

EXHIBIT 8b (FDOT)
Babcock MPD
Year 2026 - Buildout
Trip Generation - PM Peak Hour

												PM					
LAND USE	ITE (LUC)	SIZE	UNIT	Trip Type	ITE Trip Generation ⁽¹⁾		Enter	Exit	IN	OUT	TOTAL						
					Trip Rate	Rate						To - From	From - To	Unbalanced ICR			
=====												=====					
HOTEL																	
				Weekday, PM Pk.Hr. of Adjacent St. Average Rate							(2)	12					
	Hotel 1	310	300	Occupied Room	0.70	0.49	0.51		103	107	210	(2)	13				
	Hotel 2	310	300	Occupied Room	0.70	0.49	0.51		103	107	210	(2)	14				
	Hotel 3	310	0	Occupied Room	0.70	0.49	0.51		0	0	0		15				
	SubTotal		600						206	214	420		16				
	Hotel Total								206	214	420		17				
	Mixed-Use Internal						17%		47	25	72		18				
	Retail - Internal			NCHRP-684	Balanced ICR		17%	12%	35	25	60	(4)	20				
	Office - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	(4)	21				
	Residential - Internal			NCHRP-684	Balanced ICR		6%	0%	12	0	12	(4)	22				
	Community Park - Internal			Estimate	Balanced ICR		0%	0%	0	0	0	(5)	23				
	Baseball Fields - Internal			Perfect Game Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(5)	24				
	External Multimodal						0%		0	0	0	(6)	25				
	External Auto						83%		159	189	348		26				
	Net New						83%		159	189	348		27				
RETAIL																	
	Shopping Center	820	870,000	GLFA Sq. Ft.	Weekday, PM Pk.Hr. of Adjacent St. Average Rate	Ln(T) = 0.67 Ln(X) + 3.31	0.48	0.52	1,225	1,328	2,553		31				
	Retail Total								1,225	1,328	2,553		32				
	Mixed-Use Internal						24%		228	386	614		33				
	Hotel - Internal			NCHRP-684	Balanced ICR		2%	3%	25	35	60	(4)	34				
	Office - Internal			NCHRP-684	Balanced ICR		7%	2%	80	27	107	(4)	35				
	Residential - Internal			NCHRP-684	Balanced ICR		10%	24%	123	324	447	(4)	36				
	Community/Civic - Internal			Estimate	Balanced ICR		0%	0%	0	0	0	(5)	37				
	Baseball Fields - Internal			Perfect Game Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(5)	38				
	External Non-Auto						0%		0	0	0	(6)	39				
	External Auto						76%		997	942	1,939		40				
	Pass-by						4%		39	39	78	(7)	41				
	Net New						73%		958	903	1,861		42				
OFFICE																	
	General Office	710	257,000	GFA Sq. Ft.	Weekday, PM Pk.Hr. of Adjacent St. Average Rate	T = 1.12(X) + 78.45	0.17	0.83	62	304	366	(5)	43				
	Medical Office	720	43,000 300,000	GFA Sq. Ft.	Weekday, PM Pk.Hr. of Adjacent St. Average Rate	Ln(T) = 0.90 Ln(X) + 1.53	0.28	0.72	38	98	136		44				
	Office Total								100	402	502		45				
	Mixed-Use Internal						26%		43	88	131		46				
	Hotel - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	(4)	47				
	Retail - Internal			NCHRP-684	Balanced ICR		27%	20%	27	80	107	(4)	48				
	Residential - Internal			NCHRP-684	Balanced ICR		16%	2%	16	8	24	(4)	49				
	Community/Civic - Internal			Estimate	Balanced ICR		0%	0%	0	0	0	(5)	50				
	Baseball Fields - Internal			Perfect Game Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(5)	51				
	External Non-Auto						0%		0	0	0	(6)	52				
	External Auto						74%		57	314	371		53				
	Net New						74%		57	314	371		54				
RESIDENTIAL																	
	Single-Family Detached	210	980	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Average Rate	Ln(T) = 0.90 Ln(X) + 0.51	0.63	0.37	517	303	820	(6)	55				
	Condominium/Townhouse	230	650 1,630	D.U.s	Weekday, PM Pk.Hr. of Adjacent St. Average Rate	Ln(T) = 0.82 Ln(X) + 0.32	0.67	0.33	187	92	279	(6)	56				
	Residential Total								704	395	1,099		57				
	Mixed-Use Internal						49%		367	171	538		58				
	Hotel - Internal			NCHRP-684	Balanced ICR		0%	3%	0	12	12	(4)	59				
