

December 22, 2023

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

**Re: Westlake Pod H - #PTC21-053  
Equivalency Statement**

Dear Mr. Cassel:

The purpose of this letter is to present a trip equivalency analysis for the proposed Pod H Master Plan Amendment Application to make the following changes: remove 2,572 SF Drive-In Bank and 14.435 acre Commercial Recreation, and add 73,800 SF Light Industrial, 47,529 SF Tractor Supply Store, 10,400 SF Shopping Center, and 2,810 SF Fast Food with Drive-thru, . 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" on Pod H that were not specifically analyzed in the approved Westlake traffic study, and is to replace the one conducted for Pod H on April 27, 2023.

Prior to conducting this equivalency analysis, an inventory of all previous equivalencies was conducted. **Attachment E1** provides a summary of all equivalencies to date, with the exception of Pod H. This reflects the starting point for the Pod H analysis.

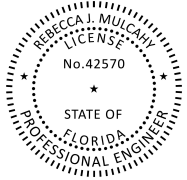
The current proposed uses in Pod H are 300,800 SF Light Industrial, 140,000 SF Self Storage, 47,529 SF Tractor Supply Store, 22,278 SF Shopping Center, 11,615 SF Fast Food Restaurant with Drive-thru, and 2,525 SF Coffee Shop with Drive-thru. **Attachment E2** provides the calculation of daily, AM and PM peak hour trips associated with the specialty uses in this parcel. 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 H specialty uses are equivalent to 35,000 SF of General Office, 378,000 SF of Research & Development, and 110,200 SF of Shopping Center. **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 necessary reductions listed above, the Final Traffic Equivalency Table has been updated as shown in **Attachment E6**. This will be the starting point for any required equivalency analyses in the future.

Mr. Ken Cassel  
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We request that this equivalency analysis be reviewed and approved for these uses within Pod H.

Sincerely,



Digitally signed by  
Rebecca Mulcahy  
Date: 2023.12.22  
12:36:55 -05'00'

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 12/22/23 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 H  
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 E2**  
**Westlake Pod H**  
**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
Drive-In Bank (<=4 DTs)	912	- SF	100.35 / 1000 SF (2)	50%	-
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
Drive-In Bank (<=4 DTs)	912	- SF	9.95 / 1000 SF (2)	58%	-	-	-
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
Drive-In Bank (<=4 DTs)	912	- SF	21.01 / 1000 SF (2)	50%	-	-	-
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

(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 E3**  
**Westlake Pod H Commercial**  
**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	150 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	56	28	84	41	48.4%	28	15	43	18	21.4%	18	7	25	-	0%	18	7	25
Residential - 55+ Detached	251	300 DUs	0.27 /DU (61/39)	49	32	81	39	48.4%	25	17	42	18	22.2%	15	9	24	-	0%	15	9	24
Residential - 55+ Attached	252	200 DUs	0.25 /DU (54/46)	27	23	50	24	48.4%	14	12	26	11	22.0%	8	7	15	-	0%	8	7	15
General Office (5)	710	15,000 SF	1.49 /1000 SF (17/83)	4	18	22	5	23.5%	3	14	17	6	27.3%	2	9	11	1	10%	2	8	10
Research & Devel. (5)	760	- SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	-	-	-	-	23.5%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	25	165	190	45	23.5%	16	129	145	29	15.3%	9	107	116	12	10%	8	96	104
Shopping Center (5)	820	60,300 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	205	222	427	31	7.3%	188	208	396	82	19.2%	159	155	314	90	28.7%	113	111	224
Park	412	125 Acres	0.09 /Acre (61/39)	7	4	11	1	10.0%	6	4	10	1	10.0%	5	4	9	-	0%	5	4	9
Car Wash	PBC	1 Lane	13.65 /Lane (50/50)	7	7	14	1	7.3%	6	7	13	5	35.7%	4	4	8	-	0%	4	4	8
Pod G SW Light Industrial	110	145,643 SF	0.97 /1000 SF (12/88)	17	124	141	33	23.5%	12	96	108	22	15.6%	7	79	86	9	10%	6	71	77
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	368	359	727	53	7.3%	338	336	674	137	18.8%	289	248	537	154	28.7%	206	177	383
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	19	7.3%	123	125	248	52	19.5%	104	92	196	120	61%	41	35	76
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	446	448	894	65	7.3%	409	420	829	169	18.9%	348	312	660	189	28.7%	248	223	471
<b>TOTALS</b>				1,345	1,563	2,908	357	12.3%	1,168	1,383	2,551	550	18.9%	968	1,033	2,001	575		674	752	1,426

**East Side**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Internal Trips (2)	External Trips			Interzonal Trips (2)	External Trips			Pass-by Trips (3)	New Trips					
				In	Out	Total		In	Out	Total		In	Out	Total		In	Out	Total			
Residential - SF (N,O,T,U)	210	1,010 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	530	312	842	131	15.5%	448	263	711	121	14.4%	361	229	590	-	0%	361	229	590
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	$\text{Ln}(T) = 0.90\text{Ln}(x)+0.51 (63/37)$	953	560	1,513	235	15.5%	806	472	1,278	218	14.4%	650	410	1,060	-	0%	650	410	1,060
Residential - MF Condos.	230	450 DUs	$\text{Ln}(T) = 0.82\text{Ln}(x)+0.32 (67/33)$	138	68	206	32	15.5%	117	57	174	30	14.6%	96	48	144	-	0%	96	48	144
Residential - 55+ Detached	251	500 DUs	0.27 /DU (61/39)	82	53	135	21	15.5%	69	45	114	19	14.1%	55	40	95	-	0%	55	40	95
Hotel	310	150 Rooms	0.6 /Room (51/49)	46	44	90	39	43.3%	22	29	51	12	13.3%	16	23	39	4	10%	14	21	35
Community College	540*	2,570 Students	0.14 /Student (54/46)	194	166	360	49	13.6%	167	144	311	16	4.4%	158	137	295	-	0%	158	137	295
General Office	710	296,000 SF	1.49 /1000 SF (17/83)	75	366	441	62	14.1%	51	328	379	30	6.8%	45	304	349	35	10%	41	273	314
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.83\text{Ln}(X)+1.06 (15/85)$	32	178	210	30	14.1%	22	158	180	14	6.7%	19	147	166	17	10%	17	132	149
Light Industrial	110	450,000 SF	0.97 /1000 SF (12/88)	52	385	437	62	14.1%	36	339	375	30	6.9%	30	315	345	35	10%	27	283	310
Shopping Center	820	150,000 SF	$\text{Ln}(T) = 0.67\text{Ln}(X)+3.31 (48/52)$	377	409	786	283	36.0%	273	230	503	53	6.7%	245	205	450	165	36.6%	155	130	285
Park	412	67 Acres	0.09 /Acre (61/39)	4	2	6	2	31.7%	3	1	4	-	0.0%	3	1	4	-	0%	3	1	4
Community Center	495	70,000 SF	2.74 /1000 SF (49/51)	94	98	192	61	31.7%	64	67	131	2	1.0%	63	66	129	6	5%	60	63	123
Church	560	70,000 SF	0.55 /1000 SF (48/52)	19	20	39	12	31.7%	13	14	27	-	0.0%	13	14	27	1	5%	12	14	26
Daycare	565	10,000 SF	12.34 /1000 SF (47/53)	58	65	123	39	31.7%	39	45	84	1	0.8%	38	45	83	42	50%	19	22	41
ISTF	N/A	- Complex	Pre-Calc'd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	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	23,735 SF	Pre-Calc'd	13	28	41	6	14.1%	9	26	35	3	7.3%	8	24	32	3	10%	7	22	29
<b>TOTALS</b>				2,676	2,764	5,440	1,075	19.8%	2,140	2,225	4,365	550	10.1%	1,801	2,014	3,815	309		1,676	1,830	3,506

<b>COMBINED TOTALS</b>				4,021	4,327	8,348	1,432	17.2%	3,308	3,608	6,916	1,100	13.2%	2,769	3,047	5,816	884		2,350	2,582	4,932
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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.

