	319	194	513	-	0%	319	194	513
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	119	9.7%	647	393	1,040	-	0%	647	393	1,040
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	7	9.3%	43	22	65	-	0%	43	22	65
Residential - 55+ Detached	251	468 DUs	0.27 /DU (61/39)	77	49	126	6	5.1%	73	47	120	12	9.5%	64	44	108	-	0%	64	44	108
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%	-	-	-
Retail	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)	-	-	-	-	30.9%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	26,688 SF	2.74 /1000 SF (49/51)	36	37	73	23	30.9%	24	26	50	-	0.0%	24	26	50	3	5%	23	24	47
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	6	30.9%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	30.9%	-	-	-	-	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%	2	16	18	2	10%	2	14	16
TOTALS				1,615	1,168	2,783	258	9.3%	1,485	1,040	2,525	216	7.8%	1,334	975	2,309	73		1,297	939	2,236

COMBINED TOTALS				2,209	1,768	3,977	258	6.5%	2,079	1,640	3,719	432	10.9%	1,862	1,425	3,287	419		1,638	1,230	2,868
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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 are included in Appendix B.
 (3) Source: Palm Beach County ULDC Article 13.

Approved Total
4,932

Attachment 4
Westlake Pod H - Pinnacle Storage
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 ¹
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 ¹
1m	2,581	1452 AM Out		Prop Share Payment	\$9,855,072		✓	No	To be paid at 2,047 Residential Building Permit ¹
1n	2,706	756 PM Out		Prop Share Payment	\$8,653,561		✓	No	To be paid at 1,066 Residential Building Permit ¹
1o	3,045	1713 AM Out		Prop Share Payment	\$4,558,546		✓	No	To be paid at 2,522 Residential Building Permit ¹
1p	3,240	1822 AM Out		Prop Share Payment	\$1,180,850				
1q	3446 + 600 Condos + 255+ 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.

PERSIMMON BLVD

N.T.S.

POD H

46 (47)
1 (1)
47 (48)

7 (7)
1 (1)
8 (8)

14 (14)
7 (7)
15 (15)

14 (14)
1 (2)
15 (16)

7 (7)

70 (70)

1,155
56
1,211

1,096

1,733
120
1,853

38 (38)
2 (3)
40 (41)

41 (42)
2 (7)
43 (49)

42 (42)
3 (4)
45 (46)

