



ARTISTRY LAKES PUD

Village of Wellington, FL

TRAFFIC GENERATION STATEMENT

PREPARED FOR:

**Kolter Homes
KH Artistry Lakes LLC
105 NE 1st Street
Delray Beach, Florida 33444**

JOB NO. 25-133

**DATE: 10/17/2025
REVISED: 12/18/2025**

<p>Anna Lai, Professional Engineer, State of Florida, License No. 78138</p> <p>This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 12/18/2025.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	
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1.0 SITE DATA

The subject parcel is located north of Southern Boulevard (SR 80) approximately 1 mile west of Lion Country Safari Road and 1.8 miles west of Seminole Pratt Whitney Road in the Village of Wellington in Palm Beach County, Florida and contains approximately 446.14 acres. The Property Control Numbers (PCN) for the subject parcels are as follows:

00-40-43-22-00-000-5000
00-40-43-22-00-000-7010

00-40-43-27-00-000-1010
00-40-43-27-00-000-3010

The site is vested with 480 single family dwelling units, 54 multifamily dwelling units, 23,500 SF of general office space, and 23,500 SF of strip retail plaza space. The site is proposed to be modified to be 579 single family dwelling units.

Site access is proposed via a westerly full access driveway connection (to be signalized) and an easterly right in/right out only driveway access connection to Southern Boulevard. The existing full access driveway connection east of the site is proposed to be closed. For additional information concerning site location and layout, please refer to the Site Plan prepared by Urban Design Studio.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic currently vested for the parcel has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 11th Edition and the Palm Beach County Trip Generation Rates as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development may be summarized as follows:

Vested Development

Daily Traffic Generation	= 5,643 tpd
AM Peak Hour Traffic Generation (In/Out)	= 398 pht (127 In/271 Out)
PM Peak Hour Traffic Generation (In/Out)	= 544 pht (323 In/221 Out)

The trip generation associated with the proposed development has also been calculated in accordance with the rates listed in the ITE Trip Generation Manual, 11th Edition and the Palm Beach County Trip Generation Rates. The traffic generated by the proposed development is in Tables 4, 5, and 6 and may be summarized as follows:

2.0 TRAFFIC GENERATION (CONTINUED)

Proposed Development

Daily Traffic Generation	=	5,790 tpd
AM Peak Hour Traffic Generation (In/Out)	=	405 pht (105 In/300 Out)
PM Peak Hour Traffic Generation (In/Out)	=	544 pht (343 In/201 Out)

The net trip decrease in traffic between the vested and proposed development is shown in Table 7 and may be summarized as follows:

Net Trips (Proposed – Existing)

Daily Traffic Generation	=	+147 tpd
AM Peak Hour Traffic Generation (In/Out)	=	+7 pht (-22 In/+29 Out)
PM Peak Hour Traffic Generation (In/Out)	=	0 pht (+20 In/-20 Out)

3.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages and the AM and PM peak turning movement volume assignments at the project driveways.

4.0 CONCLUSION

As documented within this report, the proposed modifications will result in a net increase of 147 daily trips, 7 AM peak hour trips, and 0 PM peak hour trips overall from the approved vested use. The proposed directional peak hour trips are negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. As less than 20 peak hour trips are estimated, additional analysis is not required.

DEVELOPMENT TEAM:

APPLICANT: **KOLTER GROUP ACQUISITIONS, LLC**
105 NE 1ST STREET
DELRAY BEACH, FLORIDA 33444

TRAFFIC ENGINEER: **SIMMONS & WHITE, INC.**
2581 METROCENTRE BLVD., STE. 3
WEST PALM BEACH, FL 33407
PHONE: (561) 478-7848

CIVIL ENGINEER: **SIMMONS & WHITE, INC.**
2581 METROCENTRE BLVD., STE. 3
WEST PALM BEACH, FL 33407
PHONE: (561) 478-7848

SURVEYOR: **CAULFIELD & WHEELER, INC.**
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561) 392-1991

