



# TOWN OF LAKE PARK

## PARKING STUDY



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## INTRODUCTION

The Town of Lake Park (Town) contracted NZ Consultants (NZC) to prepare a parking study for the Park Avenue Development District (PADD). The subject contract was approved by the Town Commission on July 17, 2019 (Resolution No. 07-19). The project team included NZC urban planners and traffic engineers from McMahon Associates, Inc. (McMahon).

The purpose of this parking study is to provide information regarding parking demand for the PADD area under different scenarios. Since the downtown area is experiencing a development growth, parking supply is an issue that might trigger land development amendments in terms of density, intensity, height and overall parking regulations.

The Existing PADD contains 28 private parcels mostly along Park Avenue, with a few parcels along 10<sup>th</sup> Street. The Additional PADD contains 45 private parcels along 10<sup>th</sup> Street, Greenbriar Court, 9<sup>th</sup> Street, and Foresteria Drive. The study area (Expanded PADD) will contain both the Existing and Additional PADD. The Expanded PADD also contains public parking areas located along Park Avenue, 9<sup>th</sup> Street and several alleys.

The parking study includes the following sections:

SCENARIO 1. *Current private and public parking inventory*

SCENARIO 2. *Parking demand for pipeline development projects*

SCENARIO 3. *Future long-range parking demand*

ADDITIONAL ANALYSIS

*Shared parking analysis*

*Future public parking supply -surface parking*

*Future public parking supply - surface/garage parking*

*Future private parking analysis*

*Special events*

APPENDIX



## SCENARIO 1. *CURRENT PRIVATE AND PUBLIC PARKING INVENTORY*

A parking supply inventory was performed on Wednesday July 24, 2019 by collecting field data of the currently available designated parking spaces. The inventory breakdown is as follows:

▪ <b>Existing PADD:</b>	<b>571 parking spaces</b>
Private Parking:	528 parking spaces
Public Parking:	43 parking spaces
▪ <b>Additional PADD:</b>	<b>677 parking spaces</b>
Private Parking:	507 parking spaces
Public Parking:	170 parking spaces
▪ <b>Expanded PADD:</b>	<b>1,248 parking spaces</b>
Private Parking:	1,035 parking spaces
Public Parking:	213 parking spaces

There is one (1) site currently under construction (754 Park Avenue) and, therefore, the existing parking supply was zero (0). There are three (3) parcels (711 Foresteria Drive, 725 Foresteria Drive, 761 Foresteria Drive) that are currently vacant land and used as public parking. Per discussions with the Town, the parcels were listed as having a temporary public parking supply of 30 spaces.



725 Foresteria Drive / Behind The Brewhouse Gallery, Lake Park

The parking supply for the single-family homes was documented as “driveway” with an existing parking supply of 2 spaces per dwelling unit (DU) consistent with the current

parking code within the additional PADD area. Table A-1, attached in **Appendix A**, summarizes the existing parking inventory.

Within the Expanded PADD, designated public parking is currently available and includes the following:

Alley north of Park Avenue, west of 9<sup>th</sup> Street, and just east of 9<sup>th</sup> Street

Park Avenue, between 10<sup>th</sup> Street and 7<sup>th</sup> Street

Alley south of Park Avenue, between 10<sup>th</sup> Street and 7<sup>th</sup> Street

9<sup>th</sup> Street, between Foresteria Drive and Greenbriar Drive



Cypress Drive, Lake Park

## SCENARIO 2. PARKING DEMAND FOR PIPELINE DEVELOPMENT PROJECTS

There are two (2) parcels that are considered pipeline developments. These include 754 Park Avenue and 918 Park Avenue, which have been approved by the Town. Site plans provided by the Town for each of these pipeline projects are attached in **Appendix B**. The number of proposed parking spaces for these developments, according to the site plans, is as follows:

- 754 Park Avenue: Six (6) proposed parking spaces
- 918 Park Avenue: Six (6) proposed parking spaces

Table B-1 on **Appendix B** provides a summary for parking demand for pipeline development projects.



754 Park Avenue Construction Area, Lake Park

### SCENARIO 3. FUTURE LONG-RANGE PARKING DEMAND

A future long-range parking demand was prepared for the Expanded PADD according to the Town's Comprehensive Plan (See Table C-1 in **Appendix C**). The parking demand estimates were based on the maximum development density and intensity for most parcels included on the *Downtown* future land use category. The exceptions included the pipeline developments and the portion of 801 Park Avenue that has recently been redeveloped.

*Downtown - Mixed use development with a maximum FAR of 5.0 and a maximum residential density of 27 units per gross acre. Residential uses shall comprise no less than 20 percent or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face.*

The expected mix of uses within the Expanded PADD include approximately 20 percent residential, 30 percent business and professional offices, 30 percent retail and commercial, and 20 percent restaurant. The Town Code of Ordinances has specific parking requirements within the PADD as follows:

- Residential: 1 parking space per dwelling unit
- Retail: 1 parking space per 500 square feet
- Office: 1 parking space per 500 square feet
- Restaurant: 1 parking space per 100 square feet

The future parking demand is 6,968 parking spaces for the Existing PADD and 12,940 parking spaces for the Additional PADD, for a total future parking demand of 19,908 parking spaces within the Expanded PADD. Table C-2, attached in **Appendix C**, summarizes the future long range parking demand.

