



April 23, 2024

Ms. Rosangela DeMello
Area Construction Manager
McDonald's USA, LLC - Florida Region
10150 Highland Manor Drive, Suite 470
Tampa, FL 33610

**RE: McDonald's – Commercial Boulevard
Parking Statement
Oakland Park, Florida**

Dear Rosangela:

Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate the existing and future parking requirements for the proposed redevelopment of the existing McDonald's site located at 1352 E Commercial Boulevard in Oakland Park, Florida. The proposed redevelopment includes changing the orientation of the building and adding to the overall square footage.

Below is a summary of the code-required parking for the site, a summary of site-specific conditions that are anticipated to contribute to lower general parking demand for the site, and existing parking data for the site demonstrating that actual parking requirement for the site is lower than the rates defined in the Oakland Park code.

Site-Specific Context and Multi-Modal Availability

This site has access to the regional transit network; it is located on bus route 55 within 230 feet of a stop. This route provides regular bus service along the Commercial Boulevard Corridor and access to Hiatus Road and Nob Hill Road to the west. Additionally, greater availability and popularity of food delivery services has reduced the parking demand for fast food restaurants.

Code Parking Requirements

The proposed redevelopment brings the total building area to 3,859 square feet; However, the existing customer service area is proposed to be reduced from 1,284 SF to 1,090 SF. The City of Oakland Park Code defines the parking requirements for restaurant developments in the City of Oakland Park. Based upon these requirements, the site parking requirements were calculated as summarized in *Table 1*.

Table 1: Oakland Park Required Parking

Land Use	Intensity	Oakland Park Parking Rate	Required Parking
Restaurant	1,284 SF	1 Spaces / 50 SF Customer Service Area	26
Total Code-Required Parking			26

Application of the City’s code parking requirements identified a code-required parking supply of 26 parking spaces. The existing site has a total of 28 parking spaces within the site. The proposed redevelopment calls for a reduction in parking. The following justification demonstrates that the on-site parking demand justifies the relief requested from the City’s parking requirements.

Data Evaluation at McDonald’s Site

Kimley-Horn has undertaken a review and evaluation of on-site parking data to evaluate the anticipated parking requirements for a McDonald’s in Oakland Park in comparison to the requirements defined in the Oakland Park Code.

Following is a summary of the local study that was undertaken.

Data Collection

Weekday parking counts were collected between 7:00 AM and 7:00 PM on Saturday, July 24, 2021 and Wednesday, January 21, 2021 at the existing McDonald’s site on Commercial Boulevard.

Parking Demand Determination

A parking demand rate was then calculated based on the observed demand at the count site. *Table 2* summarizes the demand calculations.

Instead of using the average of the weekday and weekend rates, the higher of the two 95th percentile weekday and weekend parking demand rates was then applied to the proposed redeveloped McDonald’s site to determine the maximum projected demand. This 95th percentile means that 5% of the time, the expected parking demand will exceed this value. For the purposes of determining a supply requirement, a buffer of 10% was applied to ensure that additional spaces will be available on site, resulting in a recommended parking supply of 16 spaces. Therefore, as long as 16 spaces are provided to serve the McDonald’s, the proposed parking demand will be accommodated within the existing site. *Table 3* compares the proposed parking supply with the recommended parking based on the local rate.

Table 2: Existing Parking Counts on Site

	Weekday	Weekend
Customer Service Area (SF)	1,284	1,284
Observed Parking Demand (95 th Percentile)	13	16
Parking Demand Rate (per KSF)	10.12	12.46

Table 3: Recommended Parking per 95th Percentile Localized Rate

Intensity	Local Parking Demand Rate (Peak)	Required Parking
1,090 SF	12.46 Spaces / 1,000 SF	14
	Parking + 10% Buffer	16

Conclusion

Therefore, as demonstrated in this summary, a reduced parking requirement is appropriate for application at this site. The documentation contained herein demonstrates that it is appropriate to implement a variance from City code parking requirements based upon site-specific unique conditions. Furthermore, rates calculated from data collected at the project site was used to determine an accurate parking demand rate for this proposed redevelopment site. This evaluation demonstrated that the actual parking supply required for this site will be adequately met as long as 16 spaces are provided to serve the McDonald's, the proposed parking demand will be accommodated within the existing site. There are 17 spaces proposed on site; therefore, the proposed parking supply will accommodate the projected demand. Should you have any questions, please contact me via e-mail at stephanie.guerra@kimley-horn.com or via phone at (561) 840-0852.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie A Guerra
2024.04.23
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Stephanie A. Guerra, P.E.
Transportation Engineer

Florida Registration
Number 84302
Certificate of Authorization
Registry No. 35106

Attachments

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