

RESOLUTION 2019-39

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE SITE PLAN FOR CHRIST FELLOWSHIP CHURCH WEST CAMPUS LOCATED AT 16561 WATER'S EDGE DRIVE, IN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Regulations provides procedures for the review and adoption of site plans by the City Council; and

WHEREAS, the developer Minto PBLH, LLC, submitted an application for site plan review and approval for the Christ Fellowship Church West Campus, located at 16561 Water's Edge Drive, Westlake, Florida, 33470, legally described in the attached Exhibit "A", and

WHEREAS, staff has reviewed and recommends approval of the proposed site plan, including approximately 12.771 acres, provided in the attached Exhibit "B", (site plan); and

WHEREAS, the site plan is consistent with all of the requirements of the Unified Land Development Regulations; and

WHEREAS, pursuant to law, notice has been given by publication in a paper of general circulation in Palm Beach County, notifying the public of this proposed resolution and of the public hearing; and

WHEREAS, the City Council for the City of Westlake finds that the adoption an implementation of this resolution is in the best interest and welfare of the residents of the City of Westlake.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

Section 1: Recitals: The above recitals are true and correct and are incorporated herein by this reference.

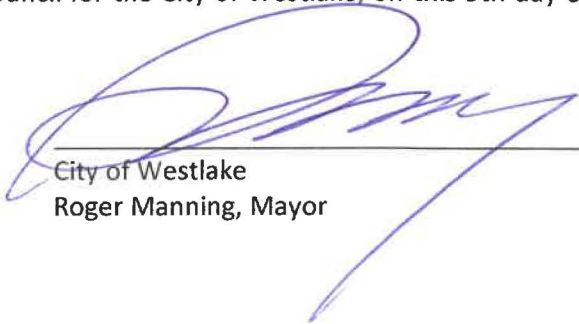
Section 2: Approval of Site Plan: The City Council for the City of Westlake hereby approves the Christ Fellowship Church West Campus located at 16561 Water's Edge Drive, Westlake, Florida, 33470, as described in the attached Exhibit "A", containing approximately 12.771 acres, which is located in the City of Westlake, and in Palm Beach County, Florida. The site

plan approval is subject to the applicant meeting all of the conditions set forth in the development approval, as attached hereto as Exhibit "C", which is incorporated herein and made a part hereof.


Section 3. Implementation: The City Manager and the City Attorney are hereby authorized to take such further action as may be necessary to implement the purpose and provisions of the Resolution.

Section 4: Effective Date: This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this 9th day of December, 2019.



City of Westlake
Roger Manning, Mayor



Zoie Burgess, City Clerk



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

LEGAL DESCRIPTION

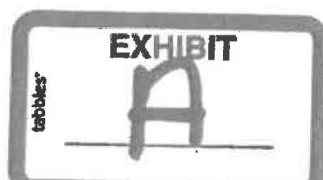
Christ Fellowship Church West Campus

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S01°33'05"W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S88°36'57"W ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S01°42'52"W ALONG SAID EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 7849.61 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S88°17'08"E, DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

STARTING FROM SAID POINT OF BEGINNING THENCE S88°17'08"E, A DISTANCE OF 1,255.43 FEET; THENCE S01°42'52"W, A DISTANCE OF 80.85 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 01°09'20"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 20.17 FEET; THENCE S02°52'12"W, A DISTANCE OF 172.79 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 01°07'49"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 19.73 FEET; THENCE S01°44'23"W, A DISTANCE OF 106.52 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°58'29"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 78.52 FEET; THENCE N88°17'08"W, A DISTANCE OF 192.32 FEET; THENCE N75°52'41"W, A DISTANCE OF 51.20 FEET; THENCE N88°17'08"W, A DISTANCE OF 381.43 FEET; THENCE S46°42'52"W, A DISTANCE OF 15.56 FEET; THENCE N88°17'08"W, A DISTANCE OF 208.38 FEET; THENCE N74°47'23"W, A DISTANCE OF 51.42 FEET; THENCE N88°17'08"W, A DISTANCE OF 290.37 FEET; THENCE N43°17'08"W, A DISTANCE OF 42.43 FEET; THENCE N01°42'52"E, A DISTANCE OF 104.12 FEET; THENCE N15°09'54"E, A DISTANCE OF 51.59 FEET; THENCE N01°42'52"E, A DISTANCE OF 253.70 FEET TO THE POINT OF BEGINNING.