## ADDITIONAL ANALYSIS

### SHARED PARKING ANALYSIS

Shared parking analysis was developed for the Existing PADD and the Expanded PADD. Both scenarios will include a variety of uses, which are expected to exhibit peak parking demands during different time periods throughout the day. Shared parking analysis was, therefore, performed for the anticipated uses. The future parking demand/need, based on the Town Code of Ordinances, and the techniques contained in the Urban Land Institute's (ULI), *Shared Parking*, 2<sup>nd</sup> Edition, were used to estimate the peak parking demand for the Existing PADD and Expanded PADD. The ULI indicates parking ratios for customer/visitor/guest versus employee/resident. Excerpts from ULI are attached in **Appendix D**.

#### Existing PADD Shared Parking Analysis

Table D-1 and Table D-2 summarize the analysis of the shared parking ratios for the Existing PADD on a weekday and weekend, respectively, for the combined land uses based on Table 2-5 of the ULI, *Shared Parking*, 2<sup>nd</sup> Edition.

Table D-3 and Table D-4 summarize the weekday and weekend shared parking demand, respectively. Based on this analysis, the peak parking demand during the weekday is expected to occur at 12:00 PM and will require 6,617 parking spaces. The peak parking demand during the weekend is expected to occur at 12:00 PM and will require 6,541 parking spaces.

This indicates a reduction in required parking ranging between approximately five (5) and six (6) percent. All tables are attached in **Appendix D**.





### Expanded PADD Shared Parking Analysis

Table D-5 and Table D-6 summarize the analysis of the shared parking ratios for the Expanded PADD on a weekday and weekend, respectively, for the combined uses based on Table 2-5 of the ULI, *Shared Parking*, 2<sup>nd</sup> Edition.

Table D-7 and Table D-8 summarize the weekday and weekend, shared parking demand, respectively. Based on this analysis, the peak parking demand during the weekday is expected to occur at 12:00 PM and will require 18,904 parking spaces. The peak parking demand during the weekend is expected to occur at 12:00 PM and will require 18,687 parking spaces.



This indicates a reduction in required parking ranging between approximately five (5) and six (6) percent. All tables are attached in Appendix D.

Based on this information, the peak demand is expected to be 6,697 parking spaces for the Existing PADD, and 18,904 parking spaces for the Expanded PADD.

### ***FUTURE PUBLIC PARKING SUPPLY – SURFACE PARKING***

According to the Town's *Downtown Public Parking Master Plan*, the existing, designated public parking spaces are expected to remain and some additional parking areas are expected to be constructed. The Town has explored the possibility of providing additional designated public parking at two (2) locations that are currently

vacant. The first location (Lot A) is within the Expanded PADD and encompasses the following three (3) parcels: 711 Foresteria Drive, 725 Foresteria Drive, 761 Foresteria Drive. This location currently has 30 temporary parking spaces but with construction of a surface lot, an additional 103 surface parking spaces are anticipated, for a total 133 parking spaces.

The second location (Lot B) is outside the Expanded PADD, between 10<sup>th</sup> Street and the railroad tracks, just south of Foresteria Drive. The Master Plan also proposes the paving of the alley north of Park Avenue, between 9<sup>th</sup> Street and 7<sup>th</sup> Street. This location currently has nine (9) parking spaces, but with the paving of the alley, an additional 67 parking spaces are anticipated, for a total of 76 parking spaces.



10<sup>th</sup> Avenue (Lot B), Lake Park

The anticipated **surface** parking spaces for these additional public parking areas are expected to be 253 parking spaces as follows:

- Lot A (Foresteria): 133 total spaces (103 additional spaces)
- Lot B (10<sup>th</sup> Street): 83 total spaces
- Alley north of Park Avenue, between 9<sup>th</sup> Street and 7<sup>th</sup> Street: 76 total spaces (67 additional spaces)

Therefore, the total future public surface parking supply is 466 parking spaces (213 existing public parking + 253 additional public parking).

## **FUTURE PARKING PUBLIC SUPPLY – SURFACE and GARAGE PARKING**

The expected parking supply for Lot A and Lot B was also estimated based on the construction of parking garages. Google earth was used to estimate the lot dimensions at ground level. The maximum garage height of four (4) stories was based on the Town Code of Ordinances.

Based on information available from the International Parking Institute, *Mixing it Up*, dated April 2015, 350 square feet per parking space is a good rule of thumb for planning purposes of a long-span parking garage. Given this information, the following future parking supply was estimated and provided using approximate calculations:

- Lot A: 457 parking spaces (500 ft x 80 ft) \* 4 stories / 350 SF per parking space)
- Lot B: 549 parking spaces (130 ft x 370 ft) \* 4 stories / 350 SF per parking space)

With the **combination of surface parking** for the alley north of Park Avenue, between 9<sup>th</sup> Street and 7<sup>th</sup> Street **and parking garages** for Lot A and Lot B, the parking spaces for these public parking areas are expected to be 1,073 parking spaces (457 + 549 + 67). Since there are 30 parking spaces existing on Lot A, there will 1,043 additional parking spaces (1,073-30) under this scenario.

Therefore, the total future public parking supply is 1,256 parking spaces (213 existing public parking + 1,043 additional public parking).



Another possible scenario includes the use of Lot A for both public parking and a development with two (2) stories used for garage purposes, and two (2) stories for development.

