

APPENDIX C

DAILY TRIP GENERATION

DAILY TRIP GENERATION

The Reserve DRI - Daily Trip Generation
Buildout

TAZ 368 (SLC 218)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Trip Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Industrial	110	500,000 SF	$T = 7.468(X) - 101.921$		3,632	0.0%	0	3,632
Baseball World	*				2,533	0.0%	0	2,533
Totals					6,165	0	0	6,165

Productions 0
Attractions 6,165
Total 6,165

TAZ 341 (SLC 191)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Trip Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	2,200 Dus	$\ln(T) = 0.920\ln(X) + 2.707$		17,810	1,959	0	15,851
Residential Multi Family	230	1,000 Dus	$\ln(T) = 0.85\ln(X) + 2.564$		4,608	507	0	4,101
Office	710	100,000 SF	$\ln(T) = 0.768\ln(X) + 3.654$		1,327	146	0	1,181
Retail	820	290,000 SF	$\ln(T) = 0.643\ln(X) + 5.866$		13,517	2,974	2,636	7,907
Hotel	310	250 Rooms	8.92/Room	8.92	2,230	245	0	1,985
Golf Course	430	72 Holes	35.74/Hole	35.74	2,573	1,287	0	1,286
PGA Learning Center	*				1,314	394	0	920
Totals					42,065	7,118	2,636	33,231

Productions 20,945
Attractions 12,287
Total 33,232

* Information provided by KHA

**PGA Village DRI - Daily Trip Generation
Buildout**

TAZ 367 (SLC 217)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Trip Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	5,240 Dus	$\text{Ln}(T) = 0.920\text{Ln}(X) + 2.707$		39,575	3,958	0	35,617
Residential Multi Family	230	760 Dus	$\text{Ln}(T) = 0.85\text{Ln}(X) + 2.564$		3,649	365	0	3,284
Retail	820	50,000 SF	$\text{Ln}(T) = 0.643\text{Ln}(X) + 5.866$		4,365	1,746	0	2,619
Retail	820	200,000 SF	$\text{Ln}(T) = 0.643\text{Ln}(X) + 5.866$		10,645	2,129	2,129	6,387
Hotel	310	350 Rooms	8.92 /Room	8.92	3,122	312	0	2,810
Golf Course	430	54 Holes	35.74/Hole	35.74	1,930	965	0	965
Totals					63,286	9,475	2,129	51,682

Productions 40,306
Attractions 11,376
Total 51,682

LTC Ranch DRI - Daily Trip Generation
Buildout

TAZ 333 (SLC 183)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Trip Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Retail	820	500,000 SF	$\ln(T) = 0.643 \ln(X) + 5.866$		19,187	384	4,701	14,102
Industrial - Heavy	120	650,000 SF	1.5/1000 SF	1.5	975	20	0	955
Industrial - Light	110	850,000 SF	$T = 7.468(X) - 101.921$		6,246	125	0	6,121
Utilities - Water Plant	170	45 Employees	3/Employee	3	135	1	0	134
Totals					26,543	530	4,701	21,312

Productions 0
Attractions 21,312
Total 21,312

TAZ 334 (SLC 184)

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Trip Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	2,787 Dus	$\ln(T) = 0.920 \ln(X) + 2.707$		22,139	2,435	0	19,704
Residential Multi Family	230	1,184 Dus	$\ln(T) = 0.85 \ln(X) + 2.564$		5,320	585	0	4,735
Middle School	522	800 Students	$T = 1.45(X)$		1,160	174	0	986
Park	411	110 Acres	$T = 1.59(X)$		175	18	0	157
Retail	820	400,000 SF	$\ln(T) = 0.643 \ln(X) + 5.866$		16,622	3,381	3,310	9,931
Totals					45,416	6,593	3,310	35,513