12.771 ACRES, MORE OR LESS





Coteleur & Hearing
Landscape Architects
Environmental Consultants

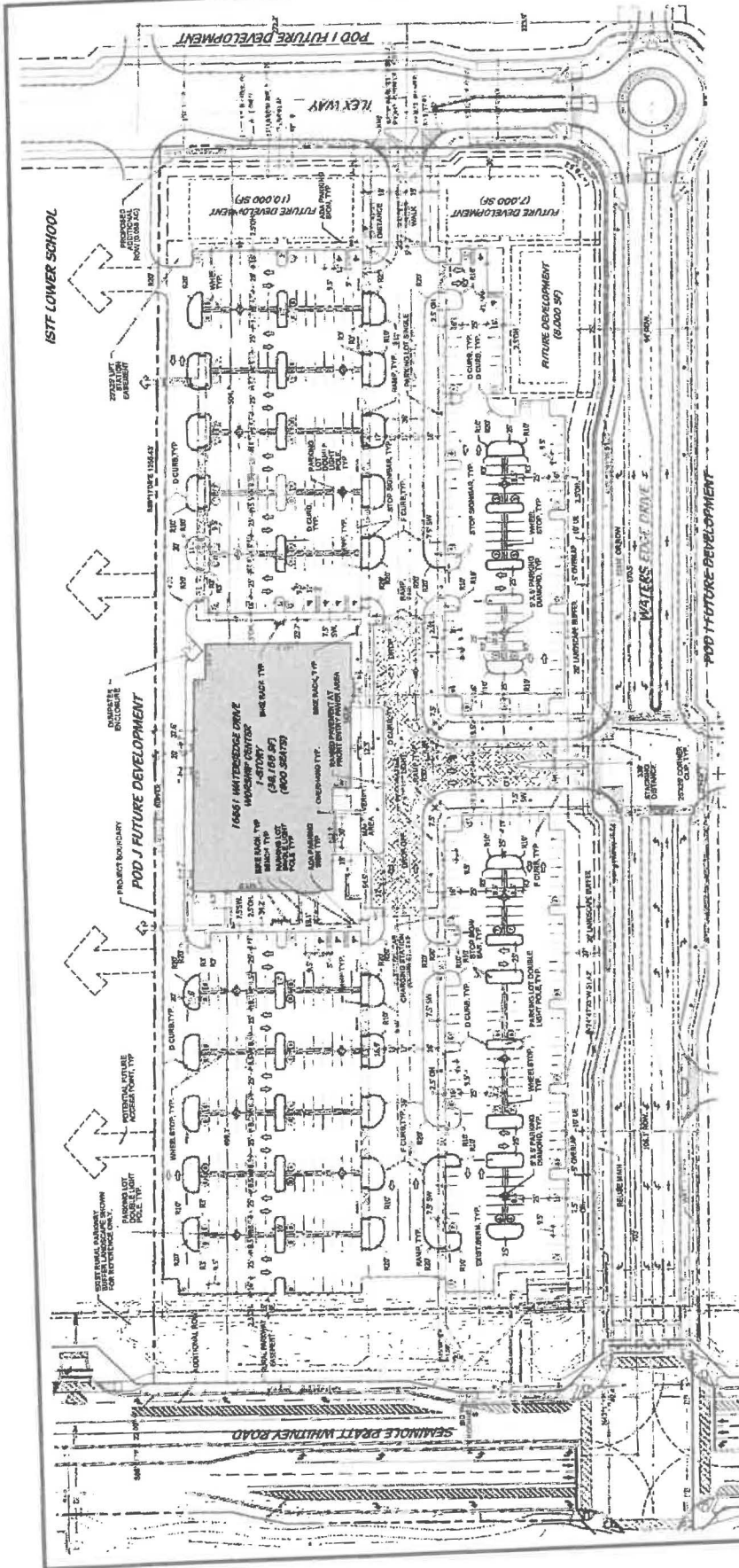
1824 Commerce Lane
Aurora, Florida 32803
817-742-8838 Fax: 742-1077
www.coteleur.com
LIC# LC-0000288

MINTO WESTAKE
Christ Fellowship-Pod J
SITE PLAN
City of Westlake, Florida

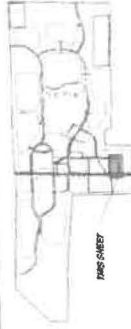
DESIGN	DATE
APPROVAL	DATE
REVISION	DATE
DATE	DATE
DATE	DATE
DATE	DATE



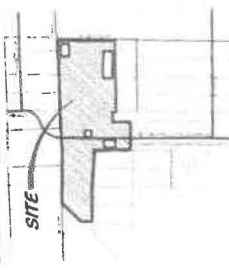
November 20, 2009 10:52:11 AM
Drawing: 10001-0001
SHEET 1 of 1
PROJECT: MINTO WESTAKE
CITY OF WESTLAKE, FLORIDA



