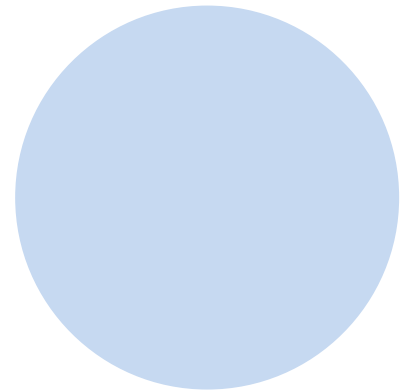


TO: BravoFlorida, LLC

FROM: Michael D. Raysor, P.E.
RAYSOR Transportation Consulting, LLC

SUBJECT: Burger King Parking Demand Study
Lee County, Florida

DATE: April 18, 2019



SECTION 1.0 INTRODUCTION

This technical memorandum documents a study performed to evaluate parking demand associated with Burger King restaurants having dual “side-by-side” (SBS) drive-thru ordering stations. This study was undertaken specifically to evaluate the proposed development of a Burger King restaurant site to be located at 21301 Town Commons Drive, in Estero, Florida; however, the data, analysis, and findings identified herein can be applied to other similarly situated Burger King sites having SBS ordering stations with other characteristics similar to the study sites.

SECTION 2.0 STUDY SITES

Parking demand observations were conducted at three comparable Burger King sites, located in Lee County, Florida, each having SBS ordering stations; as listed below and shown in Figures 1.0 through 4.0.

- ❖ STUDY SITE A: 4011 DEL PRADO BLVD NORTH, NORTH FORT MYERS, FLORIDA, 33917
- ❖ STUDY SITE B: 4004 CLEVELAND AVENUE, FORT MYERS, FLORIDA, 33901
- ❖ STUDY SITE C: 10997 COLONIAL BOULEVARD, FORT MYERS, FLORIDA, 33913

