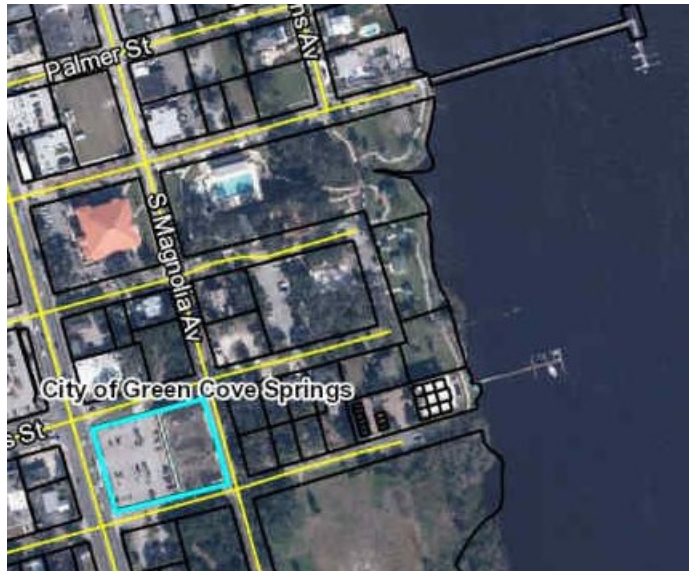


PARKING STUDY



Parcel # 017301-000-00
Dollar Tree Plaza
200-206 South Orange Avenue
Green Cove Springs, Florida

October 11, 2021

DOLLAR TREE PLAZA - PARKING STUDY

The existing Dollar Tree Plaza is a 19,892 s.f. shopping center, built in 1965. The site currently has 59 usable parking spaces, plus 3 handicapped spaces. On an average day, the parking lot is less than 50% full, with approximately 8 parking spaces being occupied by users of the commercial center located across Ferris Street.

PARKING CALCULATIONS BY USE/OCCUPANCY

The following analysis provides the parking calculation by use for the current occupants at the Dollar Tree Plaza. The Dollar Tree Plaza is almost 100% leased. The anchor tenant, Dollar Tree, occupies 10,870 s.f. Johnny Copper moved to the Plaza in 2021 and occupies 4,516 s.f. Green Cove Dental occupies 2,000 of the Plaza. The end space at the Plaza that has been used for a restaurant in the past, is being split for a Papa John's Pizza store and a commercial lease space. The Papa John's is a pickup location with no indoor or outdoor seating. The Papa John's will occupy 1,023 s.f. and the commercial lease space will contain the remaining 652 s.f. The two proposed outparcel buildings for the site are 1,500 s.f. each for a total of 3,000 s.f. The parking demand calculation below for the current leased spaces is based on the number of employees and customers expected at any one time.

- Johnny Copper
 - 8 Employees
 - 5 customers
 - Number of parking spaces needed – 13
- Green Cove Dental
 - 2 dental suites/2 patients
 - 5 employees
 - Number of parking spaces needed – 7
- Dollar Tree
 - 5 Employees
 - 8 customers
 - Number of parking spaces needed – 13
- Papa Johns
 - 5 Employees
 - 4 customers
 - Number of parking spaces needed – 9

- Rental space – Use unknown
 - 1 space for 250 s.f.
 - Number of parking spaces needed – 3
- 2 Outparcel buildings – Use unknown
 - 1 parking space for 250 s.f.
 - Number of parking spaces needed – 12
- Total parking spaces needed by demand – 57

Based on the parking demand study of existing uses, 57 parking spaces are required, plus 3 handicapped spaces required by Florida Statutes. The proposed site plan provides 43 off-street parking spaces plus 4 handicapped spaces and 20 on-street parking spaces, for a total of 64 parking spaces, plus the 3 required handicapped. The on-street parking spaces will be developed and maintained by the Dollar Tree Plaza property owner. This parking shown on the site plan is in excess of the 57 parking spaces required based on the parking demand. Throughout the Central Business District (CBD), on-street parking is provided to assist the development/redevelopment of sites with limitations to provide off-street parking.

PARKING CALCULATIONS BY SQUARE FOOTAGE OF USE

The following analysis provides the parking demand based on the actual square footage of the uses at the Dollar Tree Plaza.