KEY MAP



LOCATION MAP



APPROVAL STAMP

PROJECT TEAM

PROPERTY OWNER: CHRIST FELLOWSHIP COMMUNITIES, INC.
1824 COMMERCE LANE, AURORA, FLORIDA 32803
817-742-8838 FAX: 817-742-1077
WWW.COTELEUR.COM

SITE PLANNER: COTELEUR & HEARING, INC.
1824 COMMERCE LANE, AURORA, FLORIDA 32803
817-742-8838 FAX: 817-742-1077
WWW.COTELEUR.COM

SEISMOIC IMPROVEMENT CONTRACT MANAGER: SEANOKE PRATT WHITNEY ROAD, MINTO WESTAKE, WESTLAKE, FLORIDA 32803
817-742-8838 FAX: 817-742-1077
WWW.COTELEUR.COM

ENVIRONMENTAL CONSULTANT: COTELEUR & HEARING, INC.
1824 COMMERCE LANE, AURORA, FLORIDA 32803
817-742-8838 FAX: 817-742-1077
WWW.COTELEUR.COM

CIVIL ENGINEER: COTELEUR & HEARING, INC.
1824 COMMERCE LANE, AURORA, FLORIDA 32803
817-742-8838 FAX: 817-742-1077
WWW.COTELEUR.COM

NOTE 1: APPLICANT SHALL APPLY FOR A MASTER RESOURCE PLAN AT A SEPARATE DATE

NOTE 2: SITE PLAN REVIEW AND APPROVAL SHALL BE REQUIRED PRIOR TO THE DEVELOPMENT OF THE FUTURE DEVELOPMENT PARCELS SHOWN ON THE SITE PLAN

SITE DATA

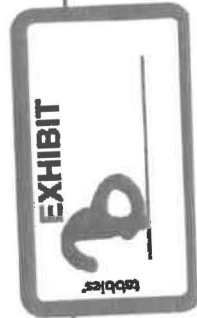
OWNER: CHRIST FELLOWSHIP COMMUNITIES, INC.
OWNER ADDRESS: 1824 COMMERCE LANE, AURORA, FLORIDA 32803
OWNER PHONE: 817-742-8838
OWNER FAX: 817-742-1077
OWNER WEBSITE: WWW.COTELEUR.COM

PROJECT NAME: MINTO WESTAKE
PROJECT ADDRESS: SEANOKE PRATT WHITNEY ROAD, WESTLAKE, FLORIDA 32803
PROJECT PHONE: 817-742-8838
PROJECT FAX: 817-742-1077
PROJECT WEBSITE: WWW.COTELEUR.COM

DATE: 11/20/09
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

LEGEND

SW: SIDEWALK
HW: HIGHWAY
TYP: TYPICAL
UE: UTILITY EASEMENT
E: EXISTING
P: PROPOSED



CONDITION OF APPROVALS
Christ Fellowship Church West Campus

1. Applicant must have approval from Palm Beach County Fire Safety if road located on the rear of the Worship Center will be use as loading zone. Subject SP-2019-03 must be amended at the time.
2. Applicant must apply for a site plan review and approval for the three Future Development parcels shown on the subject site plan SP-2019-03.
3. The Ilex Way Phase III Design has been modified from the approved Land Development Permit. The applicant will need to submit for a revision to this Land Development Permit. Applicant shall note that if modifications for the Ilex Way design are required during the review of the land development revision, applicant will be required to modify the site plan accordingly.





September 12, 2019

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

Re: Westlake Pod J Christ Fellowship - #PTC19-086

Dear Mr. Cassel:

The purpose of this letter is to present a trip generation analysis of the proposed Pod J Christ Fellowship 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 site plan application consists of a 38,155 SF church.

Attachment 1 provides a land use inventory of the approved uses, current requests and previously approved requests for Westlake. The calculation of trips associated with this site plan application 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. Therefore, the proposed Site Plan Application is in compliance with the Westlake Development Order.