FIGURE 1.0 STUDY SITES MAP

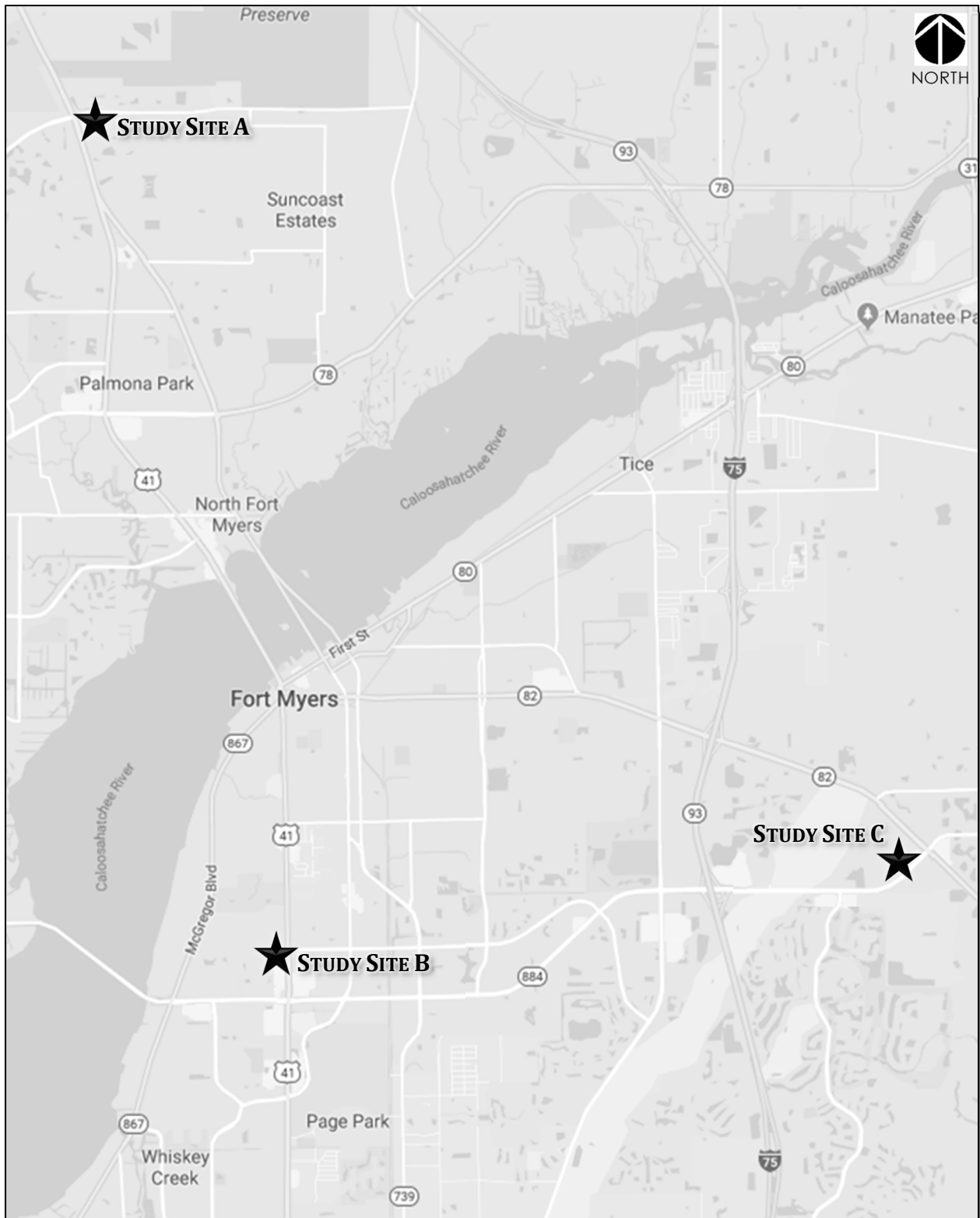


FIGURE 2.0 STUDY SITE A: 4011 DEL PRADO BLVD NORTH



FIGURE 4.0 STUDY SITE C: 10997 COLONIAL BOULEVARD



SECTION 3.0 PARKING DEMAND OBSERVATIONS

Parking demand was observed at the three study sites during weekday breakfast and lunch periods, where these periods were identified by the applicant as the worst-case (busiest) periods for counter service. Three days of data were collected at each of the study sites for the breakfast period (7:30 am to 9:30 am) and for the lunch period (11:30 am to 1:30 pm). Parking demand was measured in 5 minute intervals, with the observed number of parked vehicles at each 5 minute mark being recorded. The parking data was converted to a parking rate per 1,000 square feet of building size, consistent with industry standards of practice.

The parking demand observations are documented in Attachment “A”, as summarized in Table 1.0.

TABLE 1.0 PARKING DEMAND SUMMARY

Study Site	Study Period	Average Parking Demand		Maximum Parking Demand	
		Vehicles	Rate per KSF	Vehicles	Rate per KSF
A	Breakfast	9.60	2.87	11.00	3.28
	Lunch	15.63	4.67	20.00	5.97
B	Breakfast	10.33	2.76	14.00	3.75
	Lunch	15.60	4.17	20.00	5.35
C	Breakfast	11.00	2.89	13.00	3.42
	Lunch	16.45	4.33	19.00	5.00
Combination of Sites	Breakfast	10.31	2.84	12.67	3.48
	Lunch	15.89	4.39	19.67	5.44