PLANNER & LANDSCAPE ARCHITECT: **URBAN DESIGN STUDIO**
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
PHONE: (561) 366-1100

LEGEND:

AC. = ACRES
BLDG. = BUILDING
D.E. = DRAINAGE EASEMENT
E.O.W. = EDGE OF WATER
PG. = PAGE
O.R.B. = OFFICIAL RECORD BOOK
L.B. = LANDSCAPE BUFFER
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINIMUM
S.B. = SETBACK
S.F. = SQUARE FEET
R. = RADIUS
R/W. = RIGHT OF WAY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT

ENVIRONMENTAL: **EW CONSULTANTS, INC.**
2581 METROCENTRE BLVD., STE. 1
WEST PALM BEACH, FL 33407
PHONE: (561) 291-7950

SITE DATA:

PROJECT NAME: ARTISTRY LAKES PUD
ZONING CASE NO: TBD
EXISTING FUTURE LAND USE: PBC LR-2
PROPOSED FUTURE LAND USE: RESIDENTIAL C

EXISTING ZONING DISTRICT: PBC PUD
PROPOSED ZONING DISTRICT: PUD
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PCN (S): 00-40-43-27-00-000-3010; 00-40-43-22-00-000-5000
00-40-43-22-00-000-7010; 00-40-43-27-00-000-1010

GROSS SITE AREA: 446.14 AC.
TOTAL UNITS: 579 D.U.
DENSITY: 1.30 D.U./AC.
NUMBER OF RESIDENTS: 1,645 RESIDENTS
(2.84 RESIDENTS / UNIT)

LOT SIZE BREAKDOWN:
SINGLE FAMILY - 60' x 130'/140': 258 D.U.
SINGLE FAMILY - 65' x 160': 105 D.U.
SINGLE FAMILY - 70' x 140': 198 D.U.
SINGLE FAMILY - 75' x 150': 18 D.U.
TOTAL: 579 D.U.

RECREATION REQUIREMENT
PRIVATE AREA REQUIRED: 4.15 AC.
110 SF / PERSON @ 1,645 = 4.15 AC.

PRIVATE AREA PROVIDED: 4.76 AC.
REC POD 1 - 2.86 AC.
REC POD 2 - 0.70 AC.
REC POD 3 - 1.20 AC.

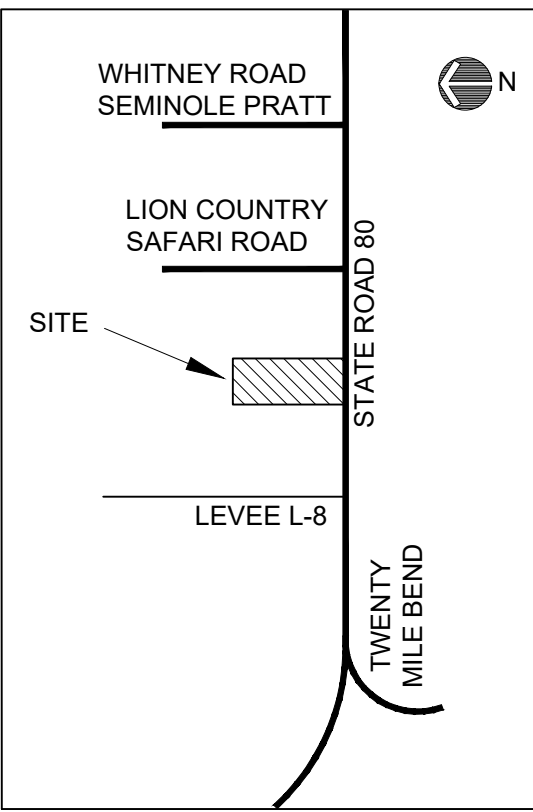
PUBLIC AREA REQUIRED: 8.23 AC.
5 AC / 1,000 PERSONS @ 1,645 = 8.23 AC.

