

October 29, 2025

Nadia DiTommaso  
Community Development Director  
Town of Lake Park, Florida  
535 Park Avenue, Lake Park, Florida 33403

**RE: 1400 10<sup>th</sup> Court**  
**Parking Needs Analysis - Bent Tree Studio Special Exception**  
**Town of Lake Park, Florida**

## PARKING NEEDS ANALYSIS

Dear Mrs. DiTommaso,

This letter analyzes the project's parking needs to justify a reduction in required off-street parking spaces. According to Sec. 78-325 of the Town's Land Development Code, the Community Development Director may waive up to 20% of the required off-street parking if a parking needs analysis can demonstrate that less off-street parking spaces than are required will meet the parking demand for the proposed use.

### Site Programming and Parking

The site, at the corner of 10th Court and Northern Drive and 200 feet northeast of 10th Street, is planned for an artesian woodworking studio. It will employ four full-time staff, manufacture items to order without retail inventory, and consists of 4,800 square feet with nine off-street parking spaces.

### Code Requirements: Town of Lake Park

Lake Park requires millwork/woodwork facilities to provide 4 off-street parking spaces per 1,000 sq ft of floor area, totaling 19 off-street parking spaces for this site. The applicant requests a 20% reduction (4 spaces), lowering the requirement to 15 off-street parking spaces for a building with 4,800 sq ft.

### Industry Best Practices

The *ITE Parking Generation Manual (6th Edition)* is widely used to estimate parking demand for specific land uses. For this study, the chosen category is *Specialty Trade Contractor* (code 180), with an average building size of 5,800 sq ft. The manual recommends 1.76 parking spaces per 1,000 sq ft gross floor area for the *Specialty Trade Contractor* land use. This category covers businesses providing contract repairs and services for industrial or residential needs.

### Findings

Based on the data analyzed, the ITE estimated off-street parking rate for the site based on the *Specialty Trade Contractor* land use is 8 parking spaces. The proposed number of off-street parking spaces provided on-site is 15 spaces. The current proposal provides a 7 off-street parking space surplus above the estimated peak parking demand for the site. As such, Kimley-Horn & Associates are confident that the proposed 15 off-street parking spaces will sufficiently accommodate the off-street parking demand during peak parking periods.

## Summary

Kimley-Horn & Associates has determined that 15 off-street parking spaces are sufficient for the site's peak parking demand, based on industry research and ITE standards. The allocation of 15 off-street parking spaces complies with the allowable code reduction of 20% from the required 19 spaces.

Please let us know if you have any questions or comments.

Respectfully Submitted,



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