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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

FORT MYERS BREWING COMPANY

(PROJECT NO. F1904.12)

PREPARED BY:
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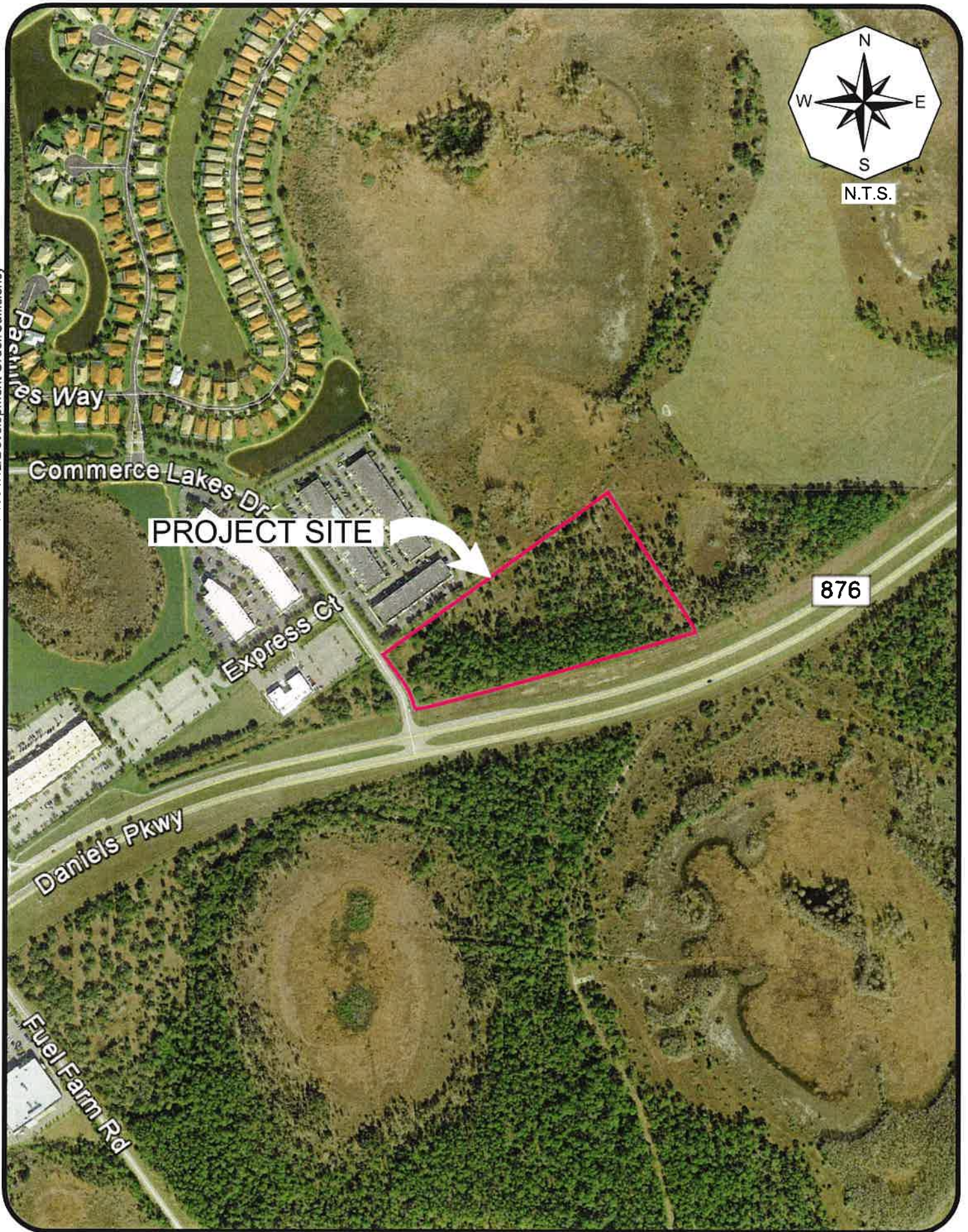
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking Development Order. The proposed development is located at the north northeast corner of Daniels Parkway and Commerce Lakes Drive in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The initial phase of construction site consists of approximately 7.69 acres. Based upon on the site plan, the subject site is proposed to be developed with a Tap Room with approximately a total of 9,801 square feet of floor area (includes 2,258 square feet of outdoor seating floor area) as well as a food truck staging area consisting of up to 4 food trucks within approximately 2,625 square feet of area. Access to the subject site is proposed to Commerce Lakes Drive via a single connection.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the site access drive was completed and an analysis conducted to determine the impacts of the development on the surrounding streets.

F1904.12/Development Order/Sufficiency





II. EXISTING CONDITIONS

The subject site is currently vacant. The site is generally bordered by Daniels Parkway to the south, vacant land to the east, Commerce Lakes Drive to the west and industrial/office uses to the north.