- Lot A: 228 parking spaces  $((500 \text{ ft} \times 80 \text{ ft}) * 2 \text{ stories} / 350 \text{ SF per parking space})$
- Lot B: 549 parking spaces  $((130 \text{ ft} \times 370 \text{ ft}) * 4 \text{ stories} / 350 \text{ SF per parking space})$

With the combination of surface parking for the alley north of Park Avenue, between 9<sup>th</sup> Street and 7<sup>th</sup> Street and parking garages for Lot A and Lot B, the parking spaces for these additional public parking areas are expected to be 814 parking spaces (228+ 549 + 67-30). Therefore, the total future public parking supply is 1,027 parking spaces (213 existing public parking + 814 additional public parking).

The development at Lot A was based on Downtown land use requirements in terms of density and intensity. It was assumed 20 percent residential, 20 percent restaurant, 30 percent retail, and 30 percent office. Given the parking requirements within the PADD, the required parking spaces would be as follows:

Use	Square Feet / DU	Required Parking Spaces	Total
Residential	43 du	DU/1	43 spaces
Restaurant	27,556 sf	1 per 100 sf	276 spaces
Retail	41,334 sf	1 per 500 sf	83 spaces
Office	41,334 sf	1 per 500 sf	83 spaces

## **FUTURE PRIVATE PARKING ANALYSIS**

As previously indicated, the highest future parking demand for the Expanded PADD is expected to be **18,904 parking spaces**, after accounting for shared parking amongst the mix of uses.

The future public parking supply is anticipated to be 466 parking spaces (with 213 existing parking spaces and 253 additional surface spaces), assuming surface parking is provided for all public parking spaces. If parking structures are provided for Lot A and Lot B at four (4) stories each, the future public parking supply is anticipated to be 1,256 parking spaces (with 213 existing parking spaces and 1,043 additional surface/garage parking spaces).

If Lot A is developed to include two (2) stories of garage and two (2) stories of development, the future public parking supply is anticipated to be 1,027 parking spaces (with 213 existing parking spaces and 814 additional surface/garage parking spaces).

Therefore, the minimum parking that will be required to be contained onsite for the private parcels include 18,438 parking spaces with surface-only public parking, 17,648 parking spaces with four (4) stories of parking garage for both Lot A and Lot B, and 18,362 parking spaces with Lot A as two (2) stories of parking garage/ two (2) stories of development, and Lot B as four (4) stories of parking garage, as shown below:

Future Parking Demand	Future Public Parking	Future Private parking	Percentage
18,904 parking spaces	466 parking spaces (surface parking only)	18,438 parking spaces	98%
18,904 parking spaces	1,256 parking spaces (surface/garage parking)	17,648 parking spaces	94%
19,389 parking spaces (Lot A new development)	1,027 parking spaces (surface/garage parking)	18,362 parking spaces	95%

The above parking analysis indicates that approximately 94 to 98 percent of the private parking demand will need to be contained within the private parcels.

### ***SPECIAL EVENTS PARKING CONSIDERATIONS***

Special Event Permit Applications from 2018 and 2019 were obtained from the Town and reviewed to determine an estimated number of guests. The expected number of guests ranged from 100 to 2,000 guests and averaged around 622 guests. The Town's current designated public parking supply is 213 as previously mentioned.

In order to meet the parking demand during these special events, the Town could implement the following strategies:

- The Town may utilize Lot A and Lot B for event parking. We understand that Lot A is currently being used for overflow parking, when necessary.
- The Town may consider paving the alley north of Park Avenue between 9<sup>th</sup> Street and 7<sup>th</sup> Street to provide additional public parking.

- The Town may consider providing appropriate signage for all existing/future public parking locations to facilitate traffic circulation and reduce congestion during special events.
- The Town may consider pursuing agreements with area businesses to use their parking spaces. Office buildings that are closed on nights and weekends may be potential parking sites during special events occurring at these times.
- The Town may encourage the use of municipal building parking lots such as the Town Hall or the Town Library.
- The Town may consider providing shuttle service from parking areas to the special event location, if necessary.
- The Town may consider encouraging the public to walk or bike to a special event. This could be further encouraged by improving appropriate facilities such as bicycle parking, bicycle lanes and sidewalks.
- The Town may consider agreements with big box establishments located close to the Expanded PADD to use their parking spaces, and provide shuttle service to the special event location. Potential sites include:
  - Northwest corner of Federal Highway and Palmetto Drive (Publix and other retail)
  - Southwest corner of Northlake Boulevard and Old Dixie Highway (Burlington, Staples, and other retail)
  - East side of N Congress Avenue, just south of Northlake Boulevard (Target)
  - West side of N Congress Avenue, just south of Northlake Boulevard (Lowe's)
  - East side of N Congress Avenue, south of Northlake Boulevard (Kohl's)