(5) Previous amounts: Office = 50,000; R&D = 378,000; Shopping Center = 170,500. Results in a decrease of 35,000 Office, 378,000 R&D and 110,200 Shopping Center.

Removed Use      Added Use

**Approved Total**

4,932

**Attachment E4**  
**Westlake Pod H Commercial**  
**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	In	Out	Total	In	Out	Total	In	Out	Total				
Residential - MF Condos.	230	150 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	12	59	71	3	4.0%	12	56	68	7	9.9%	10	51	61	-	0%	10	51	61
Residential - 55+ Detached	251	300 DUs	0.22 /DU (35/65)	23	43	66	3	4.0%	23	40	63	7	10.6%	21	35	56	-	0%	21	35	56
Residential - 55+ Attached	252	200 DUs	0.2 /DU (34/66)	14	26	40	2	4.0%	14	24	38	4	10.0%	13	21	34	-	0%	13	21	34
General Office (5)	710	15,000 SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	37	5	42	3	8.3%	35	4	39	4	9.5%	32	3	35	4	10%	29	2	31
Research & Devel. (5)	760	- SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	-	-	-	-	8.3%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calcd	186	25	211	18	8.3%	176	17	193	16	7.6%	165	12	177	18	10%	149	10	159
Shopping Center (5)	820	60,300 SF	0.96 /1000 SF (62/38)	36	22	58	1	1.8%	34	23	57	4	6.9%	32	21	53	15	28.7%	23	15	38
Park	412	125 Acres	0.02 /Acre (61/39)	2	1	3	-	10.0%	2	1	3	-	10.0%	2	1	3	-	0%	2	1	3
Car Wash	PBC	1 Lane	11.97 /Lane (50/50)	6	6	12	-	1.8%	6	6	12	2	16.7%	5	5	10	-	0%	5	5	10
Pod G SW Light Industrial	110	145,643 SF	0.92 /1000 SF (88/12)	118	16	134	11	8.3%	110	13	123	10	7.5%	103	10	113	11	10%	93	9	102
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calcd	424	382	806	15	1.8%	417	374	791	45	5.6%	399	347	746	214	28.7%	284	248	532
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	12.3*FP + 15.5(X) (50/50)	134	133	267	5	1.8%	132	130	262	16	6.0%	126	120	246	150	61%	49	47	96
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calcd	240	203	443	8	1.8%	236	199	435	25	5.6%	226	184	410	118	28.7%	161	131	292
<b>TOTALS</b>				1,232	921	2,153	69	3.2%	1,197	887	2,084	140	6.5%	1,134	810	1,944	530		839	575	1,414

**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	1,010 DUs	0.75 /DU (25/75)	190	568	758	58	7.7%	176	524	700	10	1.3%	174	516	690	-	0%	174	516	690
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	0.75 /DU (25/75)	363	1,089	1,452	112	7.7%	337	1,003	1,340	19	1.3%	332	989	1,321	-	0%	332	989	1,321
Residential - MF Condos.	230	450 DUs	$\text{Ln}(T) = 0.80\text{Ln}(x) + 0.26$ (17/83)	29	143	172	13	7.7%	27	132	159	2	1.2%	27	130	157	-	0%	27	130	157
Residential - 55+ Detached	251	500 DUs	0.22 /DU (35/65)	39	71	110	8	7.7%	36	66	102	1	0.9%	36	65	101	-	0%	36	65	101
Hotel	310	150 Rooms	0.53 /Room (59/41)	47	33	80	36	45.0%	43	1	44	2	2.5%	42	-	42	4	10%	38	-	38
Community College	540*	2,570 Students	0.11 /Student (87/13)	246	37	283	43	15.2%	213	27	240	31	11.0%	187	22	209	-	0%	187	22	209
General Office	710	296,000 SF	$\text{Ln}(T) = 0.80\text{Ln}(x) + 1.57$ (88/12)	401	55	456	55	12.0%	360	41	401	21	4.6%	352	28	380	38	10%	317	25	342
Research & Devel.	760	175,000 SF	$\text{Ln}(T) = 0.87\text{Ln}(x) + 0.86$ (83/17)	175	36	211	25	12.0%	157	29	186	10	4.7%	153	23	176	18	10%	138	20	158
Light Industrial	110	450,000 SF	0.92 /1000 SF (88/12)	364	50	414	50	12.0%	326	38	364	19	4.6%	319	26	345	35	10%	287	23	310
Shopping Center	820	150,000 SF	0.96 /1000 SF (62/38)	89	55	144	83	57.6%	34	27	61	14	9.7%	26	21	47	17	36.6%	16	14	30
Park	412	67 Acres	0.02 /Acre (61/39)	1	-	1	-	29.1%	1	-	1	-	0.0%	1	-	1	-	0%	1	-	1
Community Center	495	70,000 SF	2.05 /1000 SF (66/34)	95	49	144	42	29.1%	68	34	102	3	2.1%	66	33	99	5	5%	63	31	94
Church	560	70,000 SF	0.56 /1000 SF (62/38)	24	15	39	11	29.1%	17	11	28	1	2.6%	16	11	27	1	5%	15	11	26
Daycare	565	10,000 SF	12.18 /1000 SF (53/47)	65	57	122	36	29.1%	47	39	86	2	1.6%	46	38	84	42	50%	23	19	42
ISTF	N/A	- Complex	Pre-Calcd	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
FSED	650	12,379 SF	Pre-Calcd	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-Calcd	59	20	79	9	12.0%	53	17	70	4	5.1%	51	15	66	7	10%	46	13	59
<b>TOTALS</b>				2,194	2,285	4,479	583	13.0%	1,902	1,994	3,896	140	3.1%	1,835	1,921	3,756	168		1,706	1,882	3,588

<b>COMBINED TOTALS</b>				3,426	3,206	6,632	652	9.8%	3,099	2,881	5,980	280	4.2%	2,969	2,731	5,700	698		2,545	2,457	5,002
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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.

(5) Previous amounts: Office = 50,000; R&D = 378,000; Shopping Center = 170,500. Results in a decrease of 35,000 Office, 378,000 R&D and 110,200 Shopping Center.