Attachment 5 provides the Christ Fellowship project driveway volumes at the Pod J driveways.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Rebecca J. Mulcahy, P.E.
 Vice President

Attachments

ec: John Carter

Digitally signed
 by Rebecca
 Mulcahy
 Date: 2019.09.12
 12:04:48 -04'00'

**Rebecca
 Mulcahy**

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 9/12/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1
Westlake
Land Use Inventory
Pod J Christ Fellowship Application

Land Use	ITE Code	Approved Intensity	Current Request	Previously Approved (1)	Total Utilization To Date	Remaining To Be Built
Residential - SF	210	3,446 DUs		928	928	2,518
Residential - MF Condos.	230	600 DUs		-	-	600
Residential - 55+ Detached	251	300 DUs		147	147	153
Residential - 55+ Attached	252	200 DUs		-	-	200
Hotel	310	150 Rooms		-	-	150
Community College	540	3,000 Students		-	-	3,000
General Office	710	450,000 SF		4,000 (2)	4,000	446,000
Research & Devel.	760	600,000 SF		47,000 (3)	47,000	553,000
Light Industrial	110	450,000 SF		-	-	450,000
Retail	820	500,000 SF		16,700	16,700	483,300
Community Center	495	70,000 SF		12,940	12,940	57,060
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 Pod L, Pod Q, PC-1, Pod K, Pod R, Pod P and Pod M.

(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.

**Attachment 2
Westlake Pod J Christ Fellowship
Trip Generation**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips	
Church	560	38,155 SF	9.11 /1000 SF	348	17	5%	331	
TOTALS		38,155 SF		348	17		331	

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total		%	In	Out	Total
Church	560	38,155 SF	0.56 /1,000 SF (62/38)	13	8	21	1	5%	12	8	20
TOTALS		38,155 SF		13	8	21	1		12	8	20

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total		%	In	Out	Total
Church	560	38,155 SF	0.55 /1,000 SF (48/52)	10	11	21	1	5%	10	10	20
TOTALS		38,155 SF		10	11	21	1		10	10	20

WEEKEND PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total		%	In	Out	Total
Church	560	38,155 SF	12.04 /1,000 SF (49/51)	220	239	459	23	5%	209	227	436
TOTALS		38,155 SF		220	239	459	23		209	227	436

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

Attachment 3A
Westlake
Daily Trip Generation - Cumulative
Pod J Christ Fellowship Submittal

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 - SF	210	- DUs	10 /DU	-	-	0.0%	-	-	0.0%	-	0%
Residential - MF Apts.	220	- DUs	6.65 /DU	-	-	0.0%	-	-	0.0%	-	0%
Residential - MF Condos.	230	- DUs	6.65 /DU	-	-	0.0%	-	-	0.0%	-	0%
Residential - 55+ Detached	251	- DUs	8 /DU	-	-	0.0%	-	-	0.0%	-	0%
Residential - 55+ Attached	252	- DUs	6 /DU	-	-	0.0%	-	-	0.0%	-	0%
General Office	710	- SF	$\ln(T) = 0.77\ln(X) + 3.65$	-	-	0.0%	-	-	0.0%	-	10%
Research & Devel.	760	- SF	$\ln(T) = 0.83\ln(X) + 3.09$ (3)	-	-	0.0%	-	-	0.0%	-	10%
Retail	820	- SF	$\ln(T) = 0.65\ln(X) + 5.83$	-	-	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	10	6.0%	156	0%
Gas Station (16 FP/ C-Store)	FDOT	4,500 SF	14.3 X PM Peak Hour Trips	3,818	-	0.0%	3,818	317	8.3%	3,501	2,136
TOTALS				3,984	-	0.0%	3,984	327	8.2%	3,657	2,136