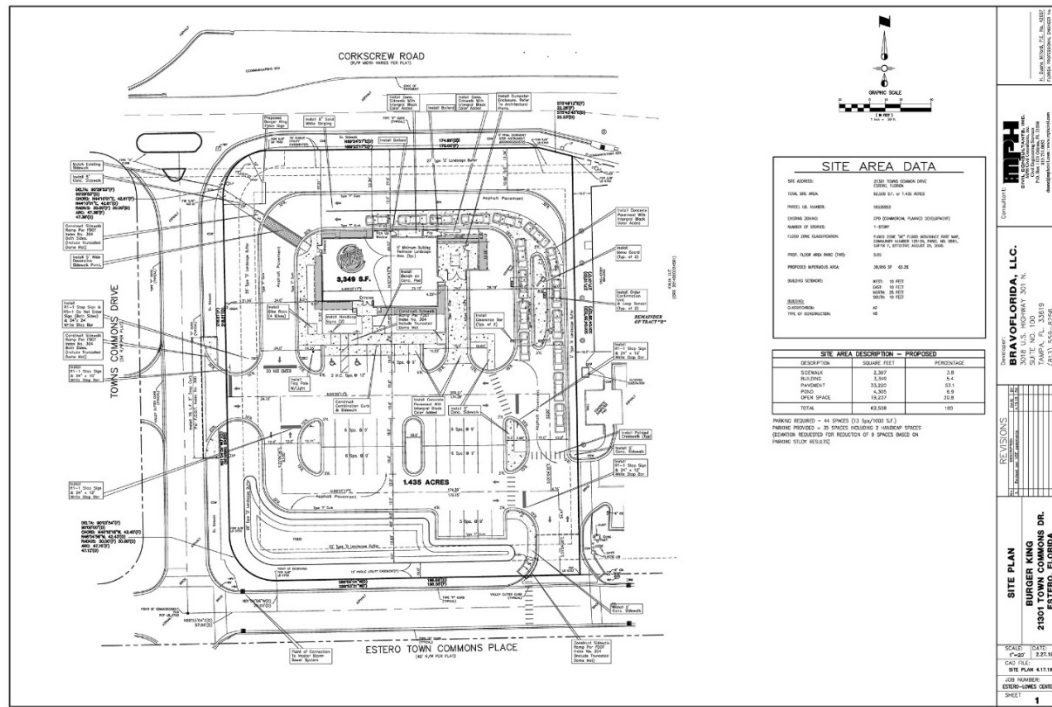
SECTION 4.0 PARKING DEMAND RESULTS

As shown in Table 1.0, the results of this study indicate an average parking demand rate of 2.84 spaces per ksf during the breakfast period and 4.39 spaces per ksf during the lunch period (inclusive of ADA spaces). The average maximum parking demand was identified as 3.48 spaces per ksf during the breakfast period and 5.44 spaces per ksf during the lunch period (inclusive of ADA spaces). The maximum parking demand rate observed at any site was found to be 5.97 spaces per ksf (inclusive of ADA spaces).

SECTION 5.0 ESTERO BURGER KING SITE

The site plan for the Burger King restaurant planned for development at 21301 Town Commons Drive, in Estero, Florida is shown in Figure 5.0; where the size of the proposed building is identified as 3,349 square feet. Application of the worst-case parking demand rate as identified above (i.e., 5.97 spaces per ksf) to the subject site results in the identification of the need for 20 parking spaces [calculated as $5.97 \times 3.349 = 19.99$]. As shown in Figure 5.0, the subject Estero Burger King site is planned to include 35 parking spaces (including 2 ADA spaces), which exceeds the referenced needed 20 spaces by 75%. Therefore, pursuant to the results identified herein, it can be anticipated that the site design will provide adequate parking.

FIGURE 5.0 ESTERO BURGER KING SITE PLAN



ATTACHMENT "A"

Location: 4011 DEL PRADO BLVD NORTH, NORTH FORT MYERS

Date: TUESDAY, MARCH 26, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	5	0	5
7:35 AM	7	2	5
7:40 AM	11	2	9
7:45 AM	10	2	8
7:50 AM	11	2	9
7:55 AM	10	1	9
8:00 AM	11	2	9
8:05 AM	11	2	9
8:10 AM	10	2	8
8:15 AM	11	2	9
8:20 AM	11	1	10
8:25 AM	11	1	10
8:30 AM	11	1	10
8:35 AM	11	1	10
8:40 AM	10	1	9
8:45 AM	10	1	9
8:50 AM	10	2	8
8:55 AM	10	2	8
9:00 AM	10	2	8
9:05 AM	9	2	7
9:10 AM	10	2	8
9:15 AM	8	1	7
9:20 AM	9	1	8
9:25 AM	8	1	7
9:30 AM	8	1	7