Productions 24,439
Attractions 11,074
Total 35,513

**St. Lucie West DRI - Daily Trip Generation
Buildout (Year 2022)**

TAZ 337 (SLC 187)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	- d.u.	$\text{Ln}(T) = 0.920\text{Ln}(X) + 2.707$	0	0	0	0
Residential Multi Family (Condo)	230	- d.u.	$\text{Ln}(T) = 0.850\text{Ln}(X) + 2.564$	0	0	0	0
Residential Multi Family (Apartment)	220	530 d.u.	$T = 5.994(X) + 134.114$	3,311	828	0	2,483
RV Park	260	525 spaces	3.16/DU	1,659	415	0	1,244
Hotel/Motel	310	220 rooms	8.92/Room	1,962	294	0	1,668
Commercial Retail	820	1,191,730 sq ft	$\text{Ln}(T) = 0.643\text{Ln}(X) + 5.866$	33,539	5,031	7,127	21,381
Office	710	175,567 sq ft	$\text{Ln}(T) = 0.768\text{Ln}(X) + 3.654$	2,045	409	0	1,636
Industrial	130	1,856,947 sq ft	$T = 4.963(X) + 747.746$	9,964	1,993	0	7,971
Movie Theater	444	14 screens	153.33/Screen	2,147	322	0	1,825
Community College	540	1,200 students	1.54/Student	1,848	370	0	1,478
University	550	4,525 students	2.38/Student	10,770	2,154	0	8,616
Stadium	*	5,000 seats		500	50	0	450
Totals				67,745	11,866	7,127	48,752

Productions 4,561
Attractions 44,191
Total 48,752

TAZ 336 (SLC 186)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	2,680 d.u.	$\text{Ln}(T) = 0.920\text{Ln}(X) + 2.707$	21,356	3,203	0	18,153
Residential Multi Family (Condo)	230	631 d.u.	$\text{Ln}(T) = 0.850\text{Ln}(X) + 2.564$	3,116	467	0	2,649
Residential Multi Family (Apartment)	220	170 d.u.	$T = 5.994(X) + 134.114$	1,153	173	0	980
RV Park	260	- spaces	3.16/DU	0	0	0	0
Hotel/Motel	310	- rooms	8.92/Room	0	0	0	0
Commercial Retail	820	394,002 sq ft	$\text{Ln}(T) = 0.643\text{Ln}(X) + 5.866$	16,462	4,116	3,087	9,259
Office	710	337,893 sq ft	$\text{Ln}(T) = 0.768\text{Ln}(X) + 3.654$	3,381	507	0	2,874
Industrial	130	- sq ft	$T = 4.963(X) + 747.746$	0	0	0	0
Movie Theater	444	- screens	153.33/Screen	0	0	0	0
Community College	540	1,540 students	1.54/Student	0	0	0	0
University	550	- students	2.38/Student	0	0	0	0
Stadium	*	- seats		0	0	0	0
Totals				45,468	8,466	3,087	33,915

Productions 21,782
Attractions 12,133
Total 33,915

**St. Lucie West DRI - Daily Trip Generation
Buildout (Year 2022)**

TAZ 335 (SLC 185)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	- d.u.	$Ln(T) = 0.920Ln(X) + 2.707$	0	0	0%	0
Residential Multi Family (Condo)	230	- d.u.	$Ln(T) = 0.850Ln(X) + 2.564$	0	0	0%	0
Residential Multi Family (Apartm)	220	- d.u.	$T = 5.994(X) + 134.114$	0	0	0%	0
RV Park	260	- spaces	3.16/DU	0	0	0%	0
Hotel/Motel	310	- rooms	8.92 /Room	0	0	0%	0
Commercial Retail	820	237,620 sq ft	$Ln(T) = 0.643Ln(X) + 5.866$	11,892	0	25%	8,919
Office	710	- sq ft	$Ln(T) = 0.768Ln(X) + 3.654$	0	0	0%	0
Industrial	130	- sq ft	$T = 4.963(X) + 747.746$	0	0	0%	0
Movie Theater	444	- screens	153.33/Screen	0	0	0%	0
Community College	540	- students	1.54/Student	0	0	0%	0
University	550	- students	2.38/Student	0	0	0%	0
Stadium	*	- seats		0	0	0%	0
Totals				11,892	0	0%	8,919