# APPENDICES



## **APPENDIX A**

### **EXISTING PARKING INVENTORY**



**TABLE A-1**  
**CURRENT PRIVATE & PUBLIC PARKING INVENTORY**

#	Property Address	Use Type	Intensity (SF)	Existing Parking Spaces	Comments
<b>EXISTING PADD</b>					
1	701 Park Avenue	Office	2,070	12	
2	705 Park Avenue	Office	2,016	14	
3	707 Park Avenue	Office	1,810	8	
4	717 Park Avenue	Single-Family Home with Home Office(Religious)	4,291	1	Driveway
5	731 - 791 Park Avenue Avenue	(12) Residential Condos	12,924	24	
6	801 Park Avenue	Office/Retail/Restaurant (TBD - estimated 2,000 SF) (20) Residential Condos	10,000 (retail/office)/1,300(r	52	
7	903 Park Avenue	Office/Retail/Personal Services	4,234	20	
8	911 Park Avenue	Office/Retail/Personal Services	6,750	25	
9	929 Park Avenue	Office/Retail/Restaurant (Camilli's - estimated 1,750 SF)	6,750	26	
10	947 Park Avenue	Office/Retail/Personal Services	2,250	8	
11	955 Park Avenue	Office/Retail/Personal Services/Catering	4,500	22	
12	710 10th Street	Retail	6,000	30	
13	501 10th Street	Office/Retail/Personal Services	6,984	43	
14	551 10th Street	Office/Retail/Personal Services	1,500	5	
15	935 Foresteria Drive	Restaurant (Barbie's - entire site)	2,964	14	
16	940 Park Avenue	Office/Retail/Personal Services	8,456	15	
17	936 Park Avenue	Office/Retail/Personal Services	6,110	18	

## CURRENT PRIVATE & PUBLIC PARKING INVENTORY

#	Property Address	Use Type	Intensity (SF)	Existing Parking Spaces	Comments
18	924 Park Avenue	Office/Retail/Personal Services/Restaurant (Silver Spoon - estimated 1,516 SF)	3,516	12	
19	918 Park Avenue*	Unfinished (originally approved for commercial/residential - existing proposal strictly commercial) VACANT BUILDING, HISTORIC	5,080	9	
20	904 Park Avenue	Post Office and other commercial	9,060	13	
21	842 Park Avenue	Retail/Restaurant (Casper's - estimated 1,825 SF)	3,825	14	
22	838 Park Avenue	Office/Retail/Personal Services	3,375	11	
23	826 Park Avenue	Office/Retail/Restaurant (Pho Hot Pot - estimated 3,000 SF)	10,477	26	
24	810 Park Avenue	Office/Retail/Personal Services	8,931	34	
25	800 Park Avenue	Art Gallery (owned by the CRA)	2,200	7	
26	754 Park Avenue*	Proposed Restaurant (1,575 SF) and open-air patio/outdoor seating (270 seats)/Brewery (1,600sf) / Office(4,225 SF) <b>UNDER CONSTRUCTION</b>	7,400 (plus open air patio-270 seats)	0	
27	748 Park Avenue	Office/Retail/Personal Services/Restaurant-TBD-estimated 1,360 square feet	6,360	3	
28	700 Park Avenue	Office/Retail/Personal Services/Theatre (approximately 80 seats approx. 7,000sf)	23,760	62	
74	Park Avenue	Public ROW - Parking (Park Avenue from 8th Street to 7th Street)	0	15	
75	Park Avenue	Public ROW - Parking (Park Avenue from 9th Street to 8th Street)	0	17	
76	Park Avenue	Public ROW - Parking (Park Avenue from 10th Street to 9th Street)	0	11	
<b>EXISTING PADD SUB TOTAL</b>				<b>571</b>	
<b>PRIVATE PARKING</b>				<b>528</b>	
<b>PUBLIC PARKING</b>				<b>43</b>	

## CURRENT PRIVATE & PUBLIC PARKING INVENTORY

#	Property Address	Use Type	Intensity (SF)	Existing Parking Spaces	Comments
ADDITIONAL PADD					
29	610 7th Street	Single Family Housing	1,258	2	Driveway
30	711 Foresteria Drive	Municipal/Vacant/Proposed	N/A	30	Grass / Temporary
31	725 Foresteria Drive				
32	761 Foresteria Drive				
33	805 Foresteria Drive	Multifamily Housing (< 10 units)	5,320	8	
34	811 Foresteria Drive	Single Family Housing	924	2	Driveway
35	835 Foresteria Drive	Multifamily Housing	13,232	28	
36	845 Foresteria Drive	Multifamily Housing	12,084	28	
37	905 Foresteria Drive	Multifamily Housing (< 10 units)	4,425	9	
38	915 Foresteria Drive	Single Family Housing	3,040	2	Driveway
39	921 Foresteria Drive	Multifamily Housing (< 10 units)	4,058	6	
40	935 Foresteria Drive	Parking for ID #15	0	9	
41	935 Foresteria Drive	Parking and part of building for ID #15	0	17	
42	936 Foresteria Drive	Single Family Housing	1,502	2	Driveway
43	930 Foresteria Drive	Single Family Housing	1,256	2	Driveway
44	922 Foresteria Drive	Multifamily Housing (< 10 units)	1,748	2	Driveway
45	906 Foresteria Drive	Multifamily Housing (< 10 units)	4,023	2	Driveway
46	921 Evergreen Drive	Multifamily Housing	17,706	25	