	Total	ADA	Non-ADA
11:30 AM	14	1	13
11:35 AM	16	2	14
11:40 AM	16	2	14
11:45 AM	16	1	15
11:50 AM	17	2	15
11:55 AM	17	2	15
12:00 PM	17	2	15
12:05 PM	16	2	14
12:10 PM	16	2	14
12:15 PM	17	2	15
12:20 PM	17	2	15
12:25 PM	16	1	15
12:30 PM	14	1	13
12:35 PM	15	1	14
12:40 PM	16	2	14
12:45 PM	17	2	15
12:50 PM	17	2	15
12:55 PM	15	2	13
1:00 PM	15	2	13
1:05 PM	15	2	13
1:10 PM	15	2	13
1:15 PM	13	2	11
1:20 PM	14	2	12
1:25 PM	13	1	12
1:30 PM	12	2	10

ATTACHMENT "A"

Location: 4011 DEL PRADO BLVD NORTH, NORTH FORT MYERS

Date: WEDNESDAY, MARCH 27, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	8	0	8
7:35 AM	8	0	8
7:40 AM	9	1	8
7:45 AM	11	1	10
7:50 AM	11	1	10
7:55 AM	11	1	10
8:00 AM	11	1	10
8:05 AM	11	1	10
8:10 AM	11	1	10
8:15 AM	11	2	9
8:20 AM	11	2	9
8:25 AM	11	2	9
8:30 AM	11	2	9
8:35 AM	11	2	9
8:40 AM	10	2	8
8:45 AM	11	2	9
8:50 AM	11	1	10
8:55 AM	11	1	10
9:00 AM	9	1	8
9:05 AM	11	1	10
9:10 AM	11	1	10
9:15 AM	10	0	10
9:20 AM	9	0	9
9:25 AM	10	1	9
9:30 AM	10	1	9

	Total	ADA	Non-ADA
11:30 AM	15	1	14
11:35 AM	15	1	14
11:40 AM	17	1	16
11:45 AM	15	0	15
11:50 AM	15	0	15
11:55 AM	15	0	15
12:00 PM	15	0	15
12:05 PM	16	0	16
12:10 PM	17	1	16
12:15 PM	17	1	16
12:20 PM	18	2	16
12:25 PM	16	2	14
12:30 PM	16	2	14
12:35 PM	17	2	15
12:40 PM	20	2	18
12:45 PM	19	2	17
12:50 PM	16	1	15
12:55 PM	14	1	13
1:00 PM	14	1	13
1:05 PM	15	2	13
1:10 PM	15	2	13
1:15 PM	15	2	13
1:20 PM	14	2	12
1:25 PM	13	2	11
1:30 PM	16	2	14

ATTACHMENT "A"

Location: 4011 DEL PRADO BLVD NORTH, NORTH FORT MYERS

Date: THURSDAY, MARCH 28, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	7	1	6
7:35 AM	7	1	6
7:40 AM	7	1	6
7:45 AM	9	1	8
7:50 AM	9	1	8
7:55 AM	10	2	8
8:00 AM	8	2	6
8:05 AM	9	2	7
8:10 AM	10	2	8
8:15 AM	10	2	8
8:20 AM	10	2	8
8:25 AM	8	0	8
8:30 AM	10	0	10
8:35 AM	9	1	8
8:40 AM	9	1	8
8:45 AM	9	1	8
8:50 AM	9	1	8
8:55 AM	8	1	7
9:00 AM	8	1	7
9:05 AM	10	1	9
9:10 AM	10	1	9
9:15 AM	7	1	6
9:20 AM	8	1	7
9:25 AM	8	1	7
9:30 AM	9	1	8