- Johnny Copper
 - 1704 s.f. retail – 1 space per 250 s.f.
 - Number of parking spaces required – 7
 - 1400 s.f. office – 1 space per 250 s.f.
 - Number of parking spaces required – 6
 - 1412 s.f. packaging and storage – 1 space for 5,000 s.f.
 - Number of parking spaces required – 1
- Dental Suite
 - 2000 s.f. office – 1 space per 250 s.f.
 - Number of parking spaces required – 8
- Dollar Tree
 - 6684 s.f. retail – 1 space per 250 s.f.
 - Number of parking spaces required – 27
 - Storage – 4,186 s.f.– 1 space for 5,000 s.f.
 - Number of parking spaces required – 1

- Papa Johns
 - 168 s.f. retail – 1 space per 250 s.f.
 - Number of parking spaces required – 1
 - 855 s.f. kitchen – 1 space per 250 s.f.
 - Number of parking spaces required – 4
- Rental Space (Use unknown)
 - 652 s.f. – 1 space per 250 s.f.
 - Number of parking spaces required – 3
- 2 Outparcel buildings (Use unknown)
 - 3,000 s.f. – 1 space per 250 s.f.
 - Number of parking spaces required – 12
- Total parking spaces needed square footage calculation – 70

Based on the parking calculation by the square footage of uses, 70 parking spaces are required, plus 3 handicapped spaces. The proposed site plan provides 43 off-street parking spaces, plus 4 handicapped spaces and 20 on-street parking spaces, for a total of 64 parking spaces, plus the 3 required handicapped. The on-street parking will be developed and maintained by the Dollar Street Plaza property owner. The additional 6 parking spaces can be provided through a shared parking agreement with the City. Throughout the Central Business District (CBD), on-street parking and off-street parking lots are provided to assist with limitations of the sites to provide off-street parking, to promote business development and redevelopment of the CBD.

PARKING NEEDS FOR SPRING PARK

Public parking is located around Spring Park, both in on-street parking and off-street parking lots. Approximately 109 public parking spaces are available. This does not include the City Hall off-street parking lot or the on-street parking surrounding City Hall. The American Planning Association (APA) Planning Advisory Service (PAS) published a “Parking Standards” report. The report contains parking standards for all types of uses, including public parks. The standards are based both on size of the park and facilities at the park. Below is the parking need for Spring Park, based on the APA PAS report.

- Park Size – 4.4 acres
 - 1 space per 0.5 acre of developed park
 - Number of parking spaces needed – 9
- Pool Pavilion - Approximately 2400 s.f.
 - 1 space per 400 s.f.
 - Number of parking spaces needed – 6
- Gazebo – Approximately 750 s.f.
 - 1 space per 400 s.f.
 - Number of parking spaces needed – 2

- Picnic Tables at Pavilions (Based on information from the Green Cove Springs' website)
 - 16 picnic tables
 - 1 space per picnic table
 - Number of parking spaces needed – 16
- Pool – Approximately 3864 s.f.
 - 1 space per 100 s.f.
 - Number of parking spaces needed – 39
- Playground – Approximately 10,000 s.f.
 - 1 space per 2500 s.f.
 - Number of parking spaces needed – 4
- Total parking spaces needed – 76

Based on the parking standards from the APA PAS report, Spring Park needs 76 parking spaces. This includes 39 parking spaces for the pool, which is not open year-round. There are approximately 109 public parking spaces at Spring Park, either in on-street parking surrounding the park or in off-street parking lots adjacent to the park. This leaves 33 parking spaces available to the public for other uses in the area.

CONCLUSION

On any given day the existing Dollar Tree Plaza parking lot is almost 50% unused. This includes customers and/or employees of the commercial center on the north side of Ferris Street using the Dollar Tree Plaza parking lot.

Any minor deficiencies in minimum parking requirements for the Dollar Tree Plaza can be provided through a shared parking agreement with the City. It is a common practice for municipalities to provide parking to assist in promoting business development and redevelopment in downtown/central business districts.

The City of Green Cove Springs has provided public parking elsewhere in the City for use by businesses in the CBD. The City owned parking lot at the corner of Palmer Street and Palmetto Avenue was constructed to serve and provide parking for the businesses along Walnut Street. Customers of Ronnie's use the on-street parking on Walnut Street, adjacent to their business.

The current parking standard for the CBD zoning district was adopted prior to the City's vision to create a walkable city. The Gateway Corridor zoning district was created after a City visioning effort. The Gateway Corridor zoning district provides for a reduced minimum parking requirement, 1 space for each 333 s.f. of commercial square footage in comparison to 1 space for each 250 s.f. of commercial square footage in the CBD district and allows for on-street parking to be counted towards the minimum off-street parking requirements.

An analysis of the parking need for the Dollar Tree Plaza was performed using various calculation methods. The analysis provides the City with a framework to approve the redevelopment of the Dollar Tree Plaza. Based on the information and analysis provided in this Parking Study, there is ample parking to allow the City to support the redevelopment of the Dollar Tree Plaza.