



Blair A. Foley, P.E.
Civil Engineer / Development Consultant

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:

Blair A. Foley, PE, LLC
120 Edgemere Way South
Naples, Florida 34105
239.263.1222

October 18, 2023

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.