Removed Use

Added Use

**Attachment E5**  
**Westlake Pod H Commercial**  
**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	150 DUs	6.65 /DU	998	261	26.2%	737	159	15.9%	578	-	0%	578
Residential - 55+ Detached	251	300 DUs	8 /DU	2,400	629	26.2%	1,771	398	16.6%	1,373	-	0%	1,373
Residential - 55+ Attached	252	200 DUs	6 /DU	1,200	314	26.2%	886	194	16.2%	692	-	0%	692
General Office (5)	710	15,000 SF	Ln (T) = 0.77Ln (X)+3.65	310	49	15.9%	261	58	18.7%	203	20	10%	183
Research & Devel. (5)	760	- SF	Ln (T) = 0.83Ln (X)+3.09 (3)	-	-	15.9%	-	-	0.0%	-	-	10%	-
Pod H Industrial Use	N/A	300,800 SF	Pre-Calc'd	1,492	237	15.9%	1,255	174	11.7%	1,081	108	10%	973
Shopping Center (5)	820	60,300 SF	Ln (T) = 0.65Ln (X)+5.83	4,888	225	4.6%	4,663	647	13.2%	4,016	1,153	28.7%	2,863
Park	412	125 Acres	2.28 /Acre	285	29	10.0%	256	29	10.2%	227	-	0%	227
Car Wash	PBC	1 Lane	166 /Lane	166	8	4.6%	158	43	25.9%	115	-	0%	115
Pod G SW Light Industrial	110	145,643 SF	6.97 /1000 SF	1,015	161	15.9%	854	119	11.7%	735	74	10%	661
Pod H Commercial Uses	N/A	223,947 SF	Pre-Calc'd	9,469	436	4.6%	9,033	1,168	12.3%	7,865	2,257	28.7%	5,608
Gas Station (16 FP)/ C-Store	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	176	4.6%	3,642	495	13.0%	3,147	1,920	61%	1,227
Publix at Westlake Plaza	N/A	129,700 SF	Pre-Calc'd	9,783	450	4.6%	9,333	1,217	12.4%	8,116	2,329	28.7%	5,787
<b>TOTALS</b>				35,824	2,975	8.3%	32,849	4,701	13.1%	28,148	7,861		20,287

**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	1,010 DUs	10 /DU	10,100	1,172	11.6%	8,928	798	7.9%	8,130	-	0%	8,130
Residential - SF (F,M,P,Q,R,S)	210	1,936 DUs	10 /DU	19,360	2,246	11.6%	17,114	1,529	7.9%	15,585	-	0%	15,585
Residential - MF Condos.	230	450 DUs	6.65 /DU	2,993	347	11.6%	2,646	236	7.9%	2,410	-	0%	2,410
Residential - 55+ Detached	251	500 DUs	8 /DU	4,000	464	11.6%	3,536	300	7.5%	3,236	-	0%	3,236
Hotel	310	150 Rooms	8.92 /Room	1,338	591	44.2%	747	106	7.9%	641	64	10%	577
Community College	540*	2,570 Students	2.29 /Student	5,885	847	14.4%	5,038	453	7.7%	4,585	-	0%	4,585
General Office	710	296,000 SF	Ln (T) = 0.77Ln (X)+3.65	3,077	403	13.1%	2,674	175	5.7%	2,499	250	10%	2,249
Research & Devel.	760	175,000 SF	Ln (T) = 0.83Ln (X)+3.09 (3)	1,598	209	13.1%	1,389	91	5.7%	1,298	130	10%	1,168
Light Industrial	110	450,000 SF	6.97 /1000 SF	3,137	411	13.1%	2,726	182	5.8%	2,544	254	10%	2,290
Shopping Center	820	150,000 SF	Ln (T) = 0.65Ln (X)+5.83	8,839	4,137	46.8%	4,702	725	8.2%	3,977	1,456	36.6%	2,521
Park	412	67 Acres	2.28 /Acre	153	47	30.4%	106	-	0.0%	106	-	0%	106
Community Center	495	70,000 SF	33.82 /1000 SF	2,367	720	30.4%	1,647	38	1.6%	1,609	80	5%	1,529
Church	560	70,000 SF	9.11 /1000 SF	638	194	30.4%	444	8	1.3%	436	22	5%	414
Daycare	565	10,000 SF	74.06 /1000 SF	741	225	30.4%	516	9	1.2%	507	254	50%	253
ISTF	N/A	- Complex	Pre-Calc'd	-	-	0.0%	-	-	0.0%	-	-	0%	-
FSED	650	12,379 SF	Pre-Calc'd	309	112	36.1%	197	19	6.2%	178	18	10%	160
Tax Collector	730	23,735 SF	Pre-Calc'd	536	70	13.1%	466	33	6.2%	433	43	10%	390
<b>TOTALS</b>				65,071	12,195	18.7%	52,876	4,702	7.2%	48,174	2,571		45,603

<b>COMBINED TOTALS</b>				100,895	15,170	15.0%	85,725	9,403	9.3%	76,322	10,432		65,890
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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.

(5) Previous amounts: Office = 50,000; R&D = 378,000; Shopping Center = 170,500. Results in a decrease of 35,000 Office, 378,000 R&D and 110,200 Shopping Center.

Removed Use	Added Use
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**Attachment E6  
Westlake Pod H  
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.

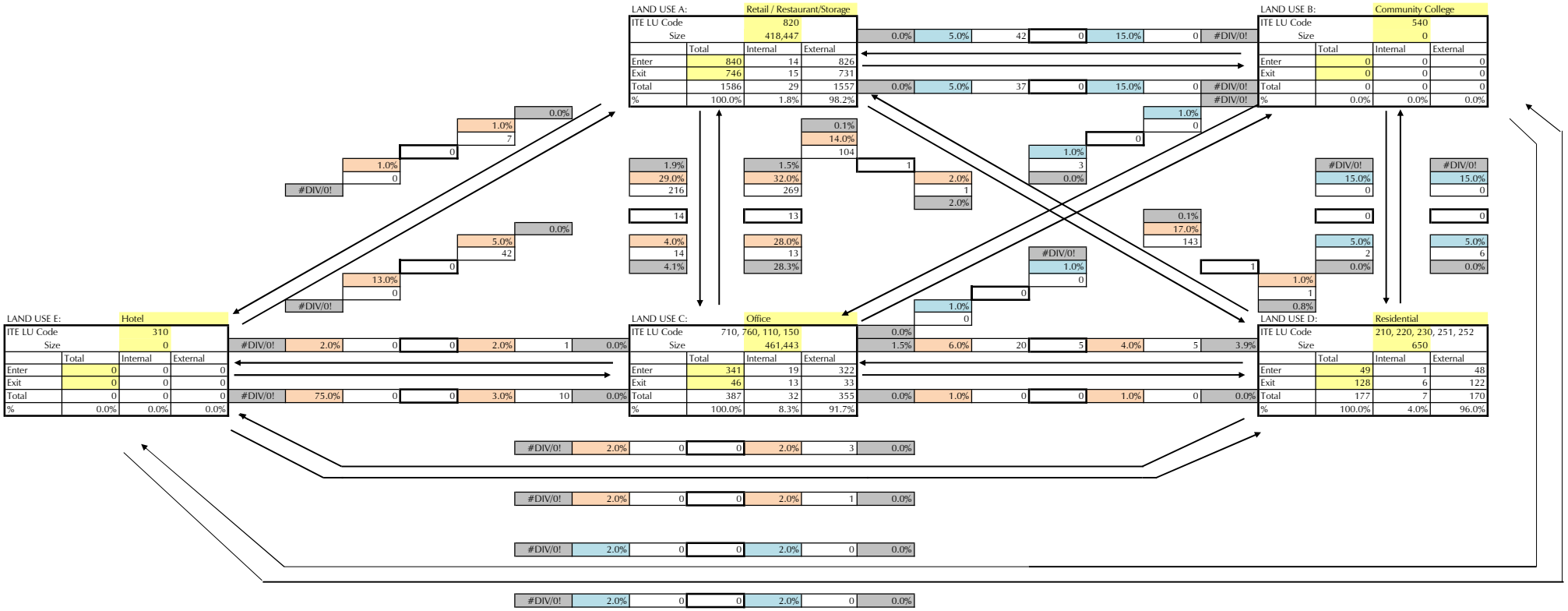
\*\* See Attachment E2 for uses.