SEMINOLE PRATT WHITNEY RD

SITE

LEGEND

- XX - AM PEAK HOUR*
- (XX) - PM PEAK HOUR*
- XXXX - ADT*
- XX - PINNACLE STORAGE
- [XX] - TOTAL

*Original 7-11 Traffic

#21-026
3/25/21

WESTLAKE POD H
PINNACLE STORAGE

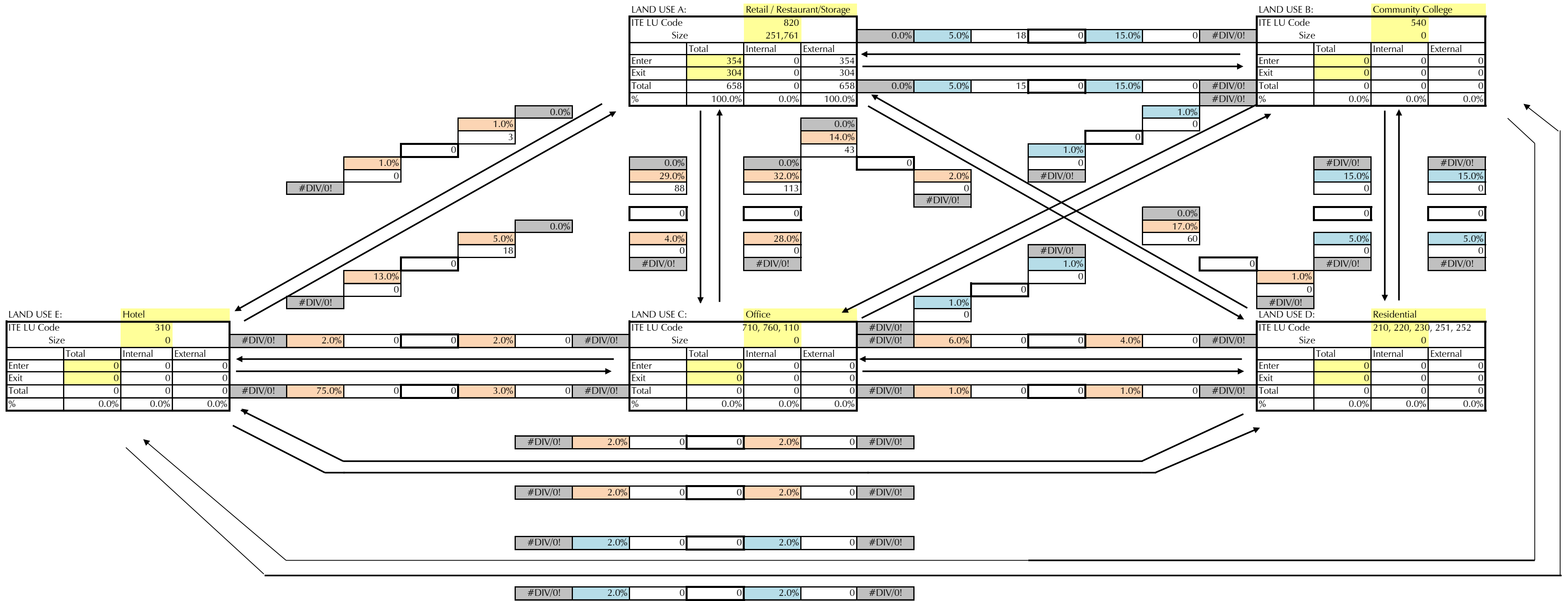
ATTACHMENT 5
PROJECT DRIVEWAY VOLUMES
ON POD H DRIVEWAYS

PTC

APPENDIX

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - West Side
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	354	0	0	0	0	354
Exit	304	0	0	0	0	304
Total	658	0	0	0	0	658
Single-Use Trip Gen. Estimate	658	0	0	0	0	658

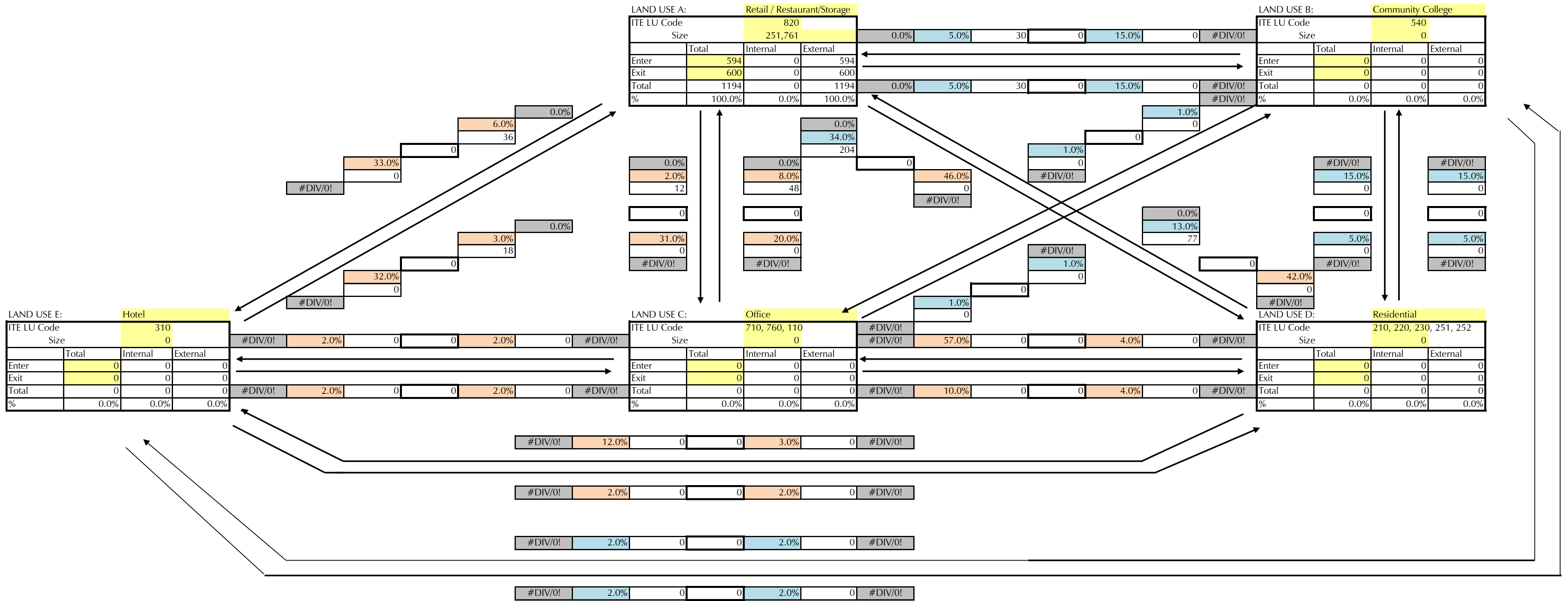
INTERNAL CAPTURE

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: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	594	0	0	0	0	594
Exit	600	0	0	0	0	600
Total	1194	0	0	0	0	1194
Single-Use Trip Gen. Estimate	1194	0	0	0	0	1194