Productions 8,919
Attractions 8,919
Total 8,919

TAZ 360 (SLC 210)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	1,001 d.u.	$Ln(T) = 0.920Ln(X) + 2.707$	8,630	1,295	15%	7,335
Residential Multi Family (Condo)	230	102 d.u.	$Ln(T) = 0.850Ln(X) + 2.564$	662	99	15%	563
Residential Multi Family (Apartm)	220	444 d.u.	$T = 5.994(X) + 134.114$	2,795	419	15%	2,376
RV Park	260	- spaces	3.16/DU	0	0	0%	0
Hotel/Motel	310	422 rooms	8.92 /Room	3,764	565	15%	3,199
Commercial Retail	820	121,402 sq ft	$Ln(T) = 0.643Ln(X) + 5.866$	7,722	1,931	25%	4,343
Office	710	381,069 sq ft	$Ln(T) = 0.768Ln(X) + 3.654$	3,708	556	15%	3,152
Industrial	130	- sq ft	$T = 4.963(X) + 747.746$	0	0	0%	0
Movie Theater	444	- screens	153.33/Screen	0	0	0%	0
Community College	540	- students	1.54/Student	0	0	0%	0
University	550	- students	2.38/Student	0	0	0%	0
Stadium	*	- seats		0	0	0%	0
Totals				27,281	4,865	18%	20,968

Productions 11,874
Attractions 9,095
Total 20,969

**St. Lucie West DRI - Daily Trip Generation
Buildout (Year 2022)**

TAZ 338 (SLC 188)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	1,179 d.u.	$\text{Ln}(T) = 0.920\text{Ln}(X) + 2.707$	10,033	1,505		8,528
Residential Multi Family (Condo)	230	44 d.u.	$\text{Ln}(T) = 0.850\text{Ln}(X) + 2.564$	324	49		275
Residential Multi Family (Apartm)	220	380 d.u.	$T = 5.994(X) + 134.114$	2,412	362		2,050
RV Park	260	- spaces	3.16/DU	0	0		0
Hotel/Motel	310	- rooms	8.92 /Room	0	0		0
Commercial Retail	820	233,198 sq ft	$\text{Ln}(T) = 0.643\text{Ln}(X) + 5.866$	11,749	2,937	2,203	6,609
Office	710	126,518 sq ft	$\text{Ln}(T) = 0.768\text{Ln}(X) + 3.654$	1,590	239		1,351
Industrial	130	- sq ft	$T = 4.963(X) + 747.746$	0	0		0
Movie Theater	444	- screens	153.33/Screen	0	0		0
Community College	540	- students	1.54/Student	0	0		0
University	550	- students	2.38/Student	0	0		0
Stadium	*	- seats		0	0		0
Totals				26,108	5,092	2,203	18,813

Productions 10,853
Attractions 7,960
Total 18,813

TAZ 339 (SLC 189)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	549 d.u.	$\text{Ln}(T) = 0.920\text{Ln}(X) + 2.707$	4,966	745		4,221
Residential Multi Family (Condo)	230	150 d.u.	$\text{Ln}(T) = 0.850\text{Ln}(X) + 2.564$	919	138		781
Residential Multi Family (Apartm)	220	- d.u.	$T = 5.994(X) + 134.114$	0	0		0
RV Park	260	- spaces	3.16/DU	0	0		0
Hotel/Motel	310	- rooms	8.92 /Room	0	0		0
Commercial Retail	820	145,064 sq ft	$\text{Ln}(T) = 0.643\text{Ln}(X) + 5.866$	8,659	866	1,948	5,845
Office	710	- sq ft	$\text{Ln}(T) = 0.768\text{Ln}(X) + 3.654$	0	0		0
Industrial	130	- sq ft	$T = 4.963(X) + 747.746$	0	0		0
Movie Theater	444	- screens	153.33/Screen	0	0		0
Community College	540	- students	1.54/Student	0	0		0
University	550	- students	2.38/Student	0	0		0
Stadium	*	- seats		0	0		0
Totals				14,544	1,749	1,948	10,847