Commerce Lakes Drive is a two lane undivided local roadway that borders the site to the west. Commerce Lakes Drive has a posted speed limit of 30 mph and is maintained by the Gateway Community Development District within the vicinity of the subject site.

Daniels Parkway is a four lane divided roadway that borders the subject site to the south. Adjacent to the site, Daniels Parkway has posted speed limit of 50 mph during daytime and 45 mph during nighttime. Daniels Parkway has been designated by the Lee County Board of County Commissioners as a Controlled Access Facilities by Resolution 89-10-11 (Amended most recently by Resolution 21-09-06). Daniels Parkway is under the jurisdiction of the Lee County Department of Transportation. A right-in/right-out access drive has been approved to the subject site and is proposed to be constructed in future phases of the proposed development.



III. PROPOSED DEVELOPMENT

Based upon on the site plan, the subject site is proposed to be developed with a Tap Room with approximately a total of 9,801 square feet of floor area (includes 2,258 square feet of outdoor seating floor area) as well as a food truck staging area consisting of up to 4 food trucks within approximately 2,625 square feet of area. **Table 1** summarizes the land use utilized for trip generation purposes for the subject site.

Table 1
Land Use
Fort Myers Brewery

Land Use	Size
Tap Room (LUC 971)	9,801 Sq. Ft. (includes 2,258 Sq. Ft. of Outdoor Seating Area)
Food Truck Staging Area (LUC 926)	2,625 Sq. Ft. & 4 Food Trucks

Access to the subject site will be provided to Commerce Lakes Drive.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. Land Use Code 971 (Brewery Tap Room) was utilized for the trip generation purposes of the proposed Tap Room. The Land Use description for this Land Use Code states that "For the purposes of this land use, the independent variable "1,000 sq. ft. of gross floor area" refers to the square footage of the building that houses the tap room." Although staff must have missed this part of the report in the initial review, the floor area of the outdoor seating is now included in the trip generation calculation in order to move this project forward and satisfy staff's comments even though it clearly states in the ITE report that the outdoor seating areas were NOT included in the calculation for the trip generation calculations and the previous TIS clearly mentioned this fact. Land Use Code



926 (Food Cart Pod) was utilized for the trip generation purposes of the proposed food truck staging area based on the number of food trucks using the average rate. The trip generation equations for these land uses are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour of the Adjacent Street and daily trip generation of the development as currently proposed.

Table 2
Trip Generation – Peak Hour of Adjacent Street
Fort Myers Brewery

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Brewery (9,801 Sq. Ft.)	6	1	7	57	39	96	605
Food Trucks ¹ (4 Trucks)	N/A	N/A	N/A	13	12	25	N/A
Total Trips	6	1	7	70	51	121	605

1. The directional trip distribution was split 50/50 (50% IN/50% OUT).

V. TRIP DISTRIBUTION

The trips shown in Table 2 were then assigned to the site access drive and to the surrounding roadway network based upon the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. In addition, Figure 2 also indicates the site traffic assignment to the site access drive on Commerce Lake Drive.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines. **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links in the vicinity of the subject site will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes, as defined by the *Lee County Link Specific*