PUBLIC AREA PROVIDED: 12.85 AC.
POD C - 3.78 AC.
POD D - 9.07 AC.

CIVIC REQUIREMENT
AREA REQUIRED: 1.65 AC.
1 AC / 1,000 PERSONS @ 1,645 = 1.65 AC.

AREA PROVIDED: 4.00 AC.
POD B - 4.0 AC.

LOCATION MAP:

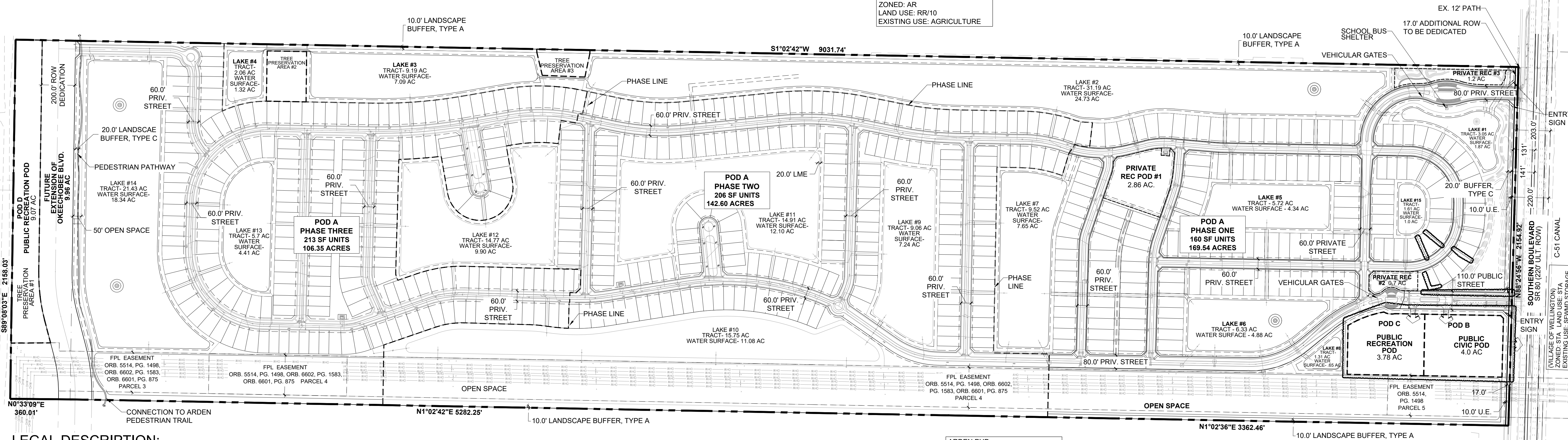


urban
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studio

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LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1,063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,081.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,521.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,093.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.14 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE NORTH 89°08'03" EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98 FEET TO THE POINT OF BEGINNING.