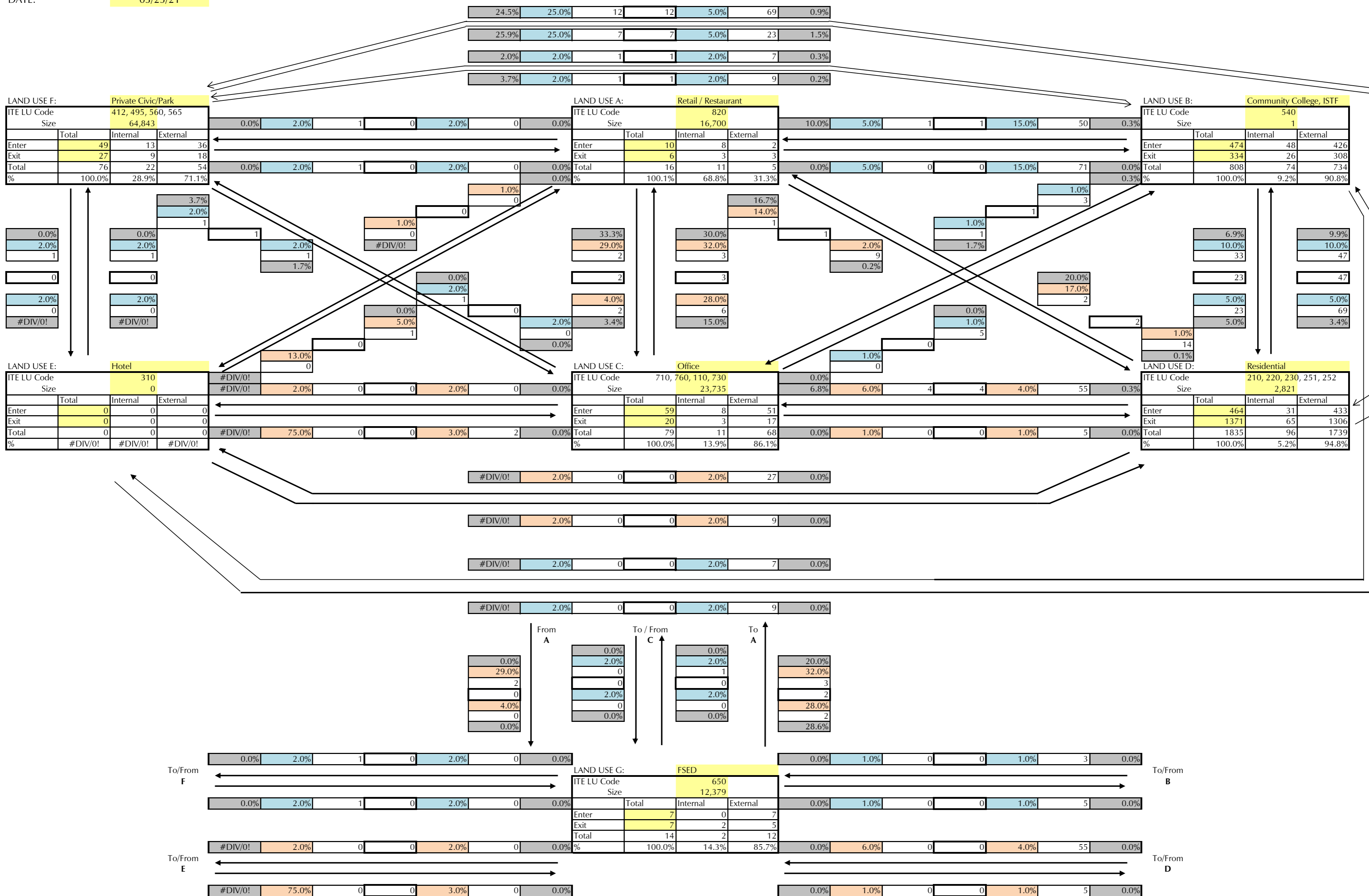
INTERNAL CAPTURE

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: AM Peak Hour Traffic
 DATE: 03/25/21



Net External Trips for Multi-Use Development								
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	L.U. G	TOTAL
Enter	2	426	51	433	0	36	7	955
Exit	3	308	17	1306	0	18	5	1657
Total	5	734	68	1739	0	54	12	2612
Single-Use Trip Gen. Estimate	16	808	79	1835	0	76	14	2828