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	- DUs	10 /DU	-	-	4.9%	-	-	0.0%	-	0%
Residential - SF (F,M,P,Q,R,S)	210	928 DUs	10 /DU	9,280	455	4.9%	8,825	291	3.3%	8,534	8,534
Residential - MF Condos.	230	- DUs	6.65 /DU	-	-	4.9%	-	-	0.0%	-	0%
Residential - MF Apts.	220	- DUs	6.65 /DU	-	-	4.9%	-	-	0.0%	-	0%
Residential - 55+ Attached	252	147 DUs	6 /DU	882	43	4.9%	839	23	2.7%	816	816
Hotel	310	- Rooms	8.92 /Room	-	-	0.0%	-	-	0.0%	-	10%
Community College	540*	- Students	2.29 /Student	-	-	0.0%	-	-	0.0%	-	0%
General Office	710	- SF	$\ln(T) = 0.77\ln(X) + 3.65$	-	-	0.0%	-	-	0.0%	-	10%
Research & Devel.	760	- SF	$\ln(T) = 0.83\ln(X) + 3.09$ (3)	-	-	0.0%	-	-	0.0%	-	10%
Light Industrial	110	- SF	6.97 /1000 SF	-	-	0.0%	-	-	0.0%	-	10%
Retail	820	16,700 SF	$\ln(T) = 0.65\ln(X) + 5.83$	2,122	620	29.2%	1,502	-	0.0%	1,502	856
Park	412	- Acres	2.28 /Acre	-	-	26.8%	-	-	0.0%	-	0%
Community Center	495	12,940 SF	33.82 /1000 SF	438	117	26.8%	321	-	0.0%	321	16
Church	560	38,155 SF	9.11 /1000 SF	348	93	26.8%	255	-	0.0%	255	13
Daycare	565	- SF	74.06 /1000 SF	-	-	26.8%	-	-	0.0%	-	50%
FSED	650	12,379 SF	Pre-Clac'd	309	104	33.5%	205	13	6.2%	192	19
TOTALS				13,379	1,432	10.7%	11,947	327	2.4%	11,620	904

COMBINED TOTALS				17,363	1,432	8.2%	15,931	654	3.8%	15,277	3,040	12,237
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn. See Appendix B.

(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.

Project Internalization: 12.0%

Approved Total	63,562
Internal:	23.4%

Attachment 3B
Westlake
AM Peak Hour Trip Generation - Cumulative
Pod J Christ Fellowship Submittal

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 - SF	210	- DUs	0.75 /DU (25/75)	-	-	-	0.0%	-	-	-	0.0%	-	-	-	0%	-	-	-		
Residential - MF Apts.	220	- DUs	$T=0.49(X) + 3.73$ (20/80)	-	-	-	0.0%	-	-	-	0.0%	-	-	-	0%	-	-	-		
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	0.0%	6	6	12	0%	6	6	12		
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	8	3.0%	129	130	259	158	61%	50	51	101
TOTALS				140	139	279	0.0%	140	139	279	8	2.9%	135	136	271	158		56	57	113

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	- DUs	0.75 /DU (25/75)	-	-	-	2.1%	-	-	-	0.0%	-	-	-	0%	-	-	-			
Residential - SF (F,M,P,Q,R,S)	210	928 DUs	0.75 /DU (25/75)	174	522	696	15	2.1%	169	512	681	7	1.0%	166	508	674	0%	166	508	674	
Residential - MF Condos.	230	- DUs	$\ln(T) = 0.80\ln(x) + 0.26$ (17/83)	-	-	-	2.1%	-	-	-	0.0%	-	-	-	0%	-	-	-			
Residential - MF Apts.	220	- DUs	$T=0.49(X) + 3.73$ (20/80)	-	-	-	2.1%	-	-	-	0.0%	-	-	-	0%	-	-	-			
Residential - 55+ Attached	252	147 DUs	0.2 /DU (34/66)	10	19	29	1	2.1%	10	18	28	-	0.0%	10	18	28	-	0%	10	18	28
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)	-	-	-	0.0%	-	-	-	0.0%	-	-	-	10%	-	-	-			
Research & Devel.	760	- SF	$\ln(T) = 0.87\ln(x) + 0.86$ (83/17)	-	-	-	0.0%	-	-	-	0.0%	-	-	-	10%	-	-	-			
Light Industrial	110	- SF	0.92 /1000 SF (88/12)	-	-	-	0.0%	-	-	-	0.0%	-	-	-	10%	-	-	-			
Retail	820	16,700 SF	0.96 /1000 SF (62/38)	10	6	16	5	31.3%	6	5	11	-	0.0%	6	5	11	6	57.0%	3	2	5
Park	412	- Acres	0.02 /Acre (61/39)	-	-	-	25.0%	-	-	-	0.0%	-	-	-	0%	-	-	-			
Community Center	495	12,940 SF	2.05 /1000 SF (66/34)	18	9	27	7	25.0%	13	7	20	-	0.0%	13	7	20	1	5%	12	7	19
Church	560	38,155 SF	0.56 /1000 SF (62/38)	13	8	21	5	25.0%	10	6	16	-	0.0%	10	6	16	1	5%	10	5	15
Davcare	565	- SF	12.18 /1000 SF (53/47)	-	-	-	25.0%	-	-	-	0.0%	-	-	-	50%	-	-	-			
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
TOTALS				232	571	803	35	4.4%	215	553	768	8	1.0%	212	548	760	9		207	544	751

COMBINED TOTALS				372	710	1,082	35	3.2%	355	692	1,047	16	1.5%	347	684	1,031	167		263	601	864
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn. See Appendix B.
 (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.