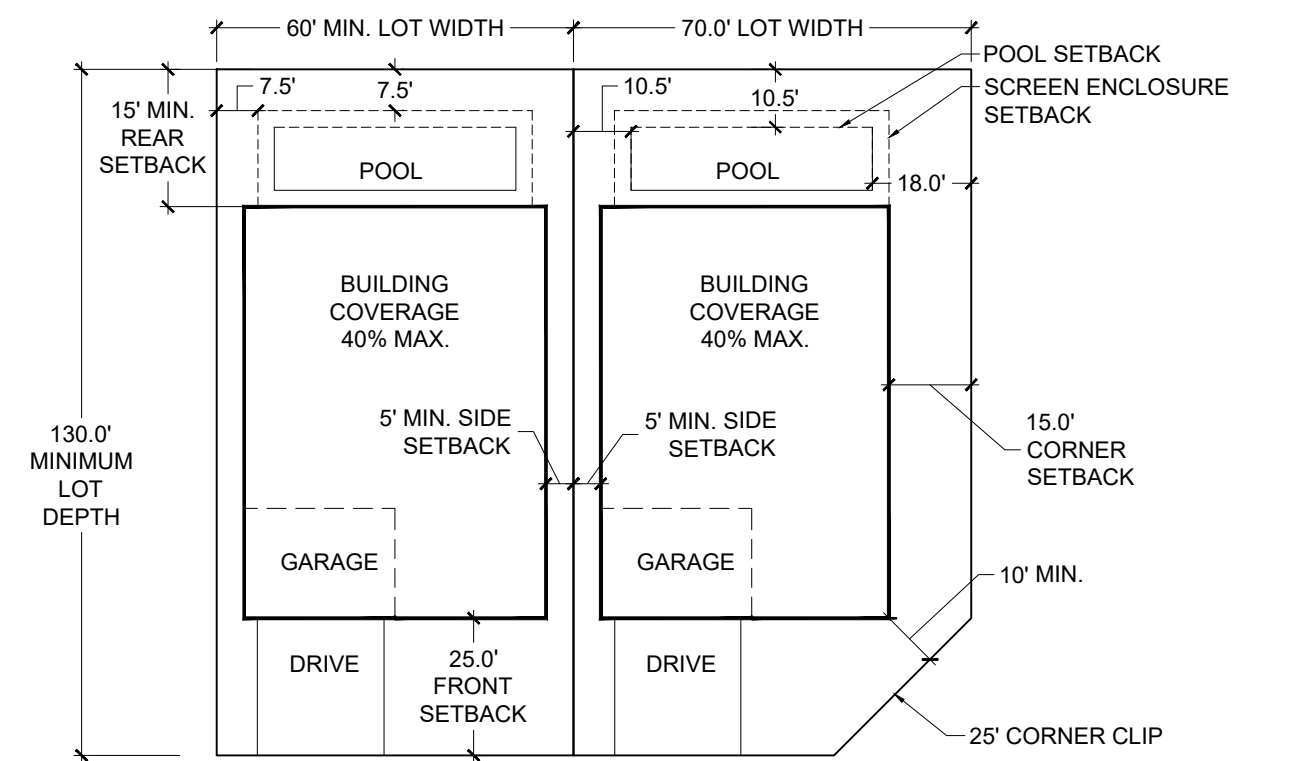
PARCEL 4:
A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET TO A POINT ON A LINE PARALLEL WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE, A DISTANCE OF 2,020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1,077.84 FEET; THENCE, SOUTH 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:
A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 903.74 FEET; THENCE NORTH 80° 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.

ARDEN PUD
ZONED: PUD
LAND USE: LR-2
EXISTING USE: RESIDENTIAL
APPROVED USE: RESIDENTIAL
CONTROL NO: 2005-00394
RESO. NO.: R2020-1626

TYPICAL SINGLE FAMILY LOT LAYOUT DETAIL:

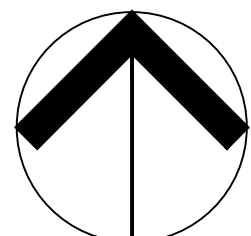


PROPERTY DEVELOPMENT REGULATIONS:

	MINIMUM LOT			BLDG. COVER	MINIMUM SETBACKS			
	SIZE	WIDTH	DEPTH		FRONT	SIDE	CORNER	REAR
REQUIRED	6,000 SF	65'	75'	40%	25'	7.5'	15'	15'
PROVIDED	7,800 SF	60'	130'	40%	25'	5' *	15'	15'
	10,400 SF	65'	160'	40%	25'	7.5'	15'	15'
	9,800 SF	70'	140'	40%	25'	5' *	15'	15'
	11,250 SF	75'	150'	40%	25'	7.5'	15'	15'

* DEVIATION FOR SIDE SETBACK

Artistry Lakes
Village of Wellington, Florida
Conceptual Site Plan



Scale: 1" = 300'-0"

Date: 10.01.2025
Project No.: 21-011.003
Designed By: WJT
Drawn By: WJT
Checked By:

Revision Dates:
10.12.2025

CSP-1
of 1

EXISTING/VESTED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization ^k				External Trips (Driveway Trips)			Pass-by		Net Trips		
				In	Out				%	In	Out	Total				%	Trips			
Single Family Detached	210	480	Dwelling Units						3.0%			144			4,656	0%	0			4,656
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	54	Dwelling Units						2.7%			10			354	0%	0			354
General Office (10k-250k SF GFA) ^h	710	23,500	S.F.						9.8%			25			230	10%	23			207
Strip Retail Plaza (<40ksf)	822	23,500	S.F.						10.0%			128			1,152	63%	726			426
Grand Totals:									4.6%			307			6,392	12%	749			5,643

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization ^k				External Trips (Driveway Trips)			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total				%	Trips			
Single Family Detached	210	480	Dwelling Units	0.26	0.74	87	249	336	2.4%	2	6	8	85	243	328	0%	0	85	243	328
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	54	Dwelling Units	0.24	0.76	5	17	22	0.0%	0	0	0	5	17	22	0%	0	5	17	22
General Office (10k-250k SF GFA) ^h	710	23,500	S.F.	0.88	0.12	32	4	36	8.3%	3	0	3	29	4	33	10%	3	26	4	30
Strip Retail Plaza (<40ksf)	822	23,500	S.F.	0.60	0.40	33	22	55	9.1%	3	2	5	30	20	50	63%	32	11	7	18
Grand Totals:						157	292	449	3.6%	8	8	16	149	284	433	8%	35	127	271	398

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization ^k				External Trips (Driveway Trips)			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total				%	Trips			
Single Family Detached	210	480	Dwelling Units	0.63	0.37	284	167	451	3.3%	9	6	15	275	161	436	0%	0	275	161	436
Multifamily Low-Rise Housing up to 3 story (Apartment/Condo/TH)	220	54	Dwelling Units	0.63	0.37	18	10	28	3.6%	1	0	1	17	10	27	0%	0	17	10	27
General Office (10k-250k SF GFA) ^h	710	23,500	S.F.	0.17	0.83	6	28	34	8.8%	1	2	3	5	26	31	10%	3	5	23	28
Strip Retail Plaza (<40ksf)	822	23,500	S.F.	0.50	0.50	78	77	155	8.4%	7	6	13	71	71	142	63%	89	26	27	53
Grand Totals:						386	282	668	4.8%	18	14	32	368	268	636	14%	92	323	221	544

Notes:

Based on the Palm Beach County Trip Generation Rates (07/14/22) and on the ITE Trip Generation Manual (11th edition).

h) Based on PBC analysis of ITE TGM data plots.

k) Internalization based on the PBC approved Traffic Analysis for Lakehaven PUD - Residential Use by O'Rourke Engineering & Planning, dated February 6, 2024.

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips (Driveway Trips)	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Single Family Detached	210	579	Dwelling Units	10			5,790		0	5,790	0%	0	5,790
Grand Totals:							5,790	0.0%	0	5,790	0%	0	5,790

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips (Driveway Trips)			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Single Family Detached	210	579	Dwelling Units	0.7	0.26	0.74	105	300	405	0.0%	0	0	0	105	300	405	0%	0	105	300	405
Grand Totals:							105	300	405	0.0%	0	0	0	105	300	405	0%	0	105	300	405

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips (Driveway Trips)			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Single Family Detached	210	579	Dwelling Units	0.94	0.63	0.37	343	201	544	0.0%	0	0	0	343	201	544	0%	0	343	201	544
Grand Totals:							343	201	544	0.0%	0	0	0	343	201	544	0%	0	343	201	544

Notes:

Based on the Palm Beach County Trip Generation Rates (07/14/22) and on the ITE Trip Generation Manual (11th edition).

