

EXHIBIT 5a (FDOT)
Babcock MPD
Year 2021 - Short Term (5-Year)
Trip Generation - Daily

DAILY																	
LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾			IN	OUT	TOTAL							
					Trip Rate	Enter	Exit										
=====																	
HOTEL																	
			Occupied Room	Weekday Average Rate	8.92	0.5	0.5	0	0	0 ⁽²⁾							
	Hotel 1	310	0	Occupied Room	Weekday Average Rate	8.92	0.5	0.5	0	0 ⁽²⁾							
	Hotel 2	310	0	Occupied Room	Weekday Average Rate	8.92	0.5	0.5	0	0 ⁽²⁾							
	Hotel 3	310	0	Occupied Room	Weekday Average Rate	8.92	0.5	0.5	0	0 ⁽²⁾							
	SubTotal	0						0	0	0							
	Hotel Total							0	0	0							
	Mixed-Use Internal							0	0	0							
	Retail - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Office - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Residential - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Community Park - Internal			Estimate Perfect Game	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0 ⁽⁶⁾							
	External Multimodal					0%		0	0	0							
	External Auto					0%		0	0	0							
	Net New					0%		0	0	0							
RETAIL																	
	Shopping Center	820	100,000	GLFA Sq. Ft.	Weekday Equation per 1,000 s.f.	Ln(T) = 0.65 Ln(X) + 5.83	0.5	0.5	3,396	3,395	6,791						
	Retail Total							3,396	3,395	6,791							
	Mixed-Use Internal							340	865	1,205							
	Hotel - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Office - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Residential - Internal			NCHRP-684	Balanced ICR	10%	25%	340	865	1,205 ⁽⁴⁾							
	Community Park - Internal			Estimate Perfect Game	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0 ⁽⁶⁾							
	External Non-Auto					0%		0	0	0							
	External Auto					82%		3,056	2,530	5,586							
	Pass-by					2%		56	56	112 ⁽⁷⁾							
	Net New					81%		3,000	2,474	5,474							
OFFICE																	
	General Office	710	0	GFA Sq. Ft.	Weekday Equation per 1,000 s.f.	Ln(T) = 0.76 Ln(X) + 3.68	0.5	0.5	0	0	0 ⁽⁵⁾						
	Medical Office	720	0	GFA Sq. Ft.	Weekday Equation per 1,000 s.f.	T = 40.89(X) - 214.97	0.5	0.5	0	0	0						
	Office Total							0	0	0							
	Mixed-Use Internal							0	0	0							
	Hotel - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Retail - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Residential - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Community Park - Internal			Estimate Perfect Game	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0 ⁽⁶⁾							
	External Non-Auto					0%		0	0	0							
	External Auto					0%		0	0	0							
	Net New					0%		0	0	0							
RESIDENTIAL																	
	Single-Family Detached	210	400	D.U.S.	Weekday Equation per D.U.	Ln(T) = 0.92 Ln(X) + 2.72	0.5	0.5	1,880	1,880	3,760 ⁽⁶⁾						
	Condominium/Townhouse	230	0	D.U.S.	Weekday Equation per D.U.	Ln(T) = 0.87 Ln(X) + 2.46	0.5	0.5	0	0	0 ⁽⁶⁾						
	Residential Total							1,880	1,880	3,760							
	Mixed-Use Internal							903	379	1,282							
	Hotel - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Retail - Internal			NCHRP-684	Balanced ICR	46%	18%	865	340	1,205 ⁽⁴⁾							
	Office - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Community Park - Internal			Estimate Perfect Game	Balanced ICR	2%	2%	38	39	77 ⁽⁵⁾							
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0 ⁽⁶⁾							
	External Non-Auto					0%		0	0	0							
	External Auto					66%		977	1,501	2,478							
	Net New					66%		977	1,501	2,478							
ANCILLARY-CIVIC																	
	City Park	411	48	Acres	Weekday Average Rate per Acre	1.89	0.5	0.5	46	45	91						
	Ancillary-Civic Total							46	45	91							
	Mixed-Use Internal							39	38	77							
	Hotel - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Retail - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Office - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0 ⁽⁴⁾							
	Residential - Internal			NCHRP-684	Balanced ICR	85%	84%	39	38	77 ⁽⁴⁾							
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	External Non-Auto					0%		0	0	0 ⁽⁶⁾							
	External Auto					15%		7	7	14							
	Net New					15%		7	7	14							
RECREATION - Baseball																	
	Baseball Fields	932	0	Fields	Perfect Game Estimate	Average of 60 Trip Ends/Game, 5 Games/Day Winter/Spring Average to Annual Average Ratio = 14% Reduction	0.5	0.5	0	0	0 ⁽²⁾						
				Perfect Game Estimate		PSWADT	14%	0	0	0 ⁽³⁾							
	Recreation - Baseball Total							0	0	0							
	Mixed-Use Internal							0	0	0							
	Hotel - Internal			Perfect Game Estimate	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Retail - Internal			Perfect Game Estimate	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Office - Internal			Perfect Game Estimate	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Residential - Internal			Estimate Perfect Game	Balanced ICR	0%	0%	0	0	0 ⁽⁵⁾							
	Community Park - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0 ⁽⁶⁾							
	External Non-Auto					0%		0	0	0							
	External Auto					0%		0	0	0							
	Net New					0%		0	0	0							
TOTAL																	
	Development Total							5,322	5,320	10,642							
	Mixed-Use Internal							1,282	1,282	2,564							
	Hotel - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0							
	Retail - Internal			NCHRP-684	Balanced ICR	6%	16%	340	865	1,205							
	Office - Internal			NCHRP-684	Balanced ICR	0%	0%	0	0	0							
	Residential - Internal			NCHRP-684	Balanced ICR	17%	7%	903	379	1,282							
	Community Park - Internal			Estimate Perfect Game	Balanced ICR	1%	1%	39	38	77 ⁽⁵⁾							
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR	0%	0%	0	0	0							
	External Non-Auto					0%		0	0	0 ⁽⁶⁾							
	External Auto					76%		4,040	4,038	8,078							
	Pass-by			Retail				56	56	112							
	Net New					75%		3,984	3,982	7,966							

FOOTNOTES:

- (1) ITE, *Trip Generation* (9th Edition).
- (2) Source: Perfect Game, Inc.
- (3) Peak baseball activities is Summer and Fall. SWFL peak season baseball activities is 68% of Annual Average = 32% deduction from PSWADT. For purposes of this traffic study, only approximately 14% deduction to PSWADT was applied.
- (4) ITE, *Trip Generation Handbook - An ITE Proposed Recommended Practice* (8th Edition).
- Chapter 6 - Trip Generation for Mixed-Use Development. PM ICR applied.
- (5) BRC and DPA estimates.
- (6) Reflects alternative travel mode, where available.
- (7) Lower than ITE recommended vehicular pass-by trips assumed.