## CURRENT PRIVATE & PUBLIC PARKING INVENTORY

#	Property Address	Use Type	Intensity (SF)	Existing Parking Spaces	Comments
47	906 Greenbriar Drive	Multifamily Housing (< 10 units) - Commercial Zoning	2,142	2	Driveway
48	Greenbriar Drive	Vacant - N of ID #47	0	0	
49	Greenbriar Drive	Vacant - N of ID #47	0	0	
50	810 9th Street	Multifamily Housing (< 10 units) - Commercial Zoning	2,664	2	Driveway
51	806 9th Street	Multifamily Housing	47,498	107	
52	820 9th Street	Single Family Housing	1,460	2	Driveway
53	910 9th Street	Single Family Housing	1,490	2	Driveway
54	920 9th Street	Single Family Housing	1,560	2	Driveway
55	910 W ILEX Drive	Bright Futures Daycare/School	10,200	34	
56	931 W ILEX Drive	Single Family Housing - Commercial Zoning	1,490	2	Driveway
57	923 W ILEX Drive	Single Family Housing	1,490	2	Driveway
58	915 W ILEX Drive	Single Family Housing	1,490	2	Driveway
59	905 W ILEX Drive	Single Family Housing	1,480	2	Driveway
60	904 W Jasmine Drive	Single Family Housing	1,368	2	Driveway
61	912 W Jasmine Drive	Single Family Housing	1,783	2	Driveway
62	920 W Jasmine Drive	Single Family Housing	1,564	2	Driveway
63	926 W Jasmine Drive	Single Family Housing	1,438	2	Driveway
64	932 W Jasmine Drive	Multifamily Housing (< 10 units) - Commercial Zoning	2,392	2	Driveway
65	917 10th Street	Gas Station	1,674	2	

## CURRENT PRIVATE & PUBLIC PARKING INVENTORY

#	Property Address	Use Type	Intensity (SF)	Existing Parking Spaces	Comments
66	10th Street	Parking Lot adjacent to ID #67	0	25	
67	910 10th Street	Stores	8,000	31	
68	900 10th Street	Office	3,961	4	
69	796 10th Street	Stores	26,182	132	
70	717 10th Street	Vacant - E of ID #69	0		Vacant
71	801 10th Street	Vacant - E of ID #69	0		Vacant
72	905 10th Street	Vacant - E of ID #69	0		Vacant
73	909 10th Street	Vacant - S of ID #65	0		Vacant
77		Public ROW - Parking (Alley between Park Avenue and Foresteria Drive from 10th Street St to 9th St)	0	27	
78		Public ROW - Parking (Alley between Park Avenue and Foresteria Drive from 9th St to 8th St)	0	32	
79		Public ROW - Parking (Alley between Park Avenue and Foresteria Drive from 8th St to 7th St)	0	31	
80	9th Street	Public ROW - Parking (9th St from Foresteria Drive Dr to Greenbriar Dr)	0	23	
81		Public ROW - Parking (Alley N of Park Avenue/ID #7-11, between 10th Street St to 9th St)	0	18	
82		Public ROW - Parking (Alley N of Park Avenue/ID #6, between 9th St to 8th St)	0	9	
<b>ADDITIONAL PADD SUB TOTAL</b>				<b>677</b>	
<b>PRIVATE PARKING</b>				<b>507</b>	
<b>PUBLIC PARKING</b>				<b>170</b>	
<b>EXPANDED PADD SUB TOTAL</b>				<b>1248</b>	
<b>PRIVATE PARKING</b>				<b>1035</b>	
<b>PUBLIC PARKING</b>				<b>213</b>	

## **APPENDIX B**

### **PIPELINE DEVELOPMENT PROJECTS**

**TABLE B-1**

**PARKING DEMAND FOR PIPELINE DEVELOPMENT PROJECTS**

#	Property Address	Use Type	Approximate Building Square Footage (S.F.)	Proposed Parking Spaces	Zoning	FLU	Height	Comments
EXISTING PADD								
1	918 Park	Unfinished (originally approved for commercial/residential - existing proposal strictly commercial) VACANT BUILDING - HISTORIC	5,080	6	PADD	DT	Maximum of four stories	Requires 10
2	754 Park	Proposed Restaurant (1,575 SF) and open-air patio/outdoor seating <b>UNDER CONSTRUCTION</b>	7,400 (plus open air patio-270 seats)	6	PADD	DT	Maximum of four stories	Requires 118





**DATE:** Monday, April 1, 2019  
**TO:** Nadia DiTommaso  
**FROM:** Jessica Dornblaser on behalf of the Everglades Architecture Group,  
and its sub contractors  
**RE:** Resolution 93-11-17 754 Park Avenue, Lake Park, FL

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The attached documents have been revised by the Architect and others as necessary and approved by the client:

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Please find attached our request for a site plan amendment to the approved resolution order 93-11-17. The amendment request is for the deletion of the ground floor restaurant and side patio and the addition of professional office to the ground floor. Minor architectural changes were made due to existing conditions and the further development of construction documents for permit.

To clarify the existing development order was for a 6,850 square foot brewery (inclusive of accessory roof-top area); 4,225 square feet for the business office, and 1,575 square feet for the restaurant; totaling 12,650 square feet.

The proposed development order will be for 6,688.3 square feet of brewery (does not require reconsideration at this time), 5,205 square feet for the business office (+980 Square feet increase), and approximately 777 square feet of common area (elevator lobby and stairs). This change totals 12, 670.3 square feet (20.3 square feet increase from the original order).