	Total	ADA	Non-ADA
11:30 AM	14	1	13
11:35 AM	14	1	13
11:40 AM	14	1	13
11:45 AM	12	1	11
11:50 AM	16	2	14
11:55 AM	18	2	16
12:00 PM	15	2	13
12:05 PM	18	2	16
12:10 PM	18	2	16
12:15 PM	17	1	16
12:20 PM	17	1	16
12:25 PM	15	1	14
12:30 PM	14	1	13
12:35 PM	15	1	14
12:40 PM	15	1	14
12:45 PM	15	1	14
12:50 PM	17	1	16
12:55 PM	17	1	16
1:00 PM	16	2	14
1:05 PM	17	2	15
1:10 PM	17	2	15
1:15 PM	17	2	15
1:20 PM	15	2	13
1:25 PM	15	2	13
1:30 PM	13	2	11

ATTACHMENT "A"

Location: 4004 CLEVELAND AVENUE, FORT MYERS

Date: TUESDAY, MARCH 26, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	10	1	9
7:35 AM	10	1	9
7:40 AM	10	1	9
7:45 AM	11	2	9
7:50 AM	10	2	8
7:55 AM	10	2	8
8:00 AM	11	2	9
8:05 AM	11	2	9
8:10 AM	10	1	9
8:15 AM	11	1	10
8:20 AM	11	1	10
8:25 AM	12	1	11
8:30 AM	9	1	8
8:35 AM	10	0	10
8:40 AM	11	1	10
8:45 AM	12	2	10
8:50 AM	13	2	11
8:55 AM	13	2	11
9:00 AM	13	2	11
9:05 AM	10	2	8
9:10 AM	10	2	8
9:15 AM	10	2	8
9:20 AM	8	1	7
9:25 AM	9	1	8
9:30 AM	8	1	7

	Total	ADA	Non-ADA
11:30 AM	11	0	11
11:35 AM	11	0	11
11:40 AM	15	1	14
11:45 AM	16	1	15
11:50 AM	16	1	15
11:55 AM	15	1	14
12:00 PM	18	1	17
12:05 PM	18	1	17
12:10 PM	19	1	18
12:15 PM	20	2	18
12:20 PM	20	2	18
12:25 PM	20	2	18
12:30 PM	18	2	16
12:35 PM	18	2	16
12:40 PM	19	1	18
12:45 PM	17	1	16
12:50 PM	15	0	15
12:55 PM	15	0	15
1:00 PM	19	2	17
1:05 PM	18	2	16
1:10 PM	17	2	15
1:15 PM	16	2	14
1:20 PM	13	1	12
1:25 PM	13	1	12
1:30 PM	10	1	9

ATTACHMENT "A"

Location: 4004 CLEVELAND AVENUE, FORT MYERS

Date: WEDNESDAY, MARCH 27, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	9	1	8
7:35 AM	8	1	7
7:40 AM	8	1	7
7:45 AM	7	1	6
7:50 AM	9	1	8
7:55 AM	10	1	9
8:00 AM	10	1	9
8:05 AM	12	2	10
8:10 AM	12	2	10
8:15 AM	12	2	10
8:20 AM	11	2	9
8:25 AM	9	2	7
8:30 AM	12	2	10
8:35 AM	12	2	10
8:40 AM	11	1	10
8:45 AM	13	1	12
8:50 AM	12	1	11
8:55 AM	12	1	11
9:00 AM	13	1	12
9:05 AM	11	1	10
9:10 AM	8	0	8
9:15 AM	10	2	8
9:20 AM	9	2	7
9:25 AM	9	2	7
9:30 AM	9	2	7