# **APPENDIX**

**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - West Side  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 12/21/23



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	826	0	322	48	0	1196
Exit	731	0	33	122	0	886
Total	1557	0	355	170	0	2082
Single-Use Trip Gen. Estimate	1586	0	387	177	0	2150
						3.2%

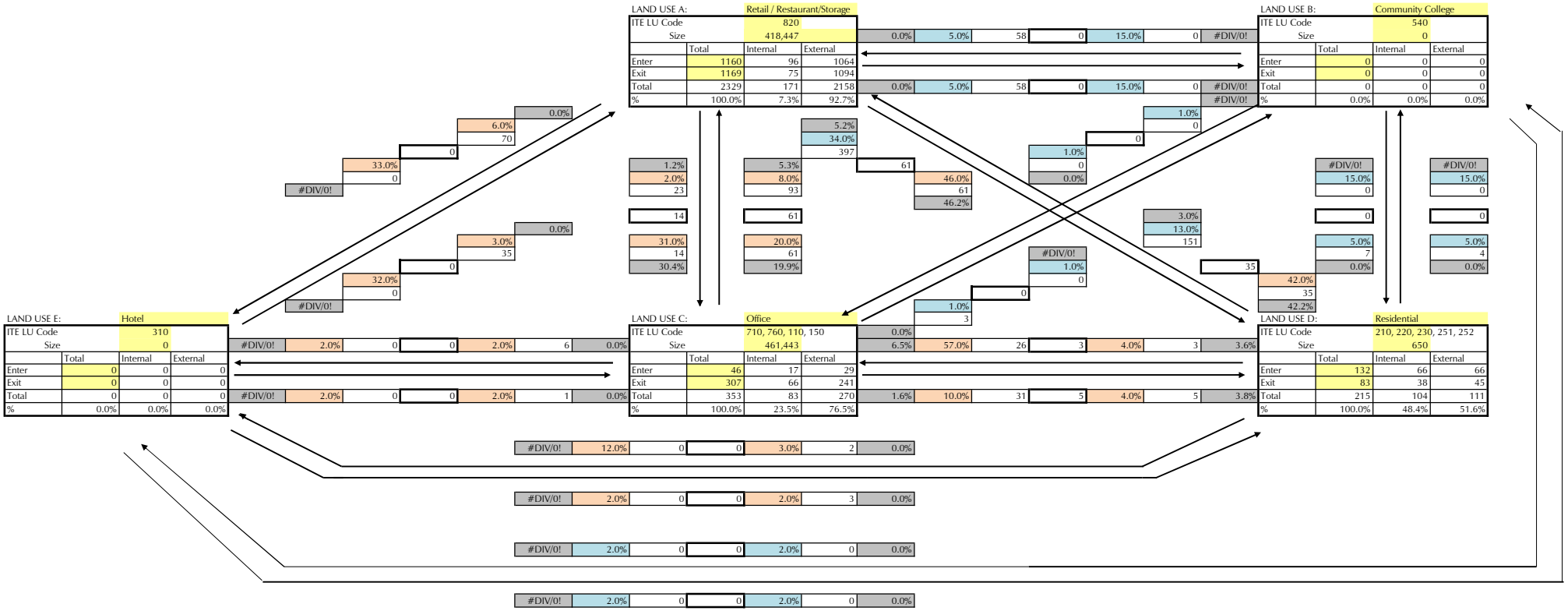
**INTERNAL CAPTURE**

**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 - West Side  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 12/21/23



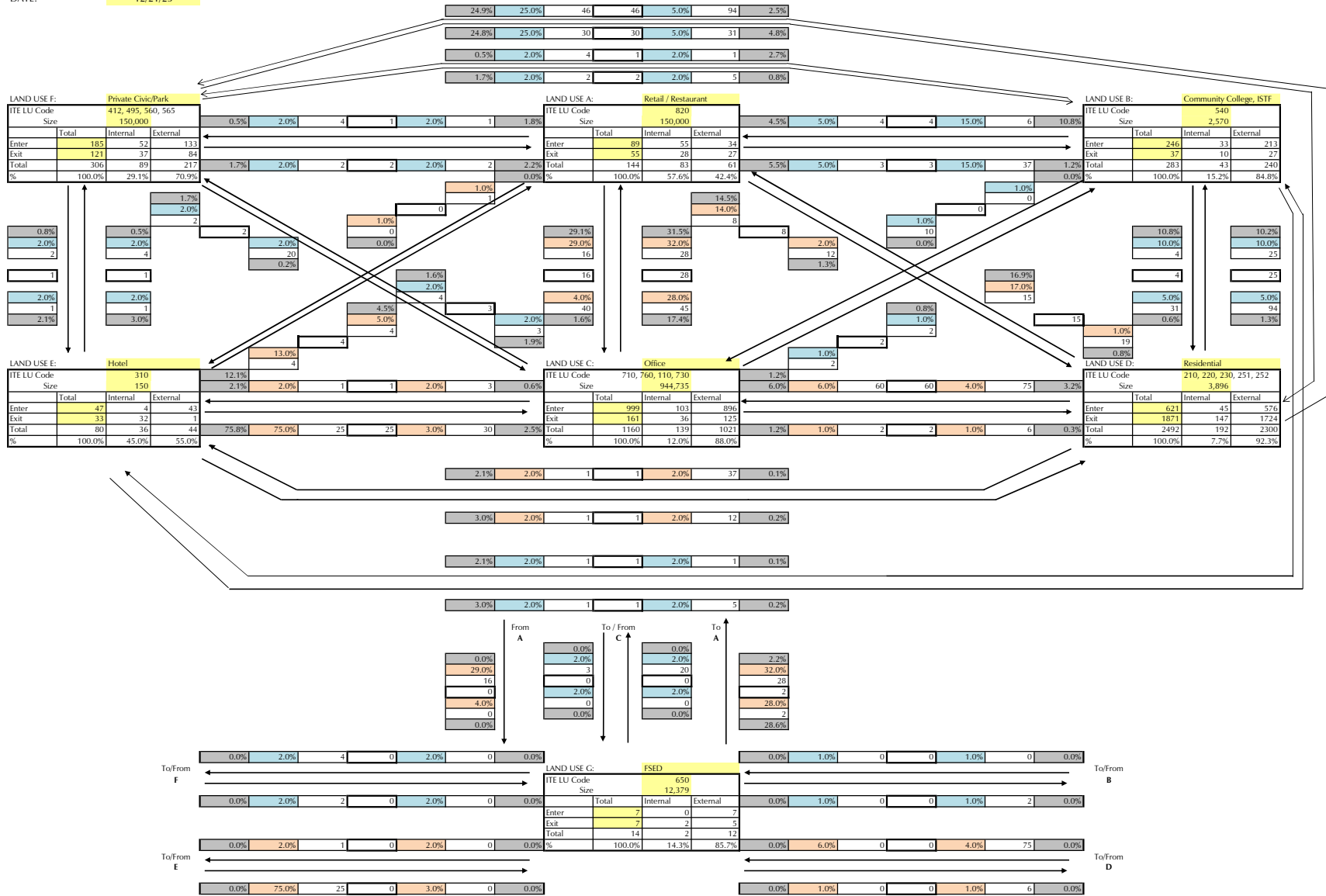
	Net External Trips for Multi-Use Development						INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	1064	0	29	66	0	1159	12.4%
Exit	1094	0	241	45	0	1380	
Total	2158	0	270	111	0	2539	
Single-Use Trip Gen. Estimate	2329	0	353	215	0	2897	