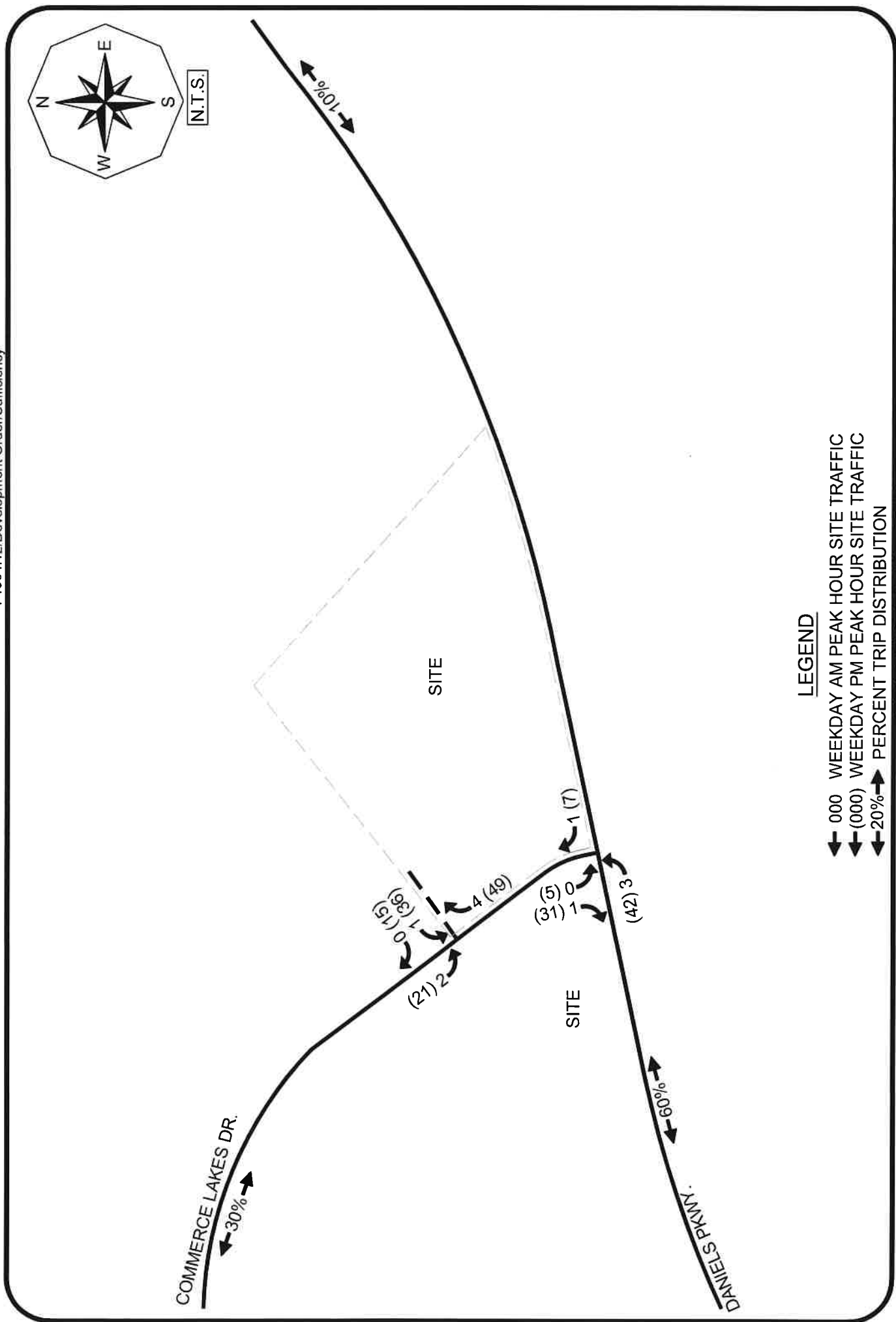


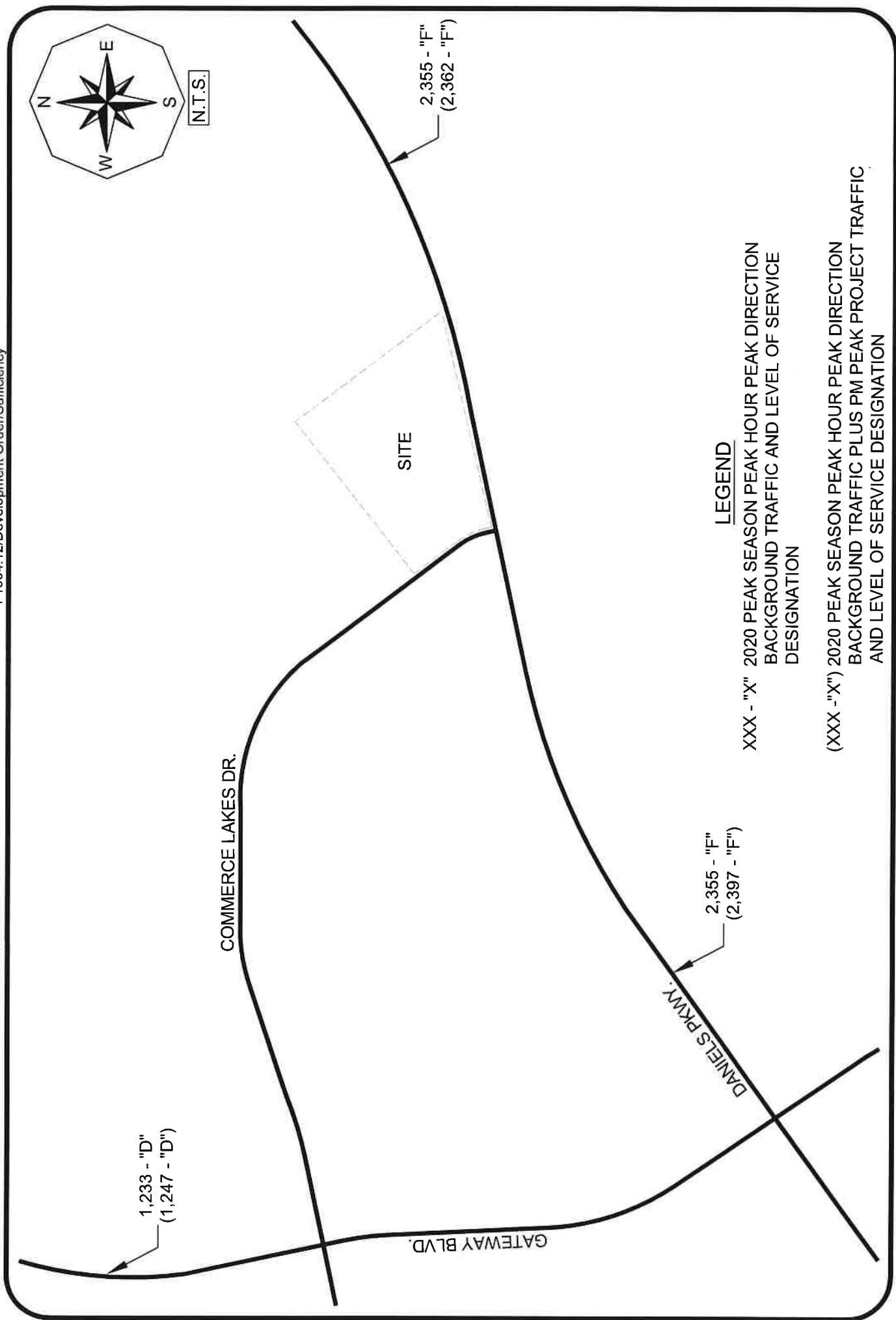
Peak Hour Directional Service Volumes table. From Table 1A, **NO** roadway segments are shown to be significantly impacted by the proposed development.