As for the architectural changes the design intent remains the same. However during the course of the construction documents phase it became apparent that the floor plans proposed did not match the elevations. The elevator and exit stair were incorrect in the site plan submittal and have been revised to match the floor plan and to meet requirements of the Florida building code.

Please see attached sheets as part of this revision request.

Sincerely,

Jessica Dornblaser, AIA NCARB

719 North Dixie Highway  
West Palm Beach, FL. 33401  
561-912-0400



DEVELOPMENT TEAM

OWNER:  
PARK AVE BBQ & GRILLE  
OF LAKE PARK, INC.  
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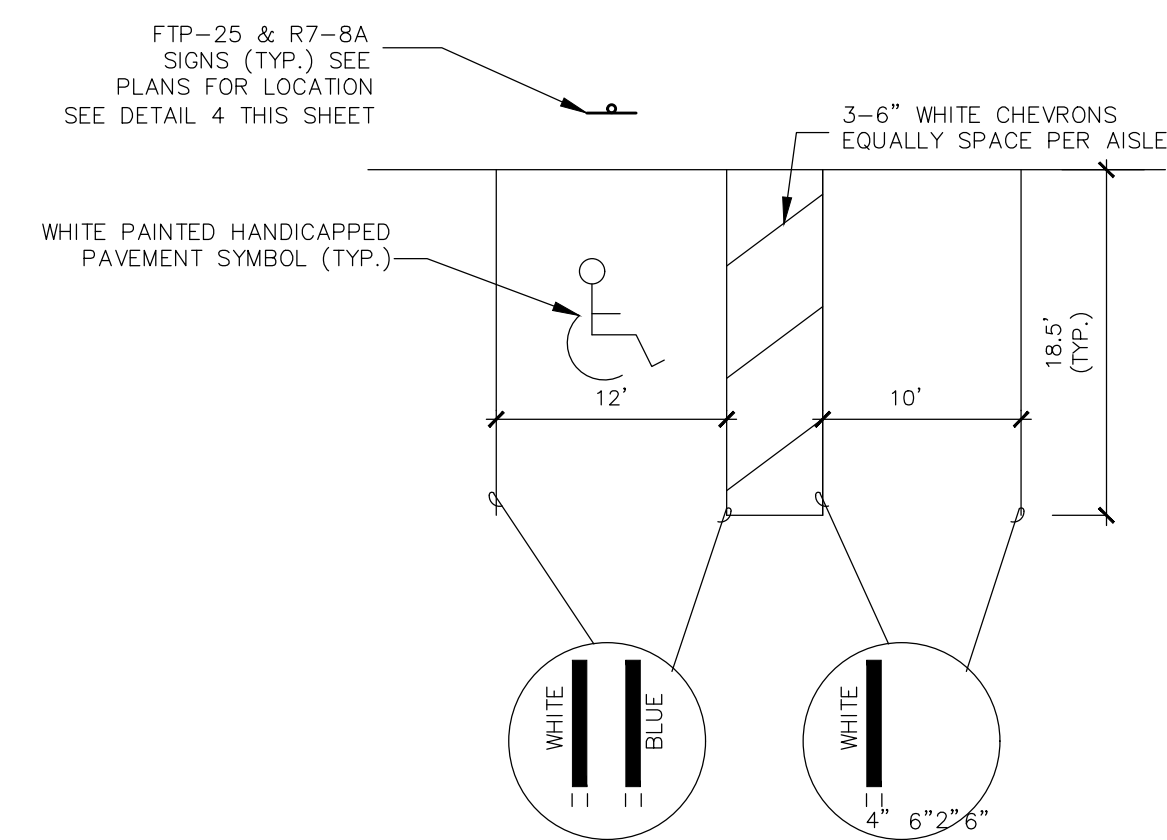
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1950 SW PALM CITY ROAD  
SUITE 5-302  
STUART, FL 34994  
772-220-0424

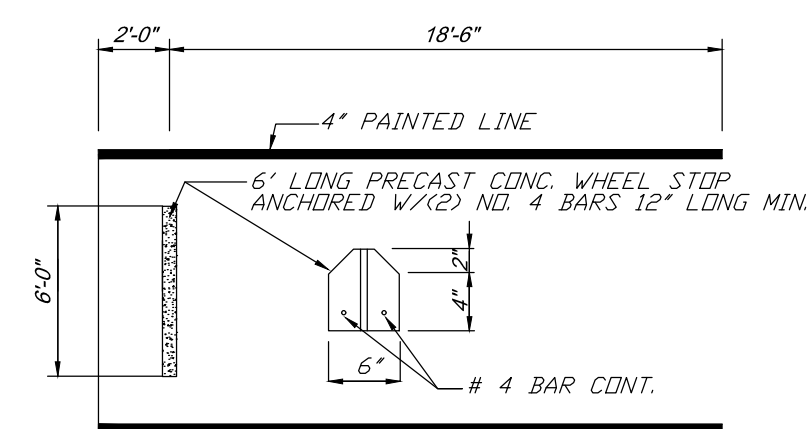
Lake Park Project Parking Calculations		
Uses	Parking Requirements	Spaces Required
Business Offices (Dedicated IT)	1 space / 500 sf 4225 SF	8
Restaurant	1 space / 100 sf 1575 SF	16
Warehouse (Microbrewery)	1 space/2000 sf + 1 space/employee 1600 SF & 3 employees	4
Outdoor seating (patio bar / restaurant)	1 space / 3 seats 270 max. capacity	90
	Total Spaces Required	118

**LEGAL DESCRIPTION:**

LOT 20, LESS THE EAST 10 FEET THEREOF, AND LOTS 21, 22, 23 AND 24, BLOCK 10, LAKE PARK (FORMERLY KELSEY CITY), FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 27.



