

EXHIBIT 8a (FDOT)
Babcock MPD
Year 2026 - Buildout
Trip Generation - Daily

DAILY												
LAND USE	ITE (LUC)	SIZE	UNIT	ITE Trip Generation ⁽¹⁾			Enter	Exit	IN	OUT	TOTAL	
				Trip Type	Trip Rate							
=====												
HOTEL												12
	Hotel 1	310	300	Occupied Room	Weekday Average Rate	8.92	0.5	0.5	1338	1,338	2,676	⁽²⁾ 13
	Hotel 2	310	300	Occupied Room	Weekday Average Rate	8.92	0.5	0.5	1338	1,338	2,676	⁽²⁾ 14
	Hotel 3	310	0	Occupied Room	Weekday Average Rate	8.92	0.5	0.5	0	0	0	⁽²⁾ 15
	SubTotal		600						2,676	2,676	5,352	16
	Hotel Total								2,676	2,676	5,352	17
	Mixed-Use Internal						17%		634	277	911	18
	Retail - Internal			NCHRP-684	Balanced ICR		17%	10%	455	277	732	⁽⁴⁾ 19
	Office - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	⁽⁴⁾ 20
	Residential - Internal			NCHRP-684	Balanced ICR		7%	0%	179	0	179	⁽⁴⁾ 21
	Community/Civic - Internal			Estimate Perfect Game	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 22
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 23
	External Multimodal						0%		0	0	0	⁽⁶⁾ 24
	External Auto						83%		2,042	2,399	4,441	25
	Net New						83%		2,042	2,399	4,441	26
												27
												28
												29
RETAIL												30
	Shopping Center	820	870,000	GLFA Sq. Ft.	Weekday Equation per 1,000 s.f.	Ln(T) = 0.65 Ln(X) + 5.83	0.5	0.5	13,855	13,854	27,709	31
	Retail Total								13,855	13,854	27,709	32
	Mixed-Use Internal						20%		2,086	3,458	5,544	33
	Hotel - Internal			NCHRP-684	Balanced ICR		2%	3%	277	455	732	⁽⁴⁾ 34
	Office - Internal			NCHRP-684	Balanced ICR		3%	2%	423	277	700	⁽⁴⁾ 35
	Residential - Internal			NCHRP-684	Balanced ICR		10%	20%	1,386	2,726	4,112	⁽⁴⁾ 36
	Community/Civic - Internal			Estimate Perfect Game	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 37
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 38
	External Non-Auto						0%		0	0	0	⁽⁶⁾ 39
	External Auto						80%		11,769	10,396	22,165	40
	Pass-by						4%		416	416	832	⁽⁷⁾ 41
	Net New						77%		11,353	9,980	21,333	42
												43
												44
												45
OFFICE												46
	General Office	710	257,000	GFA Sq. Ft.	Weekday Equation per 1,000 s.f.	Ln(T) = 0.76 Ln(X) + 3.68	0.5	0.5	1,345	1,345	2,690	47
	Medical Office	720	43,000	GFA Sq. Ft.	Weekday Equation per 1,000 s.f.	T = 40.89(X) - 214.97	0.5	0.5	772	771	1,543	48
			300,000						2,117	2,116	4,233	49
	Office Total								2,117	2,116	4,233	50
	Mixed-Use Internal						23%		514	465	979	51
	Hotel - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	⁽⁴⁾ 52
	Retail - Internal			NCHRP-684	Balanced ICR		13%	20%	277	423	700	⁽⁴⁾ 53
	Residential - Internal			NCHRP-684	Balanced ICR		11%	2%	237	42	279	⁽⁴⁾ 54
	Community/Civic - Internal			Estimate Perfect Game	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 55
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 56
	External Non-Auto						0%		0	0	0	⁽⁶⁾ 57
	External Auto						77%		1,603	1,651	3,254	58
	Net New						77%		1,603	1,651	3,254	59
												60
												61
												62
												63
RESIDENTIAL												64
	Single-Family Detached	210	980	D.U.S.	Weekday Equation Ln(T) = per D.U.	0.92 Ln(X) + 2.72	0.5	0.5	4288	4,287	8,575	⁽⁶⁾ 65
	Condominium/Townhouse	230	650	D.U.S.	Weekday Equation Ln(T) = per D.U.	0.87 Ln(X) + 2.46	0.5	0.5	1,639	1,639	3,278	⁽⁶⁾ 66
			1,630						5,927	5,926	11,853	67
	Residential Total								5,927	5,926	11,853	68
	Mixed-Use Internal						39%		2,806	1,840	4,646	69
