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To:	City of Flagler Beach
From:	Regina Brachna, EI
Date:	August 2, 2024
Subject:	Ocean Palm Parking Requirement Statement
McKim & Creed #:	099070001

Following the pre-application meeting with the City of Flagler Beach on June 27, 2024, the parking constraints for the site were discussed. It was noted in the meeting that the city was amenable to overlapping use of parking spots for the various types of uses proposed for the project site. This flexibility will optimize the utilization of available parking spaces, which is a critical factor for the success of the project.

1. Golf Course

- a. Current requirement: 6 spaces/hole x 12 holes =72 spaces
- b. Proposed: This is a Par 3 Golf Course (Par 3 holes are the shortest and give players three shots to make par) with a maximum of 4 players per hole. A reduction to 4 parking spots per hole was discussed.
 - i. 4 spaces/hole x 12 holes =48 spaces provided

2. Driving Range

- a. Current requirement: 1 space per tee x 20 Tees =20 spaces
- b. Proposed: The driving range will primarily serve the golf course clientele. The city discussed allowing the shared use of parking between the golf course and the driving range, reducing the need for additional parking spaces.
 - i. 8 spaces provided

3. Restaurant

- a. Current Requirement: One space per one hundred fifty sq. ft. total floor area or one per three fixed seats or as established by the standards of the Florida Building Code whichever is greater.
 - i. For a 5,000 square-foot restaurant: $5,000 \text{ SF} / 150 \text{ SF} = 33.3$ spaces
- b. Proposed: The city discussed dual usage of parking for both the restaurant and the golf course, given that restaurant peak hours will generally coincide with non-operating hours of the golf course.
 - i. 34 parking spaces provided

4. Parking Bay Size

- a. Current Requirement: 9'x20' parking spaces
- b. Proposed: The city discussed allowing a reduction to the standard 9' x 18' parking spaces.

5. Golf Cart Parking

- a. The City of Flagler Beach is considered a golf cart friendly community. Parking for golf carts is proposed to help offset the standard parking requirements.

In summary, the current requirement would necessitate approximately 126 parking spaces. After discussing with the city, the proposal includes 90 standard parking spaces, 23 golf cart parking spaces, and 4 handicapped parking spaces totaling 117 parking spaces.

Should you have any additional questions or need further clarification regarding these approvals, please feel free to contact me.