**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: 12/21/23



	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL
Enter	34	213	896	576	43	133	7	1902
Exit	27	27	125	1724	1	84	5	1993
Total	61	240	1021	2300	44	217	12	3895
Single-Use Trip Gen. Estimate	144	283	1160	2492	80	306	14	4479

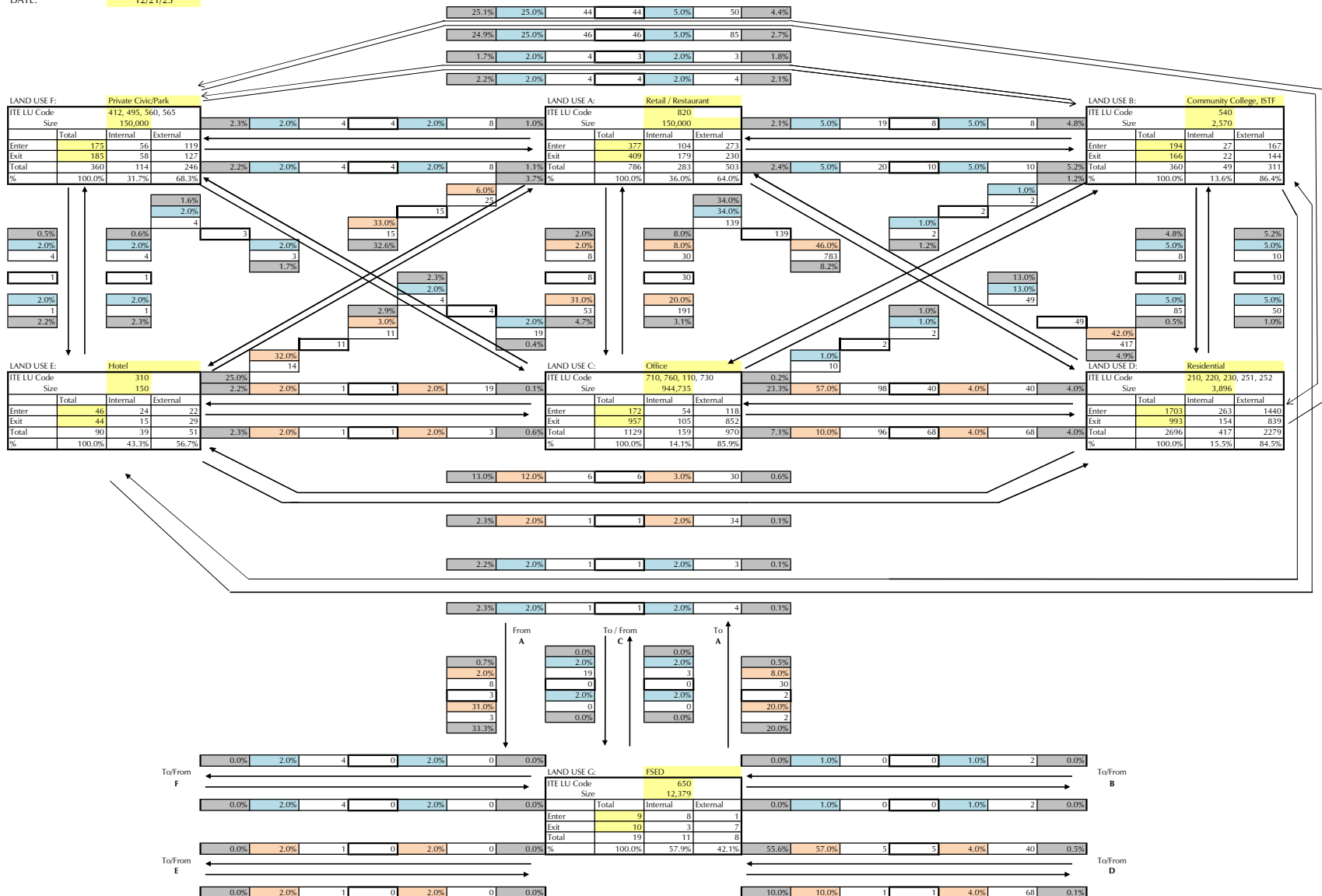
INTERNAL CAPTURE

**LEGEND**

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- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
- 5.0% Estimated percent of trips entering (or exiting) a land use from another land use (input by user).
- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
- 12 Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Westlake - East Side  
TIME PERIOD: PM Peak Hour Traffic  
DATE: 12/21/23



Net External Trips for Multi-Use Development									
	LU. A	LU. B	LU. C	LU. D	LU. E	LU. F	LU. G	TOTAL	
Enter	273	167	118	1440	22	119	1	2140	
Exit	230	144	852	839	29	127	7	2228	
Total	503	311	970	2279	51	246	8	4368	
Single-Use Trip Gen. Estimate	786	360	1129	2696	90	360	19	5440	19.7%