Productions 5,002
Attractions 5,845
Total 10,847

**Westchester DRI - Daily Trip Generation
Buildout**

TAZ 362 (SLC 212)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	0 Dus	$\ln(T) = 0.920 \ln(X) + 2.707$	0	0	0	0
Residential Multi Family (Condo)	230	d.u.	$\ln(T) = 0.850 \ln(X) + 2.564$	0	0	0	0
Residential Multi Family (Apartment)	220	d.u.	$T = 5.994(X) + 134.114$	0	0	0	0
Office	710	636,847 SF	$\ln(T) = 0.768 \ln(X) + 3.654$	5,501	825	0	4,676
Retail	820	398,176 SF	$\ln(T) = 0.643 \ln(X) + 5.866$	16,574	1,657	448	14,469
Students		1,200 Students	$1.42 / \text{Student}(2)$	1,704	266	0	1,448
Hotel	310	200 Rooms	$8.92 / \text{Room}$	1,784	268	0	1,516
Church	560	0 SF	$9.11 / 1000 \text{SF}$	0	0	0	0
Hospital	610	200 Beds	$11.17 / \text{Beds}$	2,234	112	0	2,122
ALF	252	0 Unit	$2.15 / \text{Unit}$	0	0	0	0
Water Treatment Plant	170	0 Employees	$3 / \text{Employees}$	0	0	0	0
Park	411	0 Acres	$\ln(T) = 0.401 \ln(X) + 3.780(3)$	0	0	0	0
Totals				27,797	3,118	448	24,231

Productions 758
Attractions 23,473
Total 24,231

TAZ 365 (SLC 215)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	1,676 Dus	$\ln(T) = 0.920 \ln(X) + 2.707$	13,867	555	0	13,312
Residential Multi Family (Condo)	230	200 d.u.	$\ln(T) = 0.850 \ln(X) + 2.564$	1,173	47	0	1,126
Residential Multi Family (Apartment)	220	230 d.u.	$T = 5.994(X) + 134.114$	1,513	61	0	1,452
Office	710	0 SF	$\ln(T) = 0.768 \ln(X) + 3.654$	0	0	0	0
Retail	820	76,012 SF	$\ln(T) = 0.643 \ln(X) + 5.866$	5,715	743	149	4,823
Students		0 Students	$1.42 / \text{Student}(2)$	0	0	0	0
Hotel	310	0 Rooms	$8.92 / \text{Room}$	0	0	0	0
Church	560	0 SF	$9.11 / 1000 \text{SF}$	0	0	0	0
Hospital	610	0 Beds	$11.17 / \text{Beds}$	0	0	0	0
ALF	252	300 Unit	$2.15 / \text{Unit}$	645	65	0	580
Water Treatment Plant	170	45 Employees	$3 / \text{Employees}$	135	14	0	121
Park	411	12 Acres	$\ln(T) = 0.401 \ln(X) + 3.780(3)$	119	12	0	107
Totals				23,167	1,497	149	21,521

Productions 15,890
Attractions 5,631
Total 21,521

TAZ 364 (SLC 214)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	900 DUs	$\ln(T) = 0.920 \ln(X) + 2.707$	7,826	783	0	7,043
Residential Multi Family (Condo)	230	140 d.u.	$\ln(T) = 0.850 \ln(X) + 2.564$	966	87	0	779
Residential Multi Family (Apartm)	220	140 d.u.	$T = 5.994(X) + 134.114$	973	97	0	876
Office	710	101,152 SF	$\ln(T) = 0.768 \ln(X) + 3.654$	1,339	134	0	1,205
Retail	820	127,272 SF	$\ln(T) = 0.643 \ln(X) + 5.866$	7,960	1,194	203	6,563
Students		0 Students	1.42 /Student(2)	0	0	0	0
Hotel	310	100 Rooms	8.92 /Room	892	134	0	758
Church	560	0 SF	9.11 /1000SF	0	0	0	0
Hospital	610	0 Beds	11.17 /Beds	0	0	0	0
ALF	252	0 Unit	2.15 /Unit	0	0	0	0
Water Treatment Plant	170	0 Employees	3 /Employees	0	0	0	0
Park	411	0 Acres	$\ln(T) = 0.401 \ln(X) + 3.780(3)$	0	0	0	0
Totals				19,856	2,429	203	17,224