	Hotel - Internal			NCHRP-684	Balanced ICR		0%	3%	0	178	178	⁽⁴⁾ 70
	Retail - Internal			NCHRP-684	Balanced ICR		46%	23%	2,726	1,386	4,112	⁽⁴⁾ 71
	Office - Internal			NCHRP-684	Balanced ICR		1%	4%	42	237	279	⁽⁴⁾ 72
	Community/Civic - Internal			Estimate Perfect Game	Balanced ICR		1%	1%	38	39	77	⁽⁵⁾ 73
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 74
	External Non-Auto						0%		0	0	0	⁽⁶⁾ 75
	External Auto						61%		3,121	4,086	7,207	76
	Net New						61%		3,121	4,086	7,207	77
												78
												79
												80
COMMUNITY / CIVIC												81
	City Park	411	48	Acres	Weekday Average Rate per Acre	1.89	0.5	0.5	46	45	91	82
	Ancillary-Civic Total								46	45	91	83
	Mixed-Use Internal						85%		39	38	77	84
	Hotel - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	⁽⁴⁾ 85
	Retail - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	⁽⁴⁾ 86
	Office - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	⁽⁴⁾ 87
	Residential - Internal			NCHRP-684	Balanced ICR		85%	84%	39	38	77	⁽⁴⁾ 88
	Baseball Fields - Internal			Estimate Perfect Game	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 89
	External Non-Auto			Estimate Passenger Car Equiv.			0%		0	0	0	⁽⁶⁾ 90
	External Auto						15%		7	7	14	91
	Net New						15%		7	7	14	92
												93
												94
												95
RECREATION - Baseball												96
	Baseball Fields	n/a	0	Fields	Perfect Game Estimate	Average of 60 Trip Ends/Game, 5 Games/Day Winter/Spring Average to Annual Average Ratio = 32% Reduction	0.5	0.5	0	0	0	⁽²⁾ 97
				Perfect Game Estimate			14%		0	0	0	⁽³⁾ 98
					PSWADT				0	0	0	99
	Recreation - Baseball Total								0	0	0	100
	Mixed-Use Internal						0%		0	0	0	101
	Hotel - Internal			Perfect Game Estimate	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 102
	Retail - Internal			Perfect Game Estimate	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 103
	Office - Internal			Perfect Game Estimate	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 104
	Residential - Internal			Estimate Perfect Game	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 105
	Community/Civic - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	⁽⁵⁾ 106
	External Non-Auto						0%		0	0	0	⁽⁶⁾ 107
	External Auto						0%		0	0	0	108
	Net New						0%		0	0	0	109
												110
												111
												112
												113
												114
	Development Total								24,621	24,617	49,238	115
	Mixed-Use Internal						25%		6,079	6,078	12,157	116
	Hotel - Internal			NCHRP-684	Balanced ICR		3%	1%	634	277	911	117
	Retail - Internal			NCHRP-684	Balanced ICR		8%	14%	2,086	3,458	5,544	118
	Office - Internal			NCHRP-684	Balanced ICR		2%	2%	514	465	979	119
	Residential - Internal			NCHRP-684	Balanced ICR		11%	7%	2,806	1,840	4,646	120
	Community/Civic - Internal			Estimate Perfect Game	Balanced ICR		0%	0%	39	38	77	⁽⁵⁾ 121
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	122
	External Non-Auto						0%		0	0	0	⁽⁶⁾ 123
	External Auto						79%		18,542	18,539	37,081	124
	Pass-by			Retail					416	416	832	125
	Net New						74%		18,126	18,123	36,249	126
												127

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).
- (5) Chapter 6 - Trip Generation for Mixed-Use Development. PM ICR applied.
- (6) BRC and DPA estimates.
- (7) Reflects alternative travel mode, where available.
- (8) Lower than ITE recommended vehicular pass-by trips assumed.