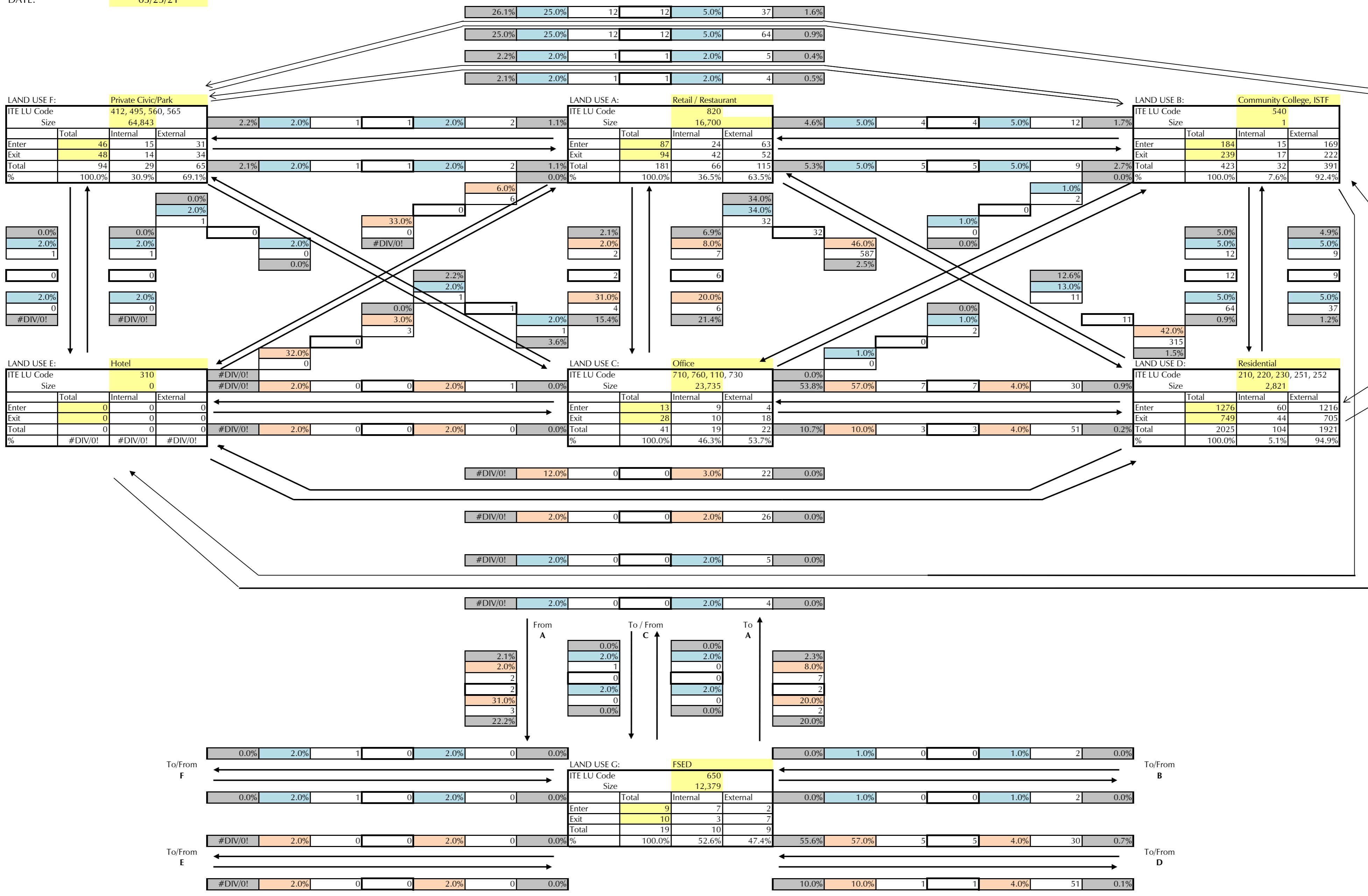
INTERNAL CAPTURE

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 - East Side
 TIME PERIOD: PM Peak Hour Traffic
 DATE: 03/25/21



Net External Trips for Multi-Use Development								
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	L.U. F	L.U. G	TOTAL
Enter	63	169	4	1216	0	31	2	1485
Exit	52	222	18	705	0	34	7	1038
Total	115	391	22	1921	0	65	9	2523
Single-Use Trip Gen. Estimate	181	423	41	2025	0	94	19	2783