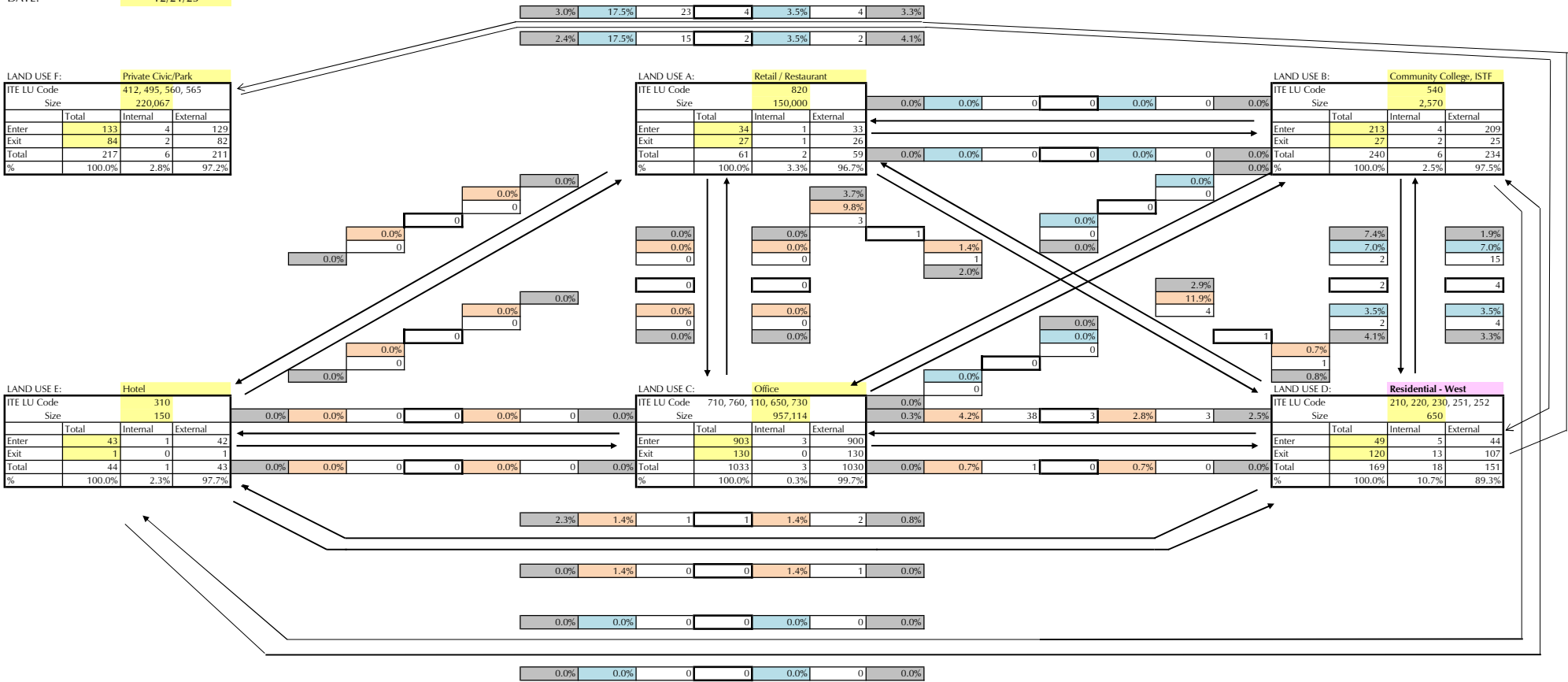
INTERNAL CAPTURE

**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: AM Peak Hour Traffic  
 DATE: 12/21/23



LAND USE F: Private Civic/Park

ITE LU Code	412, 495, 560, 565		
Size	220,067		
Enter	Total 133	Internal 4	External 129
Exit	Total 84	Internal 2	External 82
Total	217	6	211
%	100.0%	2.8%	97.2%

LAND USE A: Retail / Restaurant

ITE LU Code	820		
Size	150,000		
Enter	Total 34	Internal 1	External 33
Exit	Total 27	Internal 1	External 26
Total	61	2	59
%	100.0%	3.3%	96.7%

LAND USE B: Community College, ISTF

ITE LU Code	540		
Size	2,570		
Enter	Total 213	Internal 4	External 209
Exit	Total 27	Internal 2	External 25
Total	240	6	234
%	100.0%	2.5%	97.5%

LAND USE E: Hotel

ITE LU Code	310		
Size	150		
Enter	Total 43	Internal 1	External 42
Exit	Total 1	Internal 0	External 1
Total	44	1	43
%	100.0%	2.3%	97.7%

LAND USE C: Office

ITE LU Code	710, 760, 110, 650, 730		
Size	957,114		
Enter	Total 903	Internal 3	External 900
Exit	Total 130	Internal 0	External 130
Total	1033	3	1030
%	100.0%	0.3%	99.7%

LAND USE D: Residential - West

ITE LU Code	210, 220, 230, 251, 252		
Size	650		
Enter	Total 49	Internal 5	External 44
Exit	Total 120	Internal 13	External 107
Total	169	18	151
%	100.0%	10.7%	89.3%

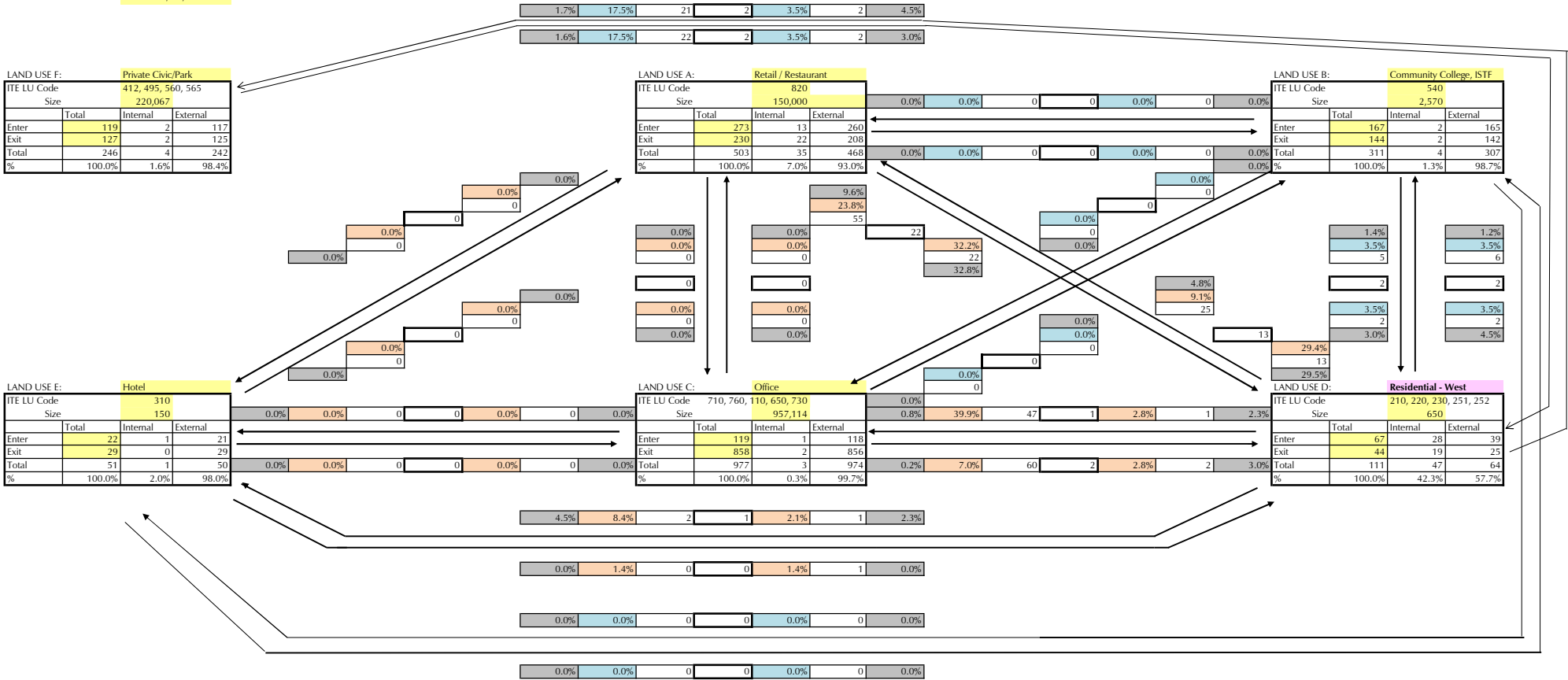
	Net External Trips for Multi-Use Development					TOTAL	INTERNAL CAPTURE
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	33	209	900	44	42	1228	
Exit	26	25	130	107	1	289	
Total	59	234	1030	151	43	1517	
Single-Use Trip Gen. Estimate	61	240	1033	169	44	1547	1.9%