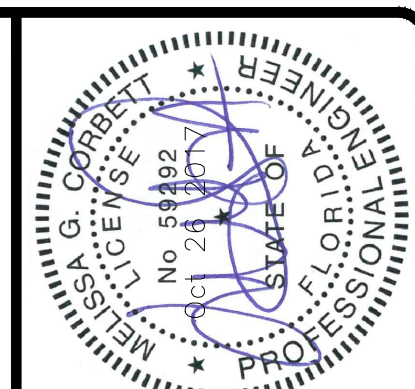
STRIPING  
PER FDOT INDEX NO. 17346



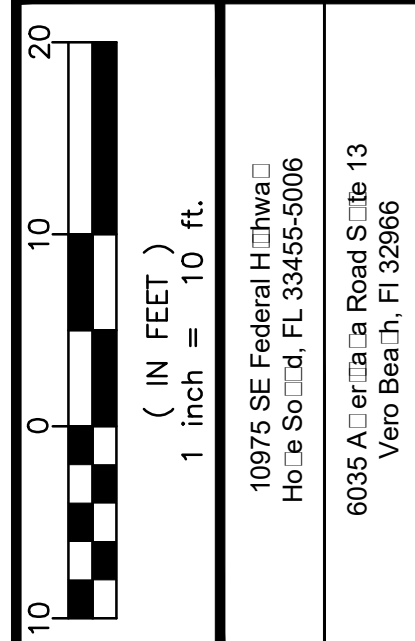
NOTE: SEE SITE PLAN FOR PARKING SPACE SIZE AND FOR WHEEL STOP LOCATIONS. PAINT WHEEL STOPS OSHA YELLOW

SITE DATA	EXISTING CODE	PROPOSED	
ZONING	PADD	PADD	
LANDUSE	DOWNTOWN	DOWNTOWN	
	AC (ACRES)	AREA (SF)	PERCENTAGE
TOTAL LOT SIZE	0.33	14,375	100.00%
PERVIOUS			
GREEN SPACE	0.02	1,034	7.19%
IMPERVIOUS			
EXISTING BUILDING	0.13	5,800	40.35%
PAVEMENT	0.17	7,541	52.46%
	EXISTING CODE	PROPOSED	
	5,000 SF	14,375 SF	
TOTAL LOT SIZE			
LOT WIDTH	50'	115	
LOT DEPTH	100'	125	
BUILDING HEIGHT (MAX)	45'	32' 8"	
BUILDING HEIGHT (MIN)	2 STORIES	2 STORIES	
BUILDING HEIGHT (INTERIOR)	8'	10	
BUILDING COVERAGE	100%	40.35%	
FRONT SETBACK	0	59.62	
SIDE SETBACK	0	0.00	
SIDE SETBACK CORNER	5	0.00	
REAR SETBACK	0	5.28	

ADJACENT PROPERTY			
DIRECTION	ZONING	BUSINESS NAME	USE
NORTH	PADD	CONDOMINIUMS	400
EAST	PADD	LILLY'S TABLES/PALM CHIC BOUTIQUE	1200
SOUTH	PADD	ART PARK STUDIOS & GALLERY	800
WEST	PADD	VACANT	1100



	<u>A</u>				Designated	M.G.C.	6-12-17
	<u>B</u>				Drawn:	A.T.	6-12-17
	<u>A</u>				Checked:	M.G.C.	6-12-17
	<u>A</u>				Approved:	M.G.C.	6-12-17
	<u>A</u>	10-26-17	Revised Per Seacoast Util. Comments	AT	Date:	6-12-17	
	<u>A</u>	8-10-17	Revised Parking Per Town Comments	AT	Project:	U0105	
	<u>A</u>	7-13-17	Per Town and Seacoast Comments	AT	File:	U0105-SUE.png	
No.		Date:	Revision:	By			



## SITE PLAN

## 754 PARK AVENUE IMPROVEMENTS

LAKE PARK, FLORIDA

Sheet No.

2



**RESOLUTION NO. 93-11-17**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A CONDITIONAL USE AND SITE PLAN FOR THE BUILDING AT 754 PARK AVENUE TO INCLUDE A 4,225 SQUARE FOOT MICROBREWERY WITH AN ACCESSORY 2,625 SQUARE FOOT ROOF-TOP OPEN AIR PATIO AND TASTING ROOM, A 1,575 SQUARE FOOT RESTAURANT, AND A 4,225 SQUARE FOOT BUSINESS OFFICE; PROVIDING FOR THE APPROVAL OF CERTAIN WAIVERS TO THE LAND DEVELOPMENT REGULATIONS OF THE PARK AVENUE DOWNTOWN DISTRICT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN AND THE CONDITIONAL USE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on behalf of 754 Park Ave, LLC (the Owner), the MilCor Group, Inc. acting as the Owner's authorized agent (the Applicant) has submitted applications for a site plan and a 4,225 square foot microbrewery conditional use with an accessory 2,625 square foot roof-top open air patio and tasting room, 1,575 square foot restaurant with outdoor seating, and 4,225 square foot business office, with an estimated 270 seats for the rooftop open air patio and outdoor dining area for the restaurant, combined (the Application), at 754 Park Ave (the Site); and