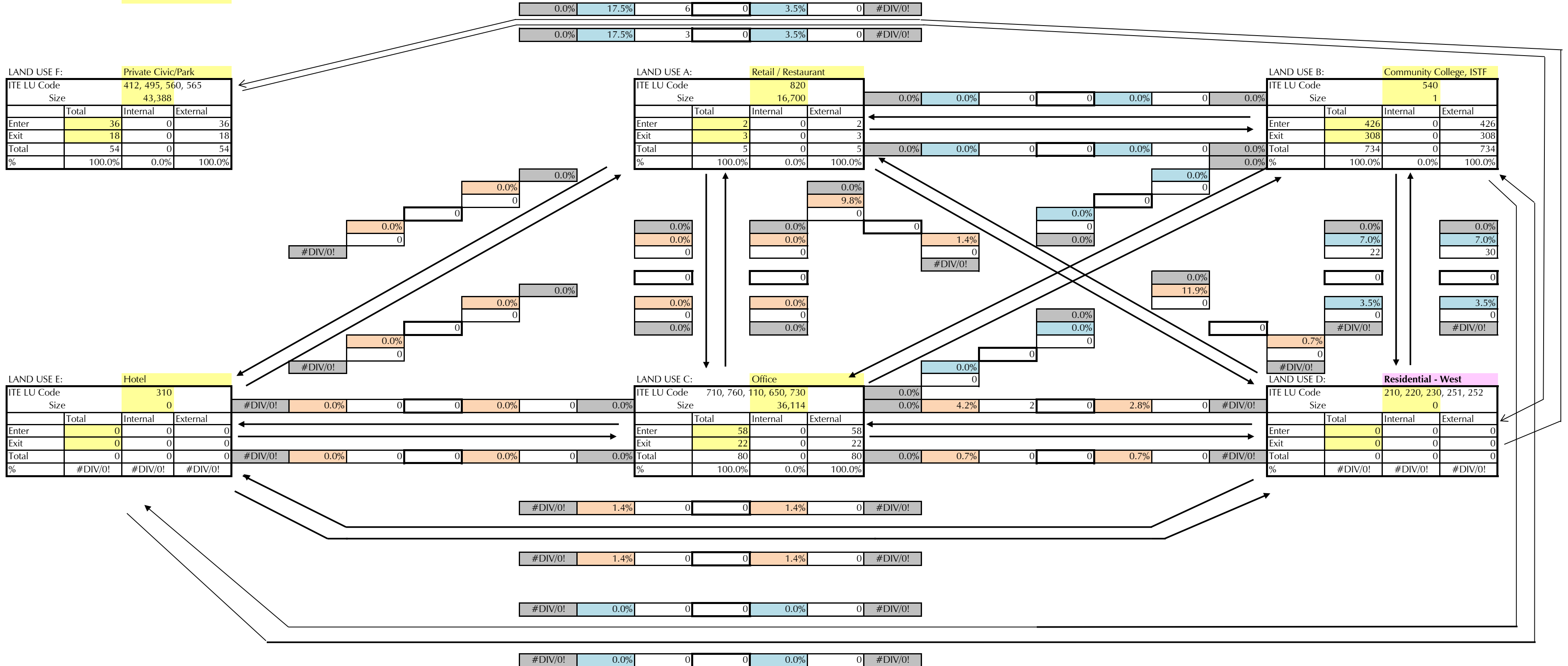
INTERNAL CAPTURE

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).
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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 - Residential
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 03/25/21



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	43,388		
Total	36	0	36
Enter	36	0	36
Exit	18	0	18
Total	54	0	54
%	100.0%	0.0%	100.0%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	16,700		
Total	2	0	2
Enter	2	0	2
Exit	3	0	3
Total	5	0	5
%	100.0%	0.0%	100.0%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	1		
Total	426	0	426
Enter	426	0	426
Exit	308	0	308
Total	734	0	734
%	100.0%	0.0%	100.0%

LAND USE E: Hotel

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

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	36,114		
Total	58	0	58
Enter	58	0	58
Exit	22	0	22
Total	80	0	80
%	100.0%	0.0%	100.0%

LAND USE D: Residential - West

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

	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	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