VI. LEVEL OF SERVICE ANALYSIS

Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2020 traffic volumes and the Level of Service for Daniels Parkway and Gateway Boulevard. The base year traffic volumes were obtained from the 2021 *Lee County Public Facilities Level of Service and Concurrency Report*.

Figure 3 indicates the year 2020 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix. In comparing the links' functional classification and calculated 2020 traffic volumes to their corresponding Level of Service Thresholds, it was determined that Daniels Parkway is currently operating at a LOS "F" and Gateway Boulevard is at LOS "D" both with and without the project. The mitigation for this project is the payment of road impact fees. Therefore no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.







VII. TURN LANE ANALYSIS

A turn lane analysis was conducted at the site access drive intersection with Commerce Lakes Drive based on the requirements for an Local Roadway contained in the most recent Administrative Code 11-4 (Lee County Turn Lane Policy). Figure 2 illustrates the assignment of project trips to the site access drive.

Left Turn Lane On Local Street

Posted speed limit on the local street is equal to or greater than thirty (30) mph and the peak hour left turning movement is sixty (60) or more – Criteria Met – No. The projected number of left turning vehicles is less than 60 vehicles as shown on Figure 2.

On two-lane two-way facilities the number of left turning vehicles from the local street exceeds (60) sixty during either the peak hour of the local street and the opposing through and right turn traffic volume exceeds five hundred (500) vehicles during either the A.M. or P.M. peak hour of the local street. – Criteria Met – No. The projected number of left turning vehicles is 21 vehicles in the PM peak hour.

Available Sight Distance for left turning approaching traffic: or for approaching traffic moving in either direction to observe the left turning vehicle is less than the value shown in Table A-1 for the posted speed limit of the local street– Criteria Met – No.

Traffic Control of the intersecting street or access point connection is a traffic signal or is anticipated to meet MUTCD traffic signal warrants in the next five years– Criteria Met – No.

It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users – Criteria Met – No.

At least two or more criteria need to be met to warrant a left turn lane. Since two criteria are not met, a left turn lane is **NOT** warranted at proposed site access drive.



Right Turn Lane On Local Street

Posted speed limit on the local street is equal to or greater than thirty (30) mph – Criteria Met – Yes. The posted speed limit on Commerce Lakes Drive is 30 mph.

Number of right turning movements from the local street is equal to or greater than sixty (60) during either A.M. or P.M. peak hour of the local street – Criteria Met – No. The projected number of right turns is 49 vehicles.

Available Sight Distance for a right turning vehicle to be seen by through traffic traveling in the same direction is less than the value shown in Table A-1 for the design speed of the local street – Criteria Met – No.

Traffic Control of the intersecting street or access point connection is a signal or is anticipated to meet MUTCD traffic signal warrants by the build-out year– Criteria Met – No.

It is determined by the Lee County Department of Transportation that a turn lane is required for the health, safety, and welfare of the road users – Criteria Met – No.

At least two or more criteria need to be met to warrant a right turn lane. Since two criteria are not met, a right turn lane is **NOT** warranted at proposed site access drive.

The Developer is constructing a northbound right turn lane on Commerce Lakes Drive in anticipated of future development traffic. Based on the criteria of the Administrative Code and a 35 mph Design Speed, the right turn lane should include a total distance of 155 feet, which includes the 50 feet entry taper.



