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**Trip Generation Analysis**

Marco Luxe  
138-168 South Barfield Dr.  
Marco Island, FL

Prepared For:

Marco Luxe LLC  
1083 N. Collier Blvd #340  
Marco Island, FL 34145

Prepared By:

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### Existing Conditions

The site is +/- 1.6 ac of vacant land located in Marco Island, FL. The parcel is zoned C-3 in Overlay District 2.

### Proposed Improvements

The property owner is planning to improve the property with a +/- 30,500 SF car Storage Facility with twenty (20) units.

### Trip Generation

Trip generation rates are per the Institute of Transportation Engineers publication, *Trip Generation Manual*, 11th Edition. The proposed use is defined as Mini-warehouse (ITE Land Use Code, 151.) A min-warehouse facility is a facility with a number of units rented to others for the storage of goods.

**Table 1: Summary of Proposed Site Trip Generation (Mini-warehouse)**

*From Trip Generation Manual 11th Ed.*

| Time Period          | Evaluation Criteria | Area per 1,000 SF | Peak Hour Trip Generation Rate | In/Out % | In | Out | Total |
|----------------------|---------------------|-------------------|--------------------------------|----------|----|-----|-------|
| LUC 151 AM Peak Hour | Gross Floor Area    | 30,520            | 0.09                           | 59/41    | 2  | 1   | 3     |
| LUC 151 PM Peak Hour | Gross Floor Area    | 30,520            | 0.15                           | 47/53    | 2  | 3   | 5     |

### Net New Trips & Conclusion

Per the ITE 11th Edition, the proposed change of use will result a slight net increase of Peak Hour Trips divided between S. Barfield Dr. and Silver Spray Way. This would be a very minor addition to the surrounding roadway network capacity.