	Retail - Internal			NCHRP-684	Balanced ICR		46%	31%	324	123	447	(4)	60				
	Office - Internal			NCHRP-684	Balanced ICR		1%	4%	8	16	24	(4)	61				
	Residential - Internal			NCHRP-684	Balanced ICR		16%	2%	16	8	24	(4)	62				
	Community/Civic - Internal			Estimate	Balanced ICR		5%	5%	35	20	55	(5)	63				
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(5)	64				
	External Non-Auto						0%		0	0	0	(6)	65				
	External Auto						51%		337	224	561		66				
	Net New						51%		337	224	561		67				
COMMUNITY / CIVIC																	
	City Park	411	48	Acres	Weekday, PM Pk.Hr. of Adjacent St. Average Rate	3.50	0.57	0.43	96	72	168	(8)	68				
	Community/Civic Total								96	72	168		69				
	Mixed-Use Internal						33%		20	35	55		70				
	Hotel - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	(4)	71				
	Retail - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	(4)	72				
	Office - Internal			NCHRP-684	Balanced ICR		0%	0%	0	0	0	(4)	73				
	Residential - Internal			NCHRP-684	Balanced ICR		21%	49%	20	35	55	(4)	74				
	Baseball Fields - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(5)	75				
	External Non-Auto						0%		0	0	0	(6)	76				
	External Auto						67%		76	37	113		77				
	Net New						67%		76	37	113		78				
RECREATION - Baseball																	
	Baseball Fields	n/a	0	Fields	Average of 60 Trip Ends/Game, 5 Games/Day w/ 14% reduction during SWFL Peak Season PM Pk. Hr. = 15% of PSWADT		0.55	0.45	0	0	0	(3)	79				
	Recreation - Baseball Total								0	0	0		80				
	Mixed-Use Internal						0%		0	0	0		81				
	Hotel - Internal			Perfect Game Estimate	Balanced ICR		0%	0%	0	0	0	(5)	82				
	Retail - Internal			Perfect Game Estimate	Balanced ICR		0%	0%	0	0	0	(5)	83				
	Office - Internal			Perfect Game Estimate	Balanced ICR		0%	0%	0	0	0	(5)	84				
	Residential - Internal			Estimate	Balanced ICR		0%	0%	0	0	0	(5)	85				
	Community/Civic - Internal			Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(5)	86				
	External Non-Auto						0%		0	0	0	(6)	87				
	External Auto						70%		1,626	1,706	3,332		88				
	Net New						69%		1,587	1,667	3,254		89				
TOTAL																	
	Development Total								2,331	2,411	4,742		90				
	Mixed-Use Internal						30%		705	705	1,410		91				
	Hotel - Internal			NCHRP-684	Balanced ICR		2%	1%	47	25	72		92				
	Retail - Internal			NCHRP-684	Balanced ICR		10%	16%	228	386	614		93				
	Office - Internal			NCHRP-684	Balanced ICR		2%	4%	43	88	131		94				
	Residential - Internal			NCHRP-684	Balanced ICR		16%	7%	367	171	538	(5)	95				
	Community/Civic - Internal			Estimate	Balanced ICR		1%	1%	20	35	55	(5)	96				
	Baseball Fields - Internal			Perfect Game Estimate Passenger Car Equiv.	Balanced ICR		0%	0%	0	0	0	(6)	97				
	External Non-Auto						0%		0	0	0		98				
	External Auto						70%		1,626	1,706	3,332		99				
	Pass-by			Retail					39	39	78		100				
	Net New						69%		1,587	1,667	3,254		101				

FOOTNOTES:

- (1) ITE, *Trip Generation* (9th Edition).
- (2) Source: Perfect Game, Inc. - Daily trip generation based on average 60 trip ends per game and 5 games per field per day.
- (3) Source: Perfect Game, Inc. - Peak baseball activities is Summer and Fall. SWFL peak season baseball activities is 68% of Annual Average = 32% reduction from PG Peak Season.
- For purposes of this traffic study, only approximately 14% reduction to PG Peak Season was applied.
- (4) ITE, *Trip Generation Handbook - An ITE Proposed Recommended Practice* (6th 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.
- (8) Per FDOT Recommendation, September 15, 2017.