

# MEMORANDUM

**To:** Mr. Steve Monroe, P.E.  
**From:** Mr. Chris J. Walsh, P.E.  
**Date:** June 18, 2024  
**Subject:** Met-con Parking Generation Technical Memorandum – 465 Canaveral Grove Boulevard, Cocoa, Florida 32926

## **Introduction**

Walsh Traffic Engineering has been retained to conduct a Parking Generation analysis for the proposed metal fabrication and assembly project located at 465 Canaveral Groves Boulevard, Cocoa, Florida 32926 (see **Figure 1** on the following page). An existing site with 40 employees currently occupies this address. The proposed project is for a +/- 73,176 square foot single story pre-engineered metal building. The existing 40 employees will be retained after the project is constructed, there are no intentions to add additional employees following the construction. This letter summarizes the Parking Generation analysis based on the requirements outlined by Brevard County in discussions held August 24, 2022.

## **Study Area**

An existing site with several existing buildings currently occupies the address. Forty employees will be retained after the project construction. No additional employees are necessary to the site post construction of the project. There are currently 50 existing parking spaces on site.

## **Parking Generation**

The total Peak Period of Parking Demand, generated for a weekday from 10:00 AM to 3:00 PM, was determined based on the Fitted Curve Equation for the number of employees provided in the Institute of Transportation Engineer’s (ITE) *Parking Generation Manual, 5th Edition*. Land Use Code 140 (Manufacturing) was used. As summarized in **Table 1**, the proposed project is projected to generate a peak of 33 parked vehicles for a weekday between 10:00 AM and 3:00 PM.

**Table 1  
Total Peak Period of Parking Demand Summary**

Proposed Use	ITE Land Use Code	Size/Intensity	Units	Parked Vehicles
Metal Fabrication & Assembly Building	LUC 140 - Manufacturing	40	Number of Employees	33

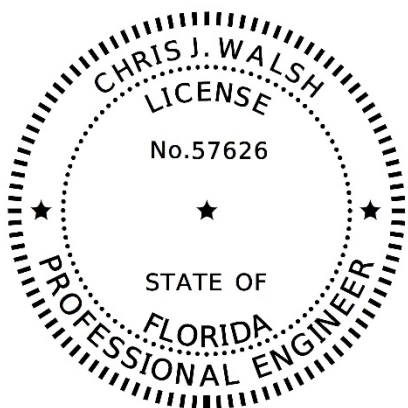
**Figure 1  
Site Location Map**



**Conclusions and Recommendations**

Using the fitted curve equation for 40 employees provided by Land Use Code 140 (Manufacturing) from the *ITE Parking Generation Manual, 5th Edition*, the proposed project is projected to generate a peak of 33 parked vehicles. Given that no additional employees will be added post construction, and that the site will maintain the existing 50 parking spaces, no additional parking spaces are necessary for the proposed development as 50 spaces will provide more than ample parking.

You may contact us at (386) 801-5682 should you have any questions.



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# Attachments

# Manufacturing (140)

## Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 3:00 p.m.

Number of Studies: 20

Avg. Num. of Employees: 113

### Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.28 - 1.27	0.68 / 1.21	0.71 - 0.91	0.23 ( 28% )

### Data Plot and Equation