VIII. CONCLUSION

Based on the analysis prepared in this report, the proposed Development Order application to permit the construction of a Tap Room with approximately 9,801 square feet of floor area (includes outdoor seating area and tap room floor area) as well as a truck staging area on the subject site will not decrease the Level of Service below acceptable conditions once the development traffic has been added to the roadways. Daniels Parkway east of Gateway Boulevard is shown to operate at a LOS "F" in 2020 prior to the project trips being added to the roadway. Gateway Boulevard will operate at LOS "D" both with and without the project trips.

The turn lane analysis indicates a separate left turn lane and right turn lane will NOT be warranted at the site access drive intersection on Commerce Lakes Drive.

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
FORT MYERS BREWING COMPANY

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 7 VPH IN= 6 OUT= 1
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 121 VPH IN= 70 OUT= 51

ROADWAY	SEGMENT	ROADWAY		LOS A		LOS B		LOS C		LOS D		LOS E		PROJECT		PROJECT	
		CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C	LOS C
Daniels Pkwy	W. of Commerce Lakes Dr	4LD	1,620	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	60%	42	1.9%	1.9%
	E. of Commerce Lakes Dr	4LD	1,620	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	10%	7	0.3%	0.3%
Gateway Blvd	N. of Commerce Lakes Dr	4LD	0	0	0	710	1,590	1,660	1,660	1,660	1,660	1,660	1,660	20%	14	2.0%	2.0%

- Denotes the LOS Standard for each roadway segment

* The Level of Service thresholds were for Lee County roadways were obtained from the Lee County's Link Specific Service Volume Table.
 Note: Remaining 10% of project traffic was assumed to/from west of Gateway Boulevard on Commerce Lakes Drive. No traffic data is reported for this roadway.

TABLE 2A
LEVEL OF SERVICE ANALYSIS
FORT MYERS BREWING COMPANY

TOTAL PROJECT TRAFFIC AM =		7	VPH	IN =	6	OUT =	1
TOTAL PROJECT TRAFFIC PM =		121	VPH	IN =	70	OUT =	51
				2020		2020	
				PK HR		BCKGRND	
						+ PM PROJ	
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>COUNT</u>	<u>STATION #</u>	<u>PK SEASON</u>	<u>AM PROJ</u>	<u>PM PROJ</u>	<u>LOS</u>
				<u>PEAK DIR.¹</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>VOLUME</u>
Daniels Pkwy	W. of Commerce Lakes Dr	124175		2,355	4	42	2,397 F
	E. of Commerce Lakes Dr	124175		2,355	1	7	2,362 F
Gateway Blvd	N. of Commerce Lakes Dr	N/A		1,233	1	14	1,247 D

¹ 2020 peak hour peak season peak direction traffic volumes for County roadways were obtained from the
2021 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY LINK SPECIFIC PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180
	SR 82	SR 82	1	2.4	6LD	0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
CYPRESS LAKE DR	ALICO RD	COUNTY LINE	3	10.4	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,360	2,890	2,940	0	0	2,430	5,170	5,240
	US 41	BIG PINE WAY	4	0.5	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
DANIELS PKWY	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	PALOMINO DR	I-75	4	0.6	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	I-75	TREELINE AVE	3	0.5	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
DEL PRADO BLVD	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,620	2,160	2,160	2,160	2,160	2,700	3,600	3,600	3,600	3,600
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850
ESTERO PKWY	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
	FOWLER ST	COLONIAL BLVD	1	0.3	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
	N AIRPORT RD	PINE RIDGE RD	4	0.5	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	McGREGOR BLVD	BASS RD	4	1.6	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
GLADIOLUS DR	PINE RIDGE RD	WINKLER RD	4	0.8	6LD	0	290	2,780	2,780	2,780	0	540	5,160	5,160	5,160
	BASS RD	SUMMERLIN RD	4	0.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240
	WINKLER RD	US 41	4	1.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240