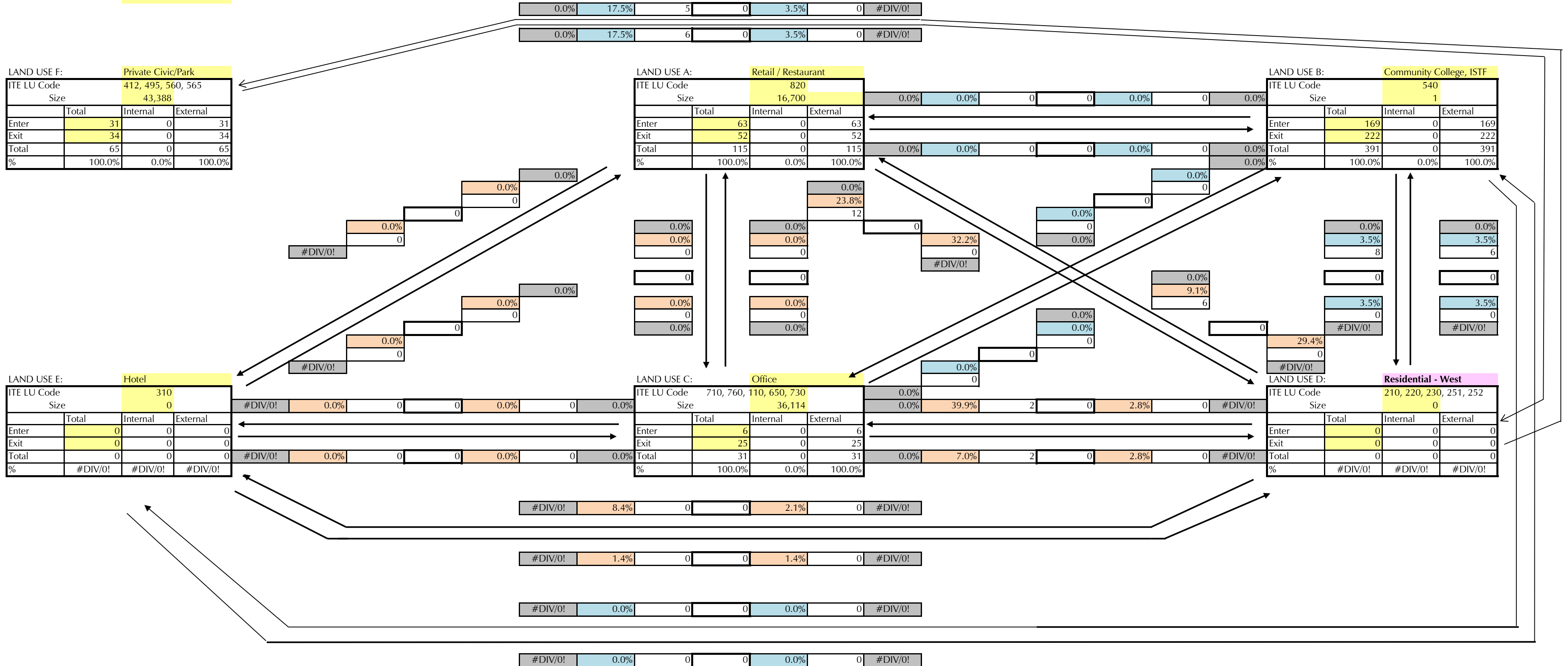
INTERNAL CAPTURE

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: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	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

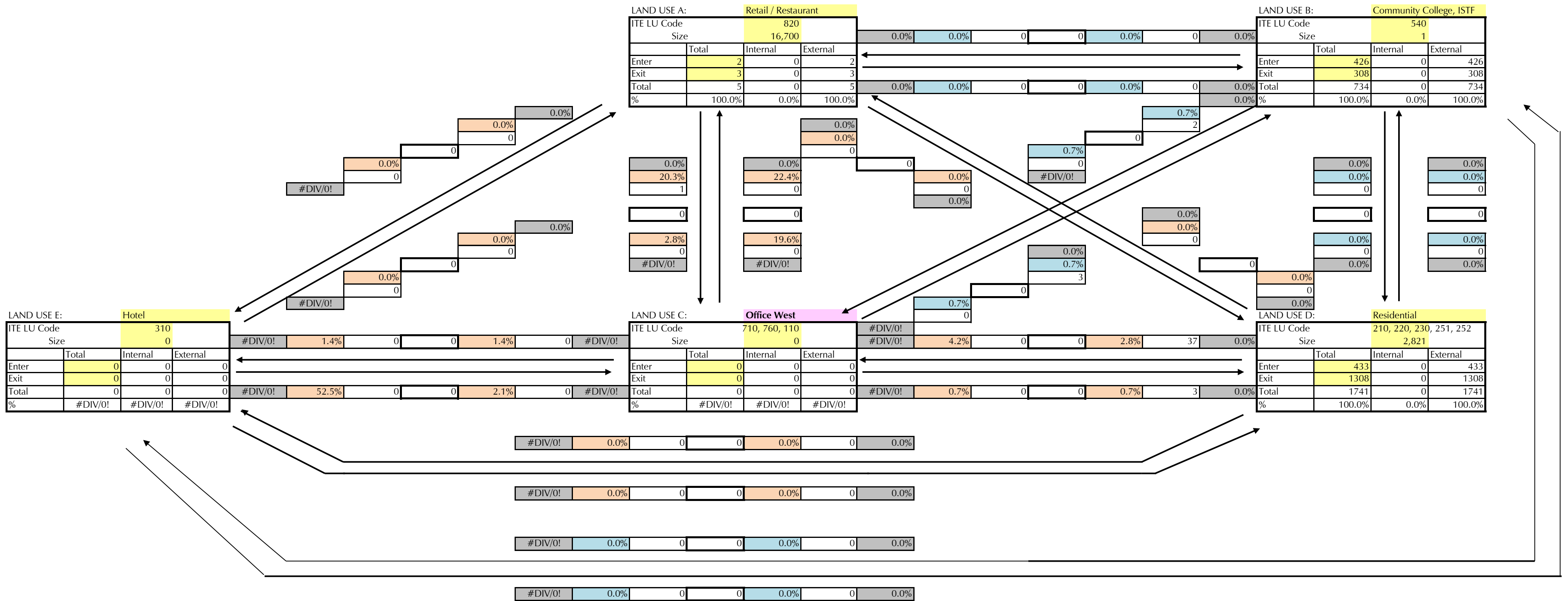
INTERNAL CAPTURE

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 - Office
 TIME PERIOD: AM Peak Hour Traffic
 DATE: 03/25/21



	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	433	0	861
Exit	3	308	0	1308	0	1619
Total	5	734	0	1741	0	2480
Single-Use Trip Gen. Estimate	5	734	0	1741	0	2480