Project Internalization: 4.7%

Approved Totals
2,384 2,278 4,662
Internal: 16.8%

Attachment 3C
Westlake
PM Peak Hour Trip Generation - Cumulative
Pod J Christ Fellowship Submittal

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 - SF	210	- DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
Residential - MF Apts.	220	- DUs	0.62 /DU (65/35)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	0%	-	-	-	
Residential - MF Condos.	230	- DUs	$\ln(T) = 0.82\ln(x)+0.32$ (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	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	10%	-	-	-	
Retail	820	- SF	$\ln(T) = 0.67\ln(X)+3.31$ (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	2	14.3%	6	6	12	-	0%	6	6	12
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	45	16.0%	121	101	222	135	61%	47	40	87
TOTALS				141	140	281	-	0.0%	141	140	281	47	16.7%	127	107	234	135		53	46	99

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	- DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	-	-	-	-	7.7%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - SF (F,M,P,Q,R,S)	210	928 DUs	$\ln(T) = 0.90\ln(x)+0.51$ (63/37)	491	289	780	60	7.7%	453	267	720	44	5.6%	421	255	676	-	0%	421	255	676
Residential - MF Condos.	230	- DUs	$\ln(T) = 0.82\ln(x)+0.32$ (67/33)	-	-	-	-	7.7%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - MF Apts.	220	- DUs	0.62 /DU (65/35)	-	-	-	-	7.7%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Residential - 55+ Attached	252	147 DUs	0.25 /DU (54/46)	20	17	37	3	7.7%	18	16	34	2	5.4%	17	15	32	-	0%	17	15	32
Hotel	310	- Rooms	0.6 /Room (51/49)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Community College	540*	- Students	0.14 /Student (54/46)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
General Office	710	- SF	1.49 /1000 SF (17/83)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Research & Devel.	760	- SF	$\ln(T) = 0.83\ln(X)+1.06$ (15/85)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Light Industrial	110	- SF	0.97 /1000 SF (12/88)	-	-	-	-	0.0%	-	-	-	-	0.0%	-	-	-	-	10%	-	-	-
Retail	820	16,700 SF	$\ln(T) = 0.67\ln(X)+3.31$ (48/52)	87	94	181	49	27.1%	73	59	132	-	0.0%	73	59	132	75	57.0%	31	26	57
Park	412	- Acres	0.09 /Acre (61/39)	-	-	-	-	28.6%	-	-	-	-	0.0%	-	-	-	-	0%	-	-	-
Community Center	495	12,940 SF	2.74 /1000 SF (49/51)	17	18	35	10	28.6%	12	13	25	-	0.0%	12	13	25	1	5%	11	13	24
Church	560	38,155 SF	0.55 /1000 SF (48/52)	10	11	21	6	28.6%	7	8	15	-	0.0%	7	8	15	1	5%	7	7	14
Daycare	565	- SF	12.34 /1000 SF (47/53)	-	-	-	-	28.6%	-	-	-	-	0.0%	-	-	-	-	50%	-	-	-
FSED	650	12,379 SF	Pre-Calcd	9	10	19	10	52.6%	2	7	9	1	5.3%	2	6	8	1	10%	2	5	7
TOTALS				634	439	1,073	138	12.9%	565	370	935	47	6.9%	532	356	888	78		489	321	810

COMBINED TOTALS	775	579	1,354	138	10.2%	706	510	1,216	94	6.9%	659	463	1,122	213		542	367	909
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* Rate obtained from Palm Beach State College trip generation study by Kimley-Horn. See Appendix B.
 (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.

Project Internalization: 17.1%

Approved Totals
2,281 2,651 4,932
Internal: 30.0%

Attachment 4
Westlake
Conditions Associated with Units or Trips
Pod J Christ Fellowship Application

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	Under construction.
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		✓	No	To be paid at 872nd Building Permit
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				
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				
1m	2,581	1452 AM Out		Prop Share Payment	\$9,855,072				
1n	2,706	756 PM Out		Prop Share Payment	\$8,653,561				
1o	3,045	1713 AM Out		Prop Share Payment	\$4,558,546				
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				Construct or pay \$9,000,000
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				