**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).
- 6.1 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: 12/21/23



	Net External Trips for Multi-Use Development						TOTAL
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E		
Enter	260	165	118	39	21		603
Exit	208	142	856	25	29		1260
Total	468	307	974	64	50		1863
Single-Use Trip Gen. Estimate	503	311	977	111	51		1953

**INTERNAL CAPTURE**

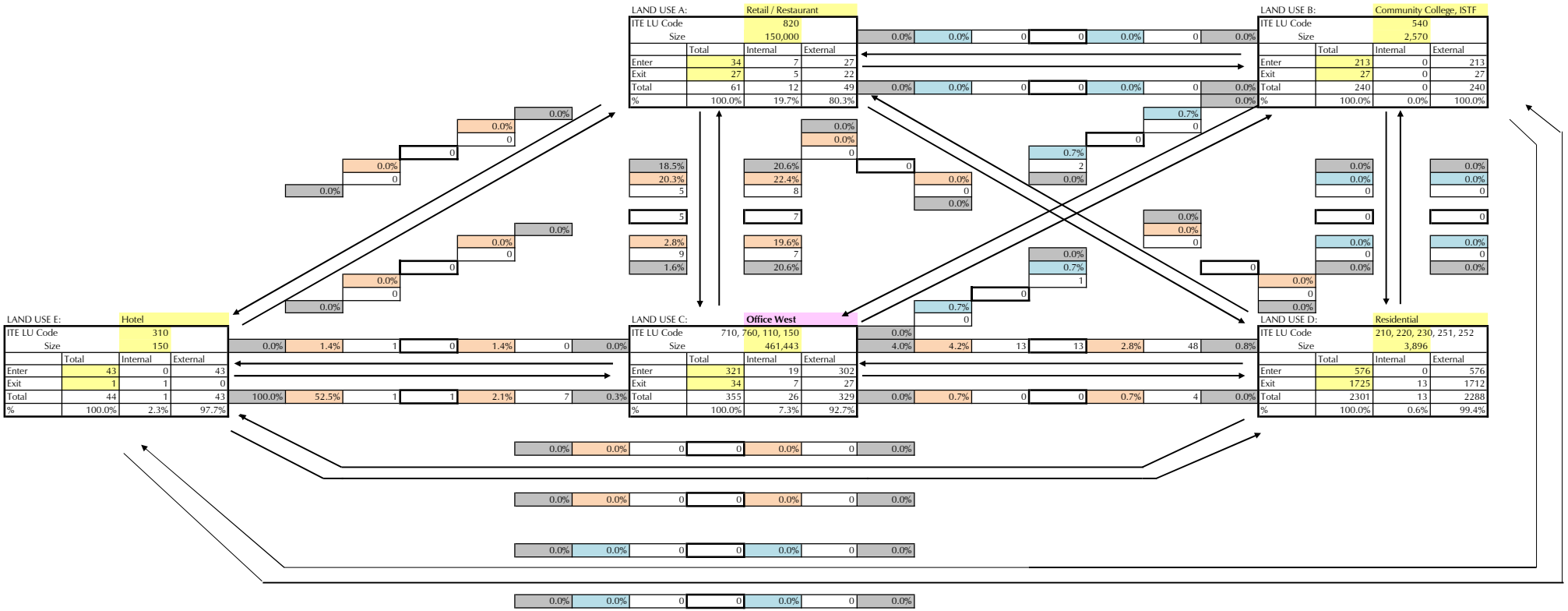
4.6%

**LEGEND**

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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Office  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 12/21/23



Net External Trips for Multi-Use Development							
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	27	213	302	576	43	1161	
Exit	22	27	27	1712	0	1788	
Total	49	240	329	2288	43	2949	
Single-Use Trip Gen. Estimate	61	240	355	2301	44	3001	1.7%

**INTERNAL CAPTURE**

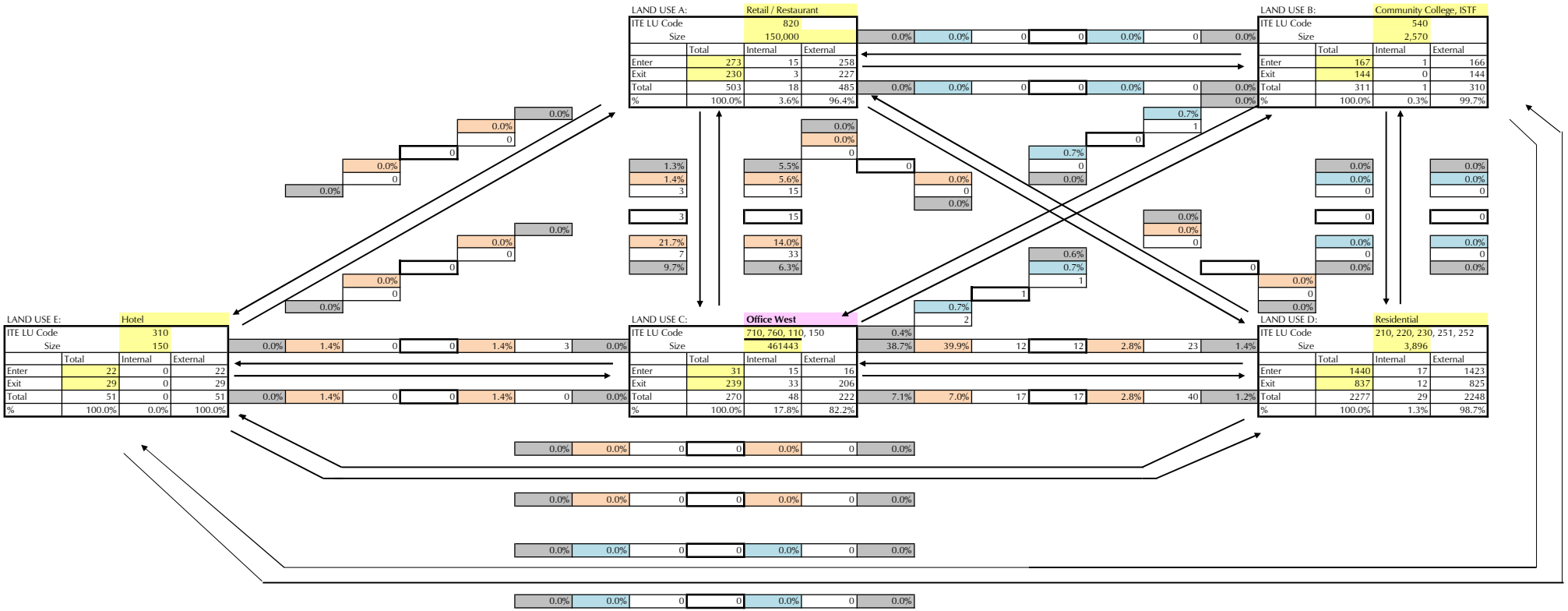
**LEGEND**

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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Office  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 12/21/23