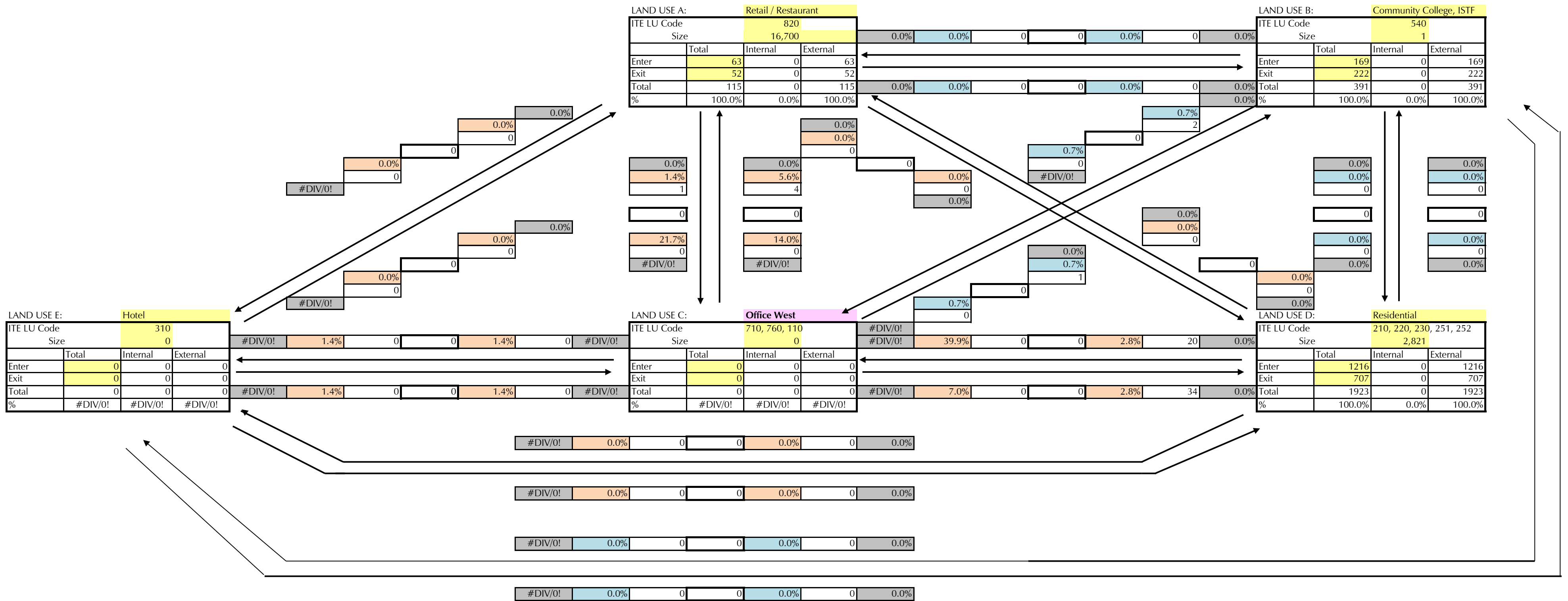
INTERNAL CAPTURE

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).
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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: PM Peak Hour Traffic
 DATE: 03/25/21



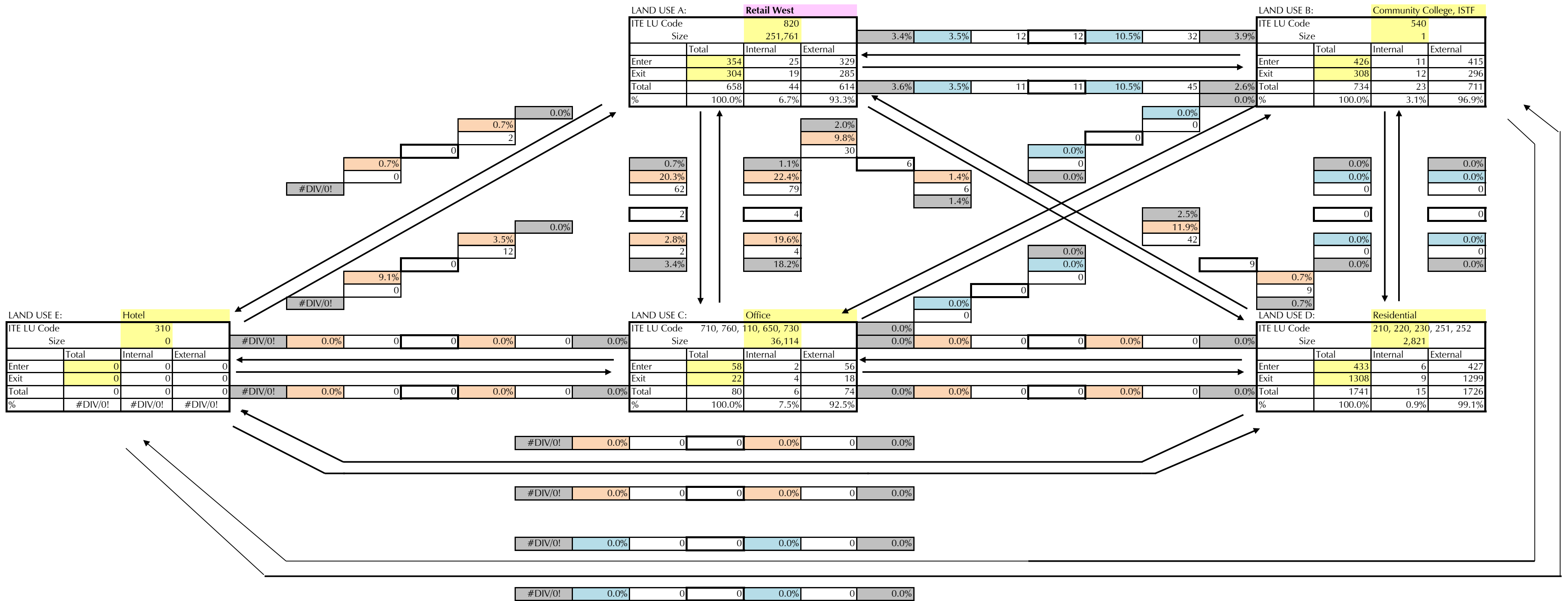
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	63	169	0	1216	0	1448	
Exit	52	222	0	707	0	981	
Total	115	391	0	1923	0	2429	
Single-Use Trip Gen. Estimate	115	391	0	1923	0	2429	0.0%