ARTISTRY LAKES PUD

12/17/25

TABLE 7
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	5,643	398	127	271	544	323	221
PROPOSED DEVELOPMENT =	5,790	405	105	300	544	343	201
INCREASE =	147	7	-22	29	0	20	-20



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Lakehaven PUD – Residential Use

00-40-43-27-00-000-3010

00-40-43-22-00-000-5000

00-40-43-22-00-000-7010

00-40-43-27-00-000-1010

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July 19, 2022

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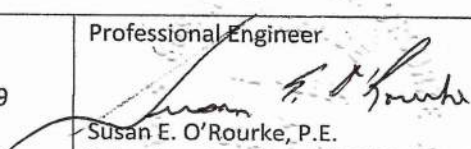
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PR21012.0

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Date signed and sealed: 2/06/2024

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Table 3 - Trip Generation - Lakehaven

Table 3a: Daily

Scenario	Category/Density	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
							In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed FLU	RI, 2du/acre	Single Family Detached	210	480	DU	T = 10(X)	50%	50%	2,400	2,400	4,800	58	85	143	3.0%	2,342	2,315	4,657	-	-	-	0.0%	2,342	2,315	4,657
		Townhomes	220	54	DU	T = 6.74(X)	50%	50%	182	182	364	4	6	10	2.7%	178	176	354	-	-	-	0.0%	178	176	354
		General Office	710	23,500	Sft	T = 10.84(X)	50%	50%	128	127	255	14	11	25	9.8%	114	116	230	12	11	23	10.0%	102	105	207
		Shopping Center	822	23,500	Sft	T = 54.45(X)	50%	50%	640	640	1,280	77	51	128	10.0%	563	589	1,152	363	363	726	63.0%	200	226	426
		Net Increase							3,350	3,349	6,699	153	153	306	4.6%	3,197	3,196	6,393	375	374	749	11.7%	2,822	2,822	5,644

Source: Palm Beach County Trip Generation Rates

Table 3b: AM Peak Hour

Scenario	Category/Density	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
							In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed FLU	RI, 2du/acre	Single Family Detached	210	480	DU	T = 0.7(X)	26%	74%	87	249	336	2	6	8	2.4%	85	243	328	-	-	-	0.0%	85	243	328
		Townhomes	220	54	DU	T = 0.4(X)	24%	76%	5	17	22	-	-	-	0.0%	5	17	22	-	-	-	0.0%	5	17	22
		General Office	710	23,500	Sft	T = 1.52(X)	88%	12%	32	4	36	3	-	3	8.3%	29	4	33	2	1	3	10.0%	27	3	30
		Shopping Center	822	23,500	Sft	T = 2.36(X)	60%	40%	33	22	55	3	2	5	9.1%	30	20	50	16	16	32	63.0%	14	4	18
		Net Increase							157	292	449	8	8	16	3.6%	149	284	433	18	17	35	8.1%	131	267	398

Source: Palm Beach County Trip Generation Rates

Table 3c: PM Peak Hour

Scenario	Category/Density	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
							In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Proposed FLU	RI, 2du/acre	Single Family Detached	210	480	DU	T = .94 (X)	63%	37%	284	167	451	10	5	15	3.3%	274	162	436	-	-	-	0.0%	274	162	436
		Townhomes	220	54	DU	T = 0.51(X)	63%	37%	18	10	28	1	-	1	3.6%	17	10	27	-	-	-	0.0%	17	10	27
		General Office	710	23,500	Sft	T = 1.44(X)	17%	83%	6	28	34	1	2	3	8.8%	5	26	31	1	2	3	10.0%	4	24	28
		Shopping Center	822	23,500	Sft	T = 6.59(X)	50%	50%	78	77	155	4	9	13	8.4%	74	68	142	45	44	89	63.0%	29	24	53
		Net Increase							386	282	668	16	16	32	4.8%	370	266	636	46	46	92	14.5%	324	220	544