**WHEREAS**, the Site proposed for development has a future land use designation of "Downtown"; and

**WHEREAS**, the zoning of the Site is Park Avenue Downtown District (PADD); and

**WHEREAS**, the Town's Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission its approval with certain conditions; and

**WHEREAS**, the Town Commission has conducted a quasi-judicial hearing to consider the Application; and

**WHEREAS**, at these hearings, the Town Commission considered the evidence presented by the Town Staff, the Owner, Applicant, and other interested parties and members of the public, regarding the Application.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:**

**Section 1:** The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

**Section 2.** The Town Commission hereby approves a Site Plan for the Site authorizing a conditional use of a 4,225 square foot microbrewery with an accessory 2,625 square foot rooftop open-air patio and tasting room, a 1,575 square foot restaurant with outdoor

seating, and a 4,225 square foot business office, with 270 seats combined for the rooftop area and outdoor dining area, subject to the following conditions:

- (1) The Applicant shall develop the Site consistent with the following Plans:
  - a. Site Plan, Demolition and Erosion Plan, Paving/Grading/Drainage Plan, Signage and Pavement Marking Plan, Utility Plan and Utility Details Plan, Landscape Plan, Irrigation Plans, Lighting Plans, and Elevations including color renderings, respectively referenced as Sheets 2 through 8, L1, I-1, E1 through E3, 1.6a and 1.7a received and dated by the Department of Community Development on 10/27/17 and signed and sealed on 10/26/17, along with Landscaping Plan(s) as revised pursuant to condition #17 added by the Town Commission.
  - b. Survey prepared by Bob Buggee, Inc. signed and sealed dated 6/13/17 and received by the Department of Community Development on 10/26/17.
- (2) Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of Park Avenue, 8<sup>th</sup> Street, 7<sup>th</sup> Street, or the alleyways, or any other surrounding street and parking areas as part of the construction of the Site, shall also be subject to the review and approval of the Community Development Director and Public Works Director.
- (3) All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
- (4) The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
- (5) Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
- (6) Prior to the issuance of any building permits, the Owner shall submit copies of any other permits required by other agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.
- (7) Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.

- (8) The Owner shall contract with a security company which shall be present during the operating hours of the roof-top open air patio of the Brewery onsite.
- (9) The Town's Public Works Department sanitation requirements shall be met, particularly in the Downtown area where shared alleyway dumpster usage is available.
- (10) The Owner shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Once initiated, the development of the Site shall be completed within 18 months. Failure to do so shall render the Development Order void.
- (11) This approval of the Site Plan is subject to the abandonment of a 0.9 foot by 53.8 foot right-of-way.
- (12) The Owner shall cause the Site to be 100% irrigated. The Owner shall submit the detailed irrigation plans for the Community Development Department review and approval prior to the issuance of a building permit.
- (13) Prior to the submission of the final Site Plan, the Applicant shall incorporate additional exterior window moldings or trim to enhance the aesthetics of the windows around the building.
- (14) Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Development Order shall be billed to the Owner. The Owner shall pay these fees and costs to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to pay the Town for any of the professional fees or costs within the 10 days will result in the suspension of any further review of any building or other plans which may be associated with the approval of the site plan and conditional use, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
- (15) The two westernmost pods of the community garden area parking design as identified in the Master Public Parking Plan 78-70-4, must be constructed and usable by the Town either with a temporary grassed surface or as a permanently improved parking lot area, prior to the issuance of the Certificate of Occupancy for the rooftop patio bar. If improved as a temporary grassed area, this temporary condition requires Town Commission approval and shall not extend longer than a 6-month period initially without completing the permanent parking lot conversion, with the option of having the Town Commission revisit and approve one 6-month extension. If improved as a temporary grassed area first, the Property Owner must secure the necessary valet parking during the interim period when the grassed area is being converted into a permanent parking lot.
- (16) Amplified music shall not be permitted after midnight on any day of the week for the rooftop patio bar operation.

- (17) "Annuals" identified on the landscape plans shall be revisited to either identify a specific maintenance schedule that requires proper maintenance, or swapped out with a more permanent species.

**Section 3:** The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

**Section 4.** This Resolution shall become effective upon execution.

The foregoing Resolution was offered by Vice-Mayor Glas-Castro who moved its adoption. The motion was seconded by Commissioner Lynch and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	___
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	___
COMMISSIONER ERIN FLAHERTY	<u>/</u>	___
COMMISSIONER ANNE LYNCH	<u>/</u>	___
COMMISSIONER ROGER MICHAUD	<u>/</u>	___

The Town Commission thereupon declared the foregoing Resolution NO. 93-11-17 duly passed and adopted this 15 day of November, 2017.

TOWN OF LAKE PARK, FLORIDA

BY:   
MICHAEL O'ROURKE  
MAYOR


ATTEST:

  
VIVIAN MENDEZ  
TOWN CLERK



Approved as to form and legal sufficiency:

BY:   
THOMAS J. BAIRD  
TOWN ATTORNEY

**Certification**  
I, Shaquita Edwards Depuy