	Total	ADA	Non-ADA
11:30 AM	12	0	12
11:35 AM	12	0	12
11:40 AM	10	0	10
11:45 AM	12	1	11
11:50 AM	12	1	11
11:55 AM	13	1	12
12:00 PM	16	1	15
12:05 PM	16	1	15
12:10 PM	16	1	15
12:15 PM	16	1	15
12:20 PM	16	1	15
12:25 PM	16	1	15
12:30 PM	15	2	13
12:35 PM	17	2	15
12:40 PM	16	2	14
12:45 PM	13	2	11
12:50 PM	14	2	12
12:55 PM	17	2	15
1:00 PM	16	1	15
1:05 PM	16	1	15
1:10 PM	13	1	12
1:15 PM	17	2	15
1:20 PM	14	2	12
1:25 PM	14	2	12
1:30 PM	13	2	11

ATTACHMENT "A"

Location: 4004 CLEVELAND AVENUE, FORT MYERS

Date: THURSDAY, MARCH 28, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	8	2	6
7:35 AM	10	2	8
7:40 AM	10	2	8
7:45 AM	10	2	8
7:50 AM	10	2	8
7:55 AM	9	2	7
8:00 AM	9	2	7
8:05 AM	10	2	8
8:10 AM	11	2	9
8:15 AM	11	2	9
8:20 AM	10	2	8
8:25 AM	12	2	10
8:30 AM	12	2	10
8:35 AM	12	2	10
8:40 AM	13	2	11
8:45 AM	11	2	9
8:50 AM	11	2	9
8:55 AM	11	2	9
9:00 AM	13	2	11
9:05 AM	14	2	12
9:10 AM	10	2	8
9:15 AM	8	0	8
9:20 AM	8	0	8
9:25 AM	5	0	5
9:30 AM	6	0	6

	Total	ADA	Non-ADA
11:30 AM	12	1	11
11:35 AM	15	1	14
11:40 AM	15	1	14
11:45 AM	15	1	14
11:50 AM	17	1	16
11:55 AM	15	1	14
12:00 PM	17	1	16
12:05 PM	18	2	16
12:10 PM	19	2	17
12:15 PM	19	2	17
12:20 PM	18	2	16
12:25 PM	18	2	16
12:30 PM	16	2	14
12:35 PM	16	2	14
12:40 PM	16	1	15
12:45 PM	16	1	15
12:50 PM	17	1	16
12:55 PM	17	1	16
1:00 PM	17	1	16
1:05 PM	17	1	16
1:10 PM	14	0	14
1:15 PM	14	0	14
1:20 PM	15	1	14
1:25 PM	15	1	14
1:30 PM	13	1	12

ATTACHMENT "A"

Location: 10997 COLONIAL BOULEVARD, FORT MYERS

Date: TUESDAY, MARCH 26, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	9	0	9
7:35 AM	9	0	9
7:40 AM	11	2	9
7:45 AM	12	2	10
7:50 AM	11	2	9
7:55 AM	11	2	9
8:00 AM	10	2	8
8:05 AM	9	1	8
8:10 AM	9	1	8
8:15 AM	11	2	9
8:20 AM	11	2	9
8:25 AM	11	2	9
8:30 AM	13	2	11
8:35 AM	13	2	11
8:40 AM	13	2	11
8:45 AM	10	1	9
8:50 AM	10	1	9
8:55 AM	10	1	9
9:00 AM	10	1	9
9:05 AM	11	1	10
9:10 AM	11	1	10
9:15 AM	10	1	9
9:20 AM	11	1	10
9:25 AM	10	0	10
9:30 AM	9	0	9

	Total	ADA	Non-ADA
11:30 AM	17	1	16
11:35 AM	17	1	16
11:40 AM	19	1	18
11:45 AM	19	1	18
11:50 AM	17	1	16
11:55 AM	19	1	18
12:00 PM	18	1	17
12:05 PM	17	0	17
12:10 PM	14	0	14
12:15 PM	14	0	14
12:20 PM	14	0	14
12:25 PM	17	2	15
12:30 PM	17	2	15
12:35 PM	17	2	15
12:40 PM	16	2	14
12:45 PM	15	2	13
12:50 PM	16	2	14
12:55 PM	16	2	14
1:00 PM	14	0	14
1:05 PM	14	0	14
1:10 PM	16	0	16
1:15 PM	16	0	16
1:20 PM	16	0	16
1:25 PM	17	1	16
1:30 PM	15	1	14