**TRAFFIC DATA FROM THE LEE
COUNTY PUBLIC FACILITIES LEVEL
OF SERVICE AND CONCURRENCY
REPORT**

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO	NAME	ROADWAY LINK		ROAD TYPE	PERFORMANCE STANDARD		2020 100TH HIGHEST HOUR		FORECAST FUTURE		NOTES
		FROM	TO		LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,431	D	1,189	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,392	D	1,463	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,392	D	1,463	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,161	D	2,271	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,263	D	2,378	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	3,030	F	3,303	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	3,030	F	3,185	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	A	2,396	B	2,518	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	A	2,396	B	2,518	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,737	B	2,876	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,355	F	2,632	Sky Walk, Timber Creek*
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	273	C	304	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,769	D	1,859	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,090	D	2,196	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,038	D	2,142	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,555	C	1,635	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	435	C	715	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	29	C	30	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	336	A	354	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	601	C	631	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	601	C	631	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	779	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	403	C	436	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,251	D	1,315	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,496	D	1,572	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	240	C	267	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	C	1,296	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	Old Count
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	550	C	578	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,217	C	1,352	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,217	C	1,279	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,217	B	1,279	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,089	C	2,195	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	79	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,548	B	1,643	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	870	C	1,005	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,024	B	1,076	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,414	B	1,486	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,394	B	1,465	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,394	B	1,465	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	529	E	556	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	529	E	556	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	529	E	556	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	526	E	696	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	526	E	696	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	526	C	696	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	C	963	C	1,059	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	D	5,557	F	6,562	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	D	4,907	E	5,804	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	5,620	C	4,972	C	5,632	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	C	4,544	D	5,435	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	6LF	D	5,620	C	4,336	D	5,036	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	C	4,596	D	5,253	
32400	I-75	LUCKETT RD	SR 80	6LF	D	5,620	B	4,363	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	5,620	B	3,635	B	4,145	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	2,696	B	2,990	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	200	C	210	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,701	C	2,177	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,191	C	1,532	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,385	B	1,683	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	D	564	B	688	

TRIP GENERATION EQUATIONS

Land Use: 971

Brewery Tap Room

Description

A brewery tap room is a designated area found in conjunction with a brewery in which customers can try samples of a brewery's products. These rooms are typically located on-site and can be used as a way to sell beer or related products directly to the customer. Depending on its size, a tap room can also be used to house social gatherings. A brewery tap room may also be used to facilitate complimentary tours of the brewery.

Additional Data

For the purposes of this land use, the independent variable "1,000 sq. foot gross floor area" refers to the square footage of the building that houses the tap room.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in Florida and Minnesota.

Source Numbers

1047, 1053

Brewery Tap Room (971)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 6

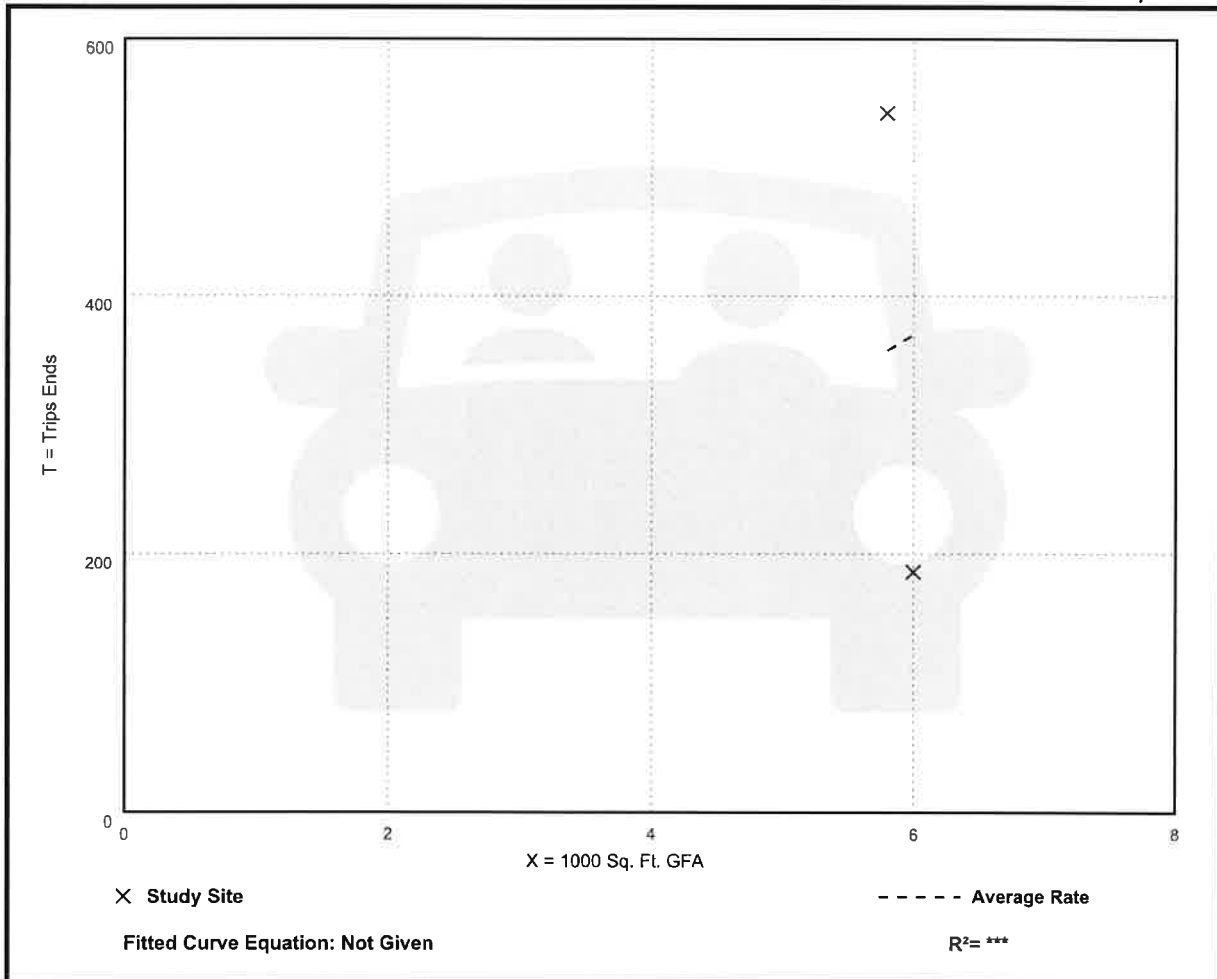
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
61.69	31.00 - 93.45	***