Source: Palm Beach County Trip Generation Rates

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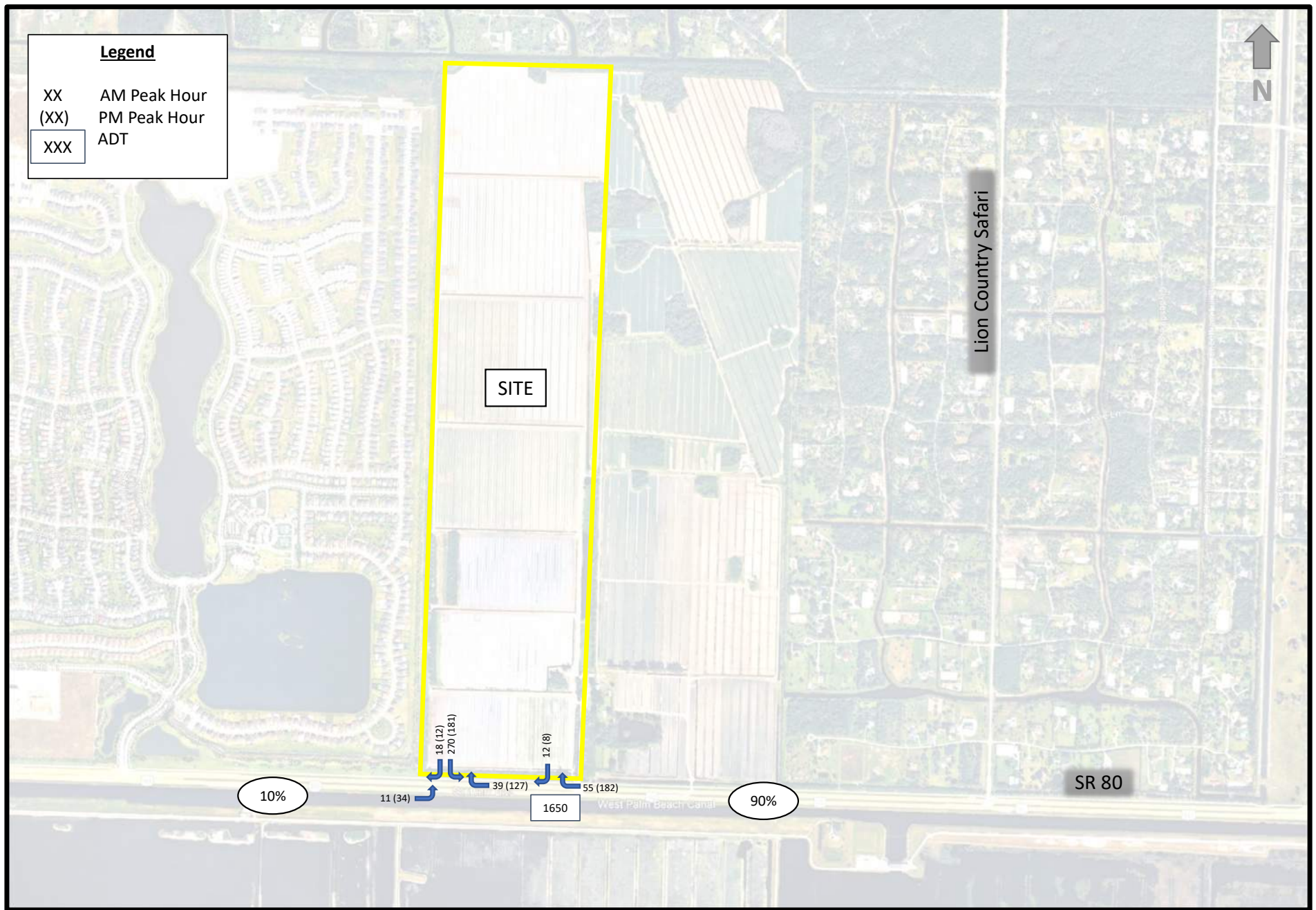


Figure 1 - Trip Distribution & Driveway Volumes
Project # 25-133