ATTACHMENT "A"

Location: 10997 COLONIAL BOULEVARD, FORT MYERS

Date: WEDNESDAY, MARCH 27, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	7	0	7
7:35 AM	7	1	6
7:40 AM	11	1	10
7:45 AM	12	1	11
7:50 AM	12	1	11
7:55 AM	12	1	11
8:00 AM	13	2	11
8:05 AM	12	2	10
8:10 AM	12	2	10
8:15 AM	12	2	10
8:20 AM	12	2	10
8:25 AM	12	2	10
8:30 AM	11	1	10
8:35 AM	13	1	12
8:40 AM	13	1	12
8:45 AM	10	1	9
8:50 AM	12	2	10
8:55 AM	13	2	11
9:00 AM	13	2	11
9:05 AM	10	2	8
9:10 AM	10	2	8
9:15 AM	9	1	8
9:20 AM	8	0	8
9:25 AM	9	1	8
9:30 AM	12	1	11

	Total	ADA	Non-ADA
11:30 AM	18	1	17
11:35 AM	18	1	17
11:40 AM	17	1	16
11:45 AM	18	1	17
11:50 AM	17	1	16
11:55 AM	17	1	16
12:00 PM	18	1	17
12:05 PM	17	1	16
12:10 PM	18	1	17
12:15 PM	18	2	16
12:20 PM	18	2	16
12:25 PM	18	2	16
12:30 PM	18	2	16
12:35 PM	17	2	15
12:40 PM	15	1	14
12:45 PM	15	1	14
12:50 PM	17	1	16
12:55 PM	18	1	17
1:00 PM	18	2	16
1:05 PM	17	2	15
1:10 PM	17	2	15
1:15 PM	17	2	15
1:20 PM	17	2	15
1:25 PM	16	1	15
1:30 PM	16	1	15

ATTACHMENT "A"

Location: 10997 COLONIAL BOULEVARD, FORT MYERS

Date: THURSDAY, MARCH 28, 2019

Parking Observations

RAYSOR Transportation Consulting

	Total	ADA	Non-ADA
7:30 AM	9	1	8
7:35 AM	11	1	10
7:40 AM	11	1	10
7:45 AM	11	1	10
7:50 AM	12	2	10
7:55 AM	12	2	10
8:00 AM	13	2	11
8:05 AM	11	2	9
8:10 AM	11	2	9
8:15 AM	11	2	9
8:20 AM	11	2	9
8:25 AM	12	2	10
8:30 AM	12	2	10
8:35 AM	12	2	10
8:40 AM	12	2	10
8:45 AM	12	2	10
8:50 AM	11	1	10
8:55 AM	11	1	10
9:00 AM	11	1	10
9:05 AM	11	1	10
9:10 AM	11	1	10
9:15 AM	13	2	11
9:20 AM	10	2	8
9:25 AM	10	2	8
9:30 AM	12	2	10

	Total	ADA	Non-ADA
11:30 AM	15	1	14
11:35 AM	15	1	14
11:40 AM	15	1	14
11:45 AM	17	1	16
11:50 AM	17	1	16
11:55 AM	17	1	16
12:00 PM	17	1	16
12:05 PM	17	1	16
12:10 PM	18	1	17
12:15 PM	17	2	15
12:20 PM	17	2	15
12:25 PM	17	2	15
12:30 PM	17	2	15
12:35 PM	17	2	15
12:40 PM	16	2	14
12:45 PM	18	2	16
12:50 PM	17	1	16
12:55 PM	17	1	16
1:00 PM	16	1	15
1:05 PM	15	0	15
1:10 PM	13	1	12
1:15 PM	13	1	12
1:20 PM	13	1	12
1:25 PM	15	1	14
1:30 PM	11	0	11