Productions 9,077
 Attractions 8,147
 Total 17,224

TAZ 366 (SLC 216)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	1,569 DUs	$\ln(T) = 0.920 \ln(X) + 2.707$	13,050	392	0	12,658
Residential Multi Family (Condo)	230	75 d.u.	$\ln(T) = 0.850 \ln(X) + 2.564$	510	15	0	495
Residential Multi Family (Apartm)	220	130 d.u.	$T = 5.994(X) + 134.114$	913	27	0	886
Office	710	0 SF	$\ln(T) = 0.768 \ln(X) + 3.654$	0	0	0	0
Retail	820	26,136 SF	$\ln(T) = 0.643 \ln(X) + 5.866$	2,876	431	73	2,372
Students		0 Students	1.42 /Student(2)	0	0	0	0
Hotel	310	0 Rooms	8.92 /Room	0	0	0	0
Church	560	20,000 SF	9.11 /1000SF	182	36	0	146
Hospital	610	0 Beds	11.17 /Beds	0	0	0	0
ALF	252	0 Unit	2.15 /Unit	0	0	0	0
Water Treatment Plant	170	0 Employees	3 /Employees	0	0	0	0
Park	411	0 Acres	$\ln(T) = 0.401 \ln(X) + 3.780(3)$	0	0	0	0
Totals				17,531	901	73	16,557

Productions 14,039
 Attractions 2,518
 Total 16,557

TAZ 363 (SLC 213)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	800 DUS	$\ln(T) = 0.920 \ln(X) + 2.707$	7,022	351	0	6,671
Residential Multi Family (Condo)	230	85 d.u.	$\ln(T) = 0.850 \ln(X) + 2.564$	567	28	0	539
Residential Multi Family (Apartment)	220	d.u.	$T = 5.994(X) + 134.114$	0	0	0	0
Office	710	557,568 SF	$\ln(T) = 0.768 \ln(X) + 3.654$	4,967	447	0	4,520
Retail	820	47,916 SF	$\ln(T) = 0.643 \ln(X) + 5.866$	4,247	637	108	3,502
Students		0 Students	1.42 /Student(2)	0	0	0	0
Hotel	310	0 Rooms	8.92 /Room	0	0	0	0
Church	560	0 SF	9.11 /1000SF	0	0	0	0
Hospital	610	0 Beds	11.17 /Beds	0	0	0	0
ALF	252	0 Unit	2.15 /Unit	0	0	0	0
Water Treatment Plant	170	0 Employees	3 /Employees	0	0	0	0
Park	411	0 Acres	$\ln(T) = 0.401 \ln(X) + 3.780(3)$	0	0	0	0
Totals				16,803	1,463	108	15,232

Productions 7,210
 Attractions 8,022
 Total 15,232

TAZ 361 (SLC 211)

Land Use	ITE Code	Intensity	Trip Generation Rate	Total Trips	Internal Trips	Pass-By Trips	New Trips
Residential Single Family	210	1,000 DUS	$\ln(T) = 0.920 \ln(X) + 2.707$	8,623	0	0	8,623
Residential Multi Family (Condo)	230	d.u.	$\ln(T) = 0.850 \ln(X) + 2.564$	0	0	0	0
Residential Multi Family (Apartment)	220	d.u.	$T = 5.994(X) + 134.114$	0	0	0	0
Office	710	0 SF	$\ln(T) = 0.768 \ln(X) + 3.654$	0	0	0	0
Retail	820	0 SF	$\ln(T) = 0.643 \ln(X) + 5.866$	0	0	0	0
Students		0 Students	1.42 /Student(2)	0	0	0	0
Hotel	310	0 Rooms	8.92 /Room	0	0	0	0
Church	560	0 SF	9.11 /1000SF	0	0	0	0
Hospital	610	0 Beds	11.17 /Beds	0	0	0	0
ALF	252	0 Unit	2.15 /Unit	0	0	0	0
Water Treatment Plant	170	0 Employees	3 /Employees	0	0	0	0
Park	411	0 Acres	$\ln(T) = 0.401 \ln(X) + 3.780(3)$	0	0	0	0
Totals				8,623	0	0	8,623

Productions 8,623
 Attractions
 Total 8,623