LEGEND

- 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: 03/25/21



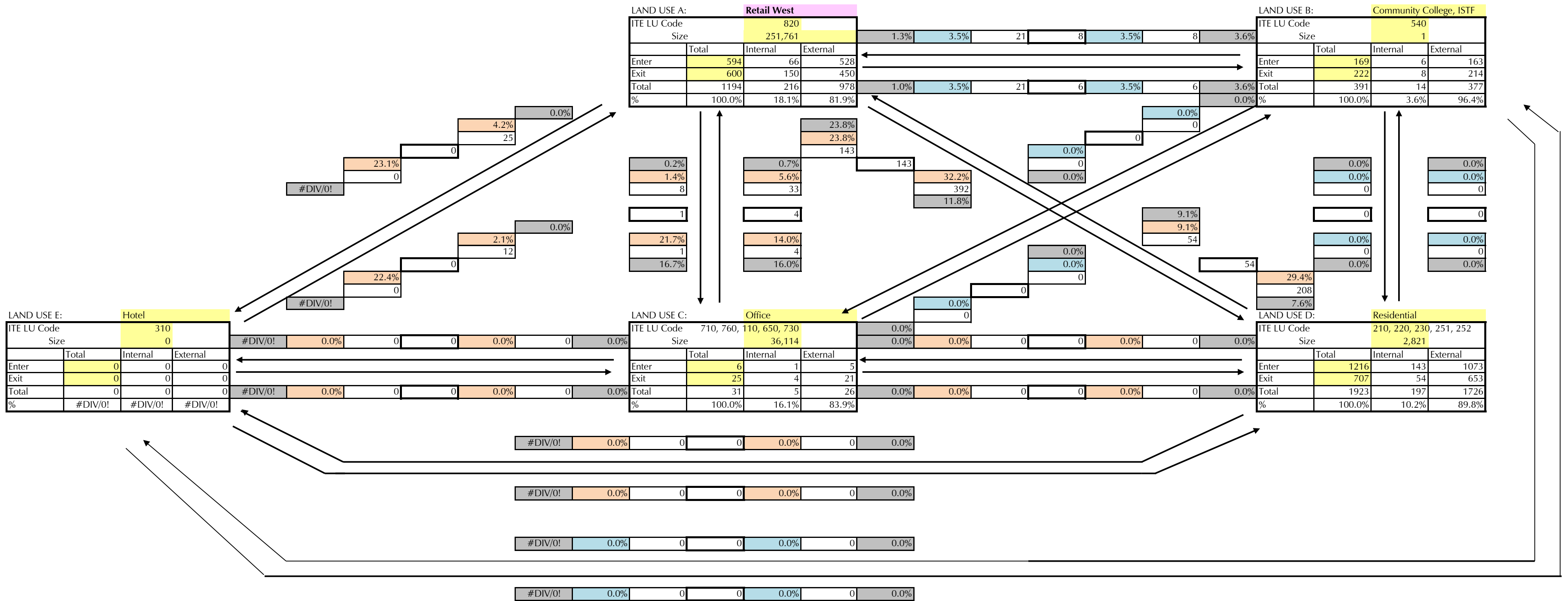
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	329	415	56	427	0	1227	
Exit	285	296	18	1299	0	1898	
Total	614	711	74	1726	0	3125	
Single-Use Trip Gen. Estimate	658	734	80	1741	0	3213	2.7%

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: PM Peak Hour Traffic
 DATE: 03/25/21



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	528	163	5	1073	0	1769
Exit	450	214	21	653	0	1338
Total	978	377	26	1726	0	3107
Single-Use Trip Gen. Estimate	1194	391	31	1923	0	3539

INTERNAL CAPTURE

12.2%

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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- 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.