Data Plot and Equation

Caution – Small Sample Size



Brewery Tap Room (971)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 6

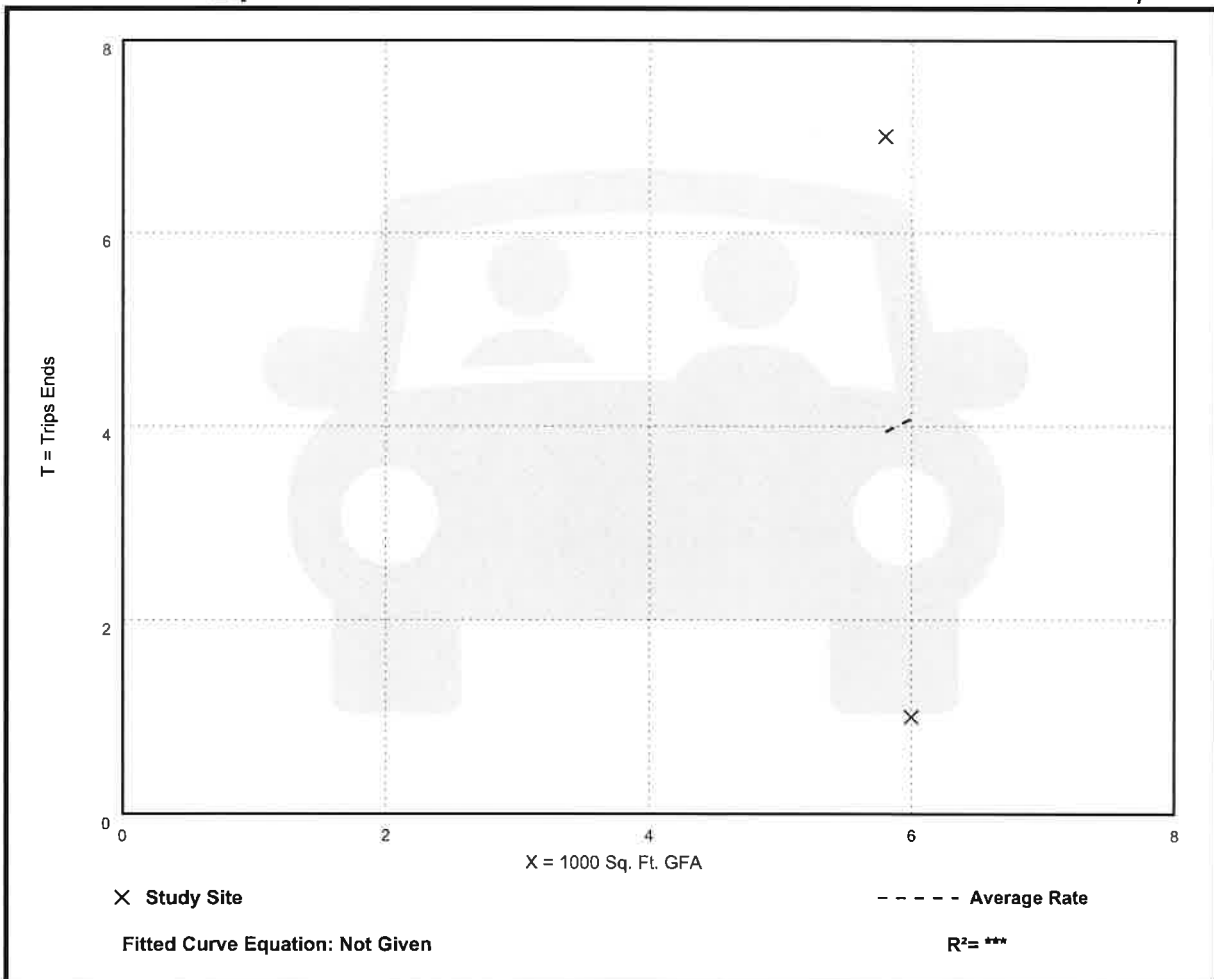
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.68	0.17 - 1.21	***

Data Plot and Equation

Caution – Small Sample Size



Brewery Tap Room (971)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. 1000 Sq. Ft. GFA: 6

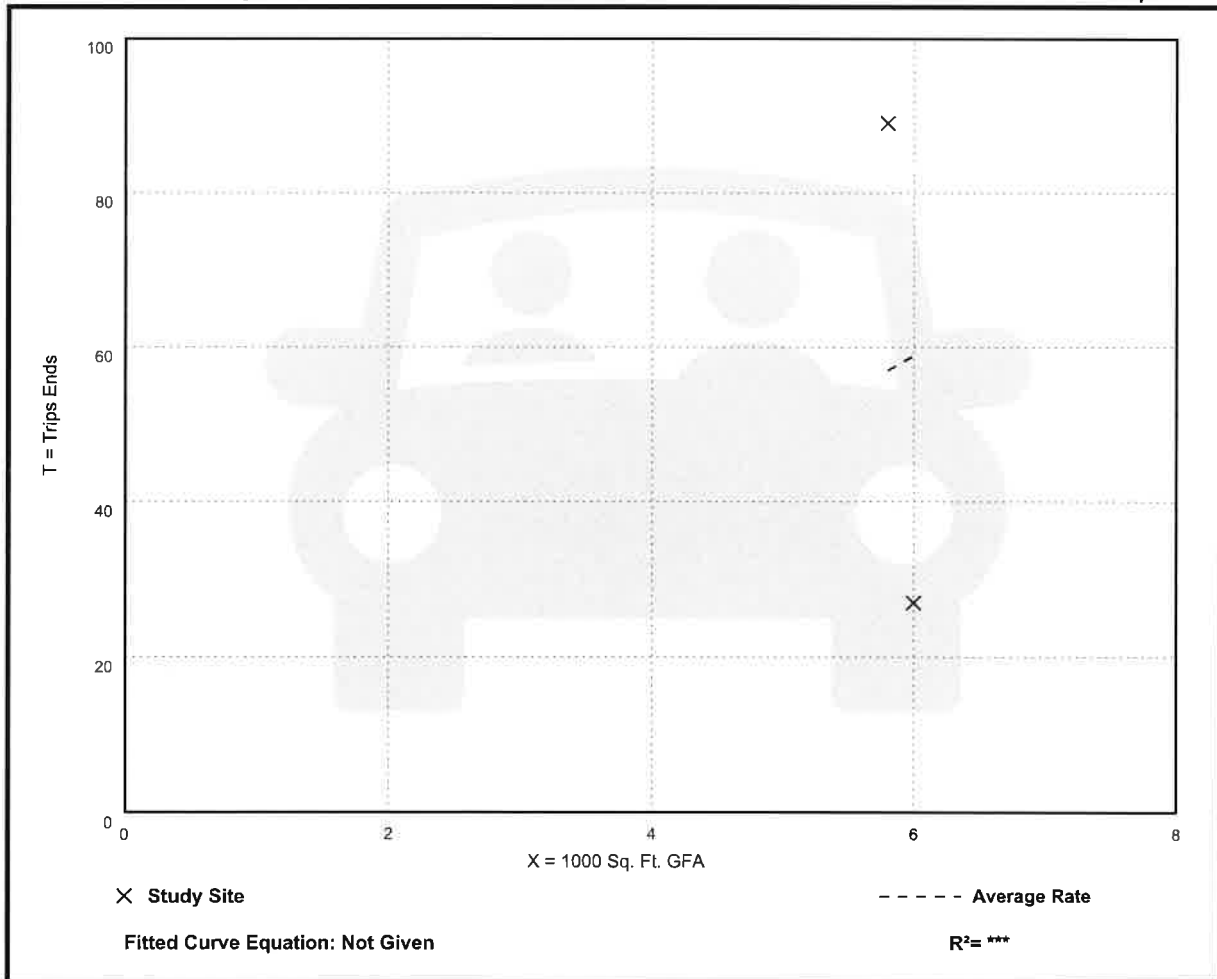
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.83	4.50 - 15.34	***

Data Plot and Equation

Caution – Small Sample Size



Food Cart Pod (926)

Vehicle Trip Ends vs: Food Carts

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Food Carts: 9

Directional Distribution: Not Available

Vehicle Trip Generation per Food Cart

Average Rate	Range of Rates	Standard Deviation
6.16	4.29 - 6.86	1.08

Data Plot and Equation