	Net External Trips for Multi-Use Development					
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	258	166	16	1423	22	1885
Exit	227	144	206	825	29	1431
Total	485	310	222	2248	51	3316
Single-Use Trip Gen. Estimate	503	311	270	2277	51	3412

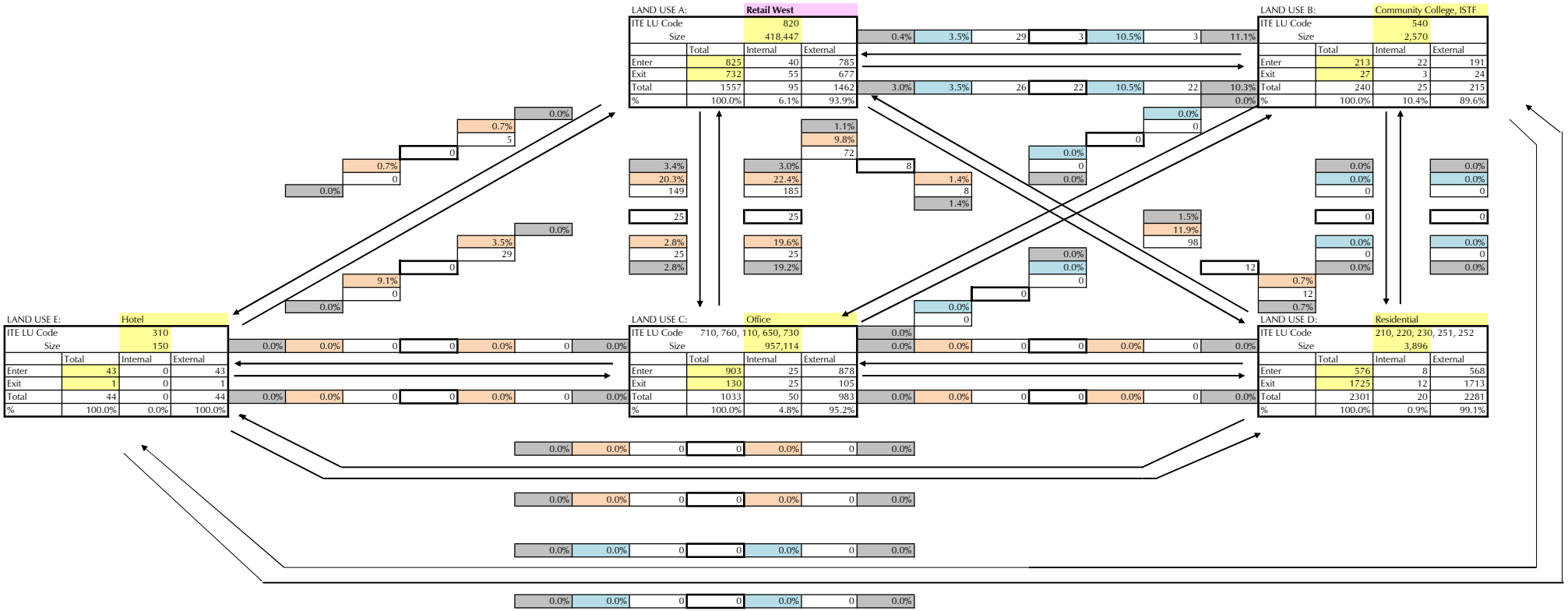
**INTERNAL CAPTURE**

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- 61 Number of trips entering (or exiting) a land use from another land use based on percent input by user.
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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Retail  
 TIME PERIOD: AM Peak Hour Traffic  
 DATE: 12/21/23



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	785	191	878	568	43	2465
Exit	677	24	105	1713	1	2520
Total	1462	215	983	2281	44	4985
Single-Use Trip Gen. Estimate	1557	240	1033	2301	44	5175
						3.7%

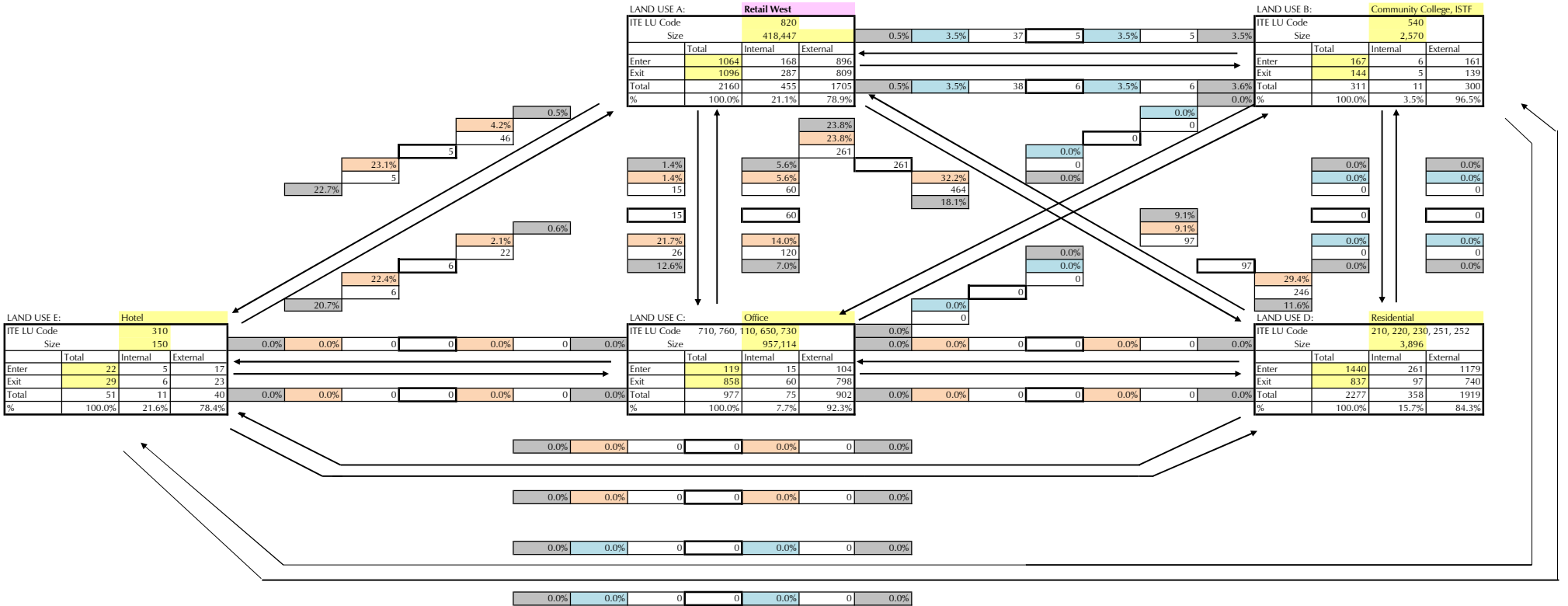
**INTERNAL CAPTURE**

**LEGEND**

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**INTERNAL CAPTURE WORKSHEET**

PROJECT: Westlake - Interzonal - Retail  
 TIME PERIOD: PM Peak Hour Traffic  
 DATE: 12/21/23



Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL
Enter	896	161	104	1179	17	2357
Exit	809	139	798	740	23	2509
Total	1705	300	902	1919	40	4866
Single-Use Trip Gen. Estimate	2160	311	977	2277	51	5776

**INTERNAL CAPTURE**

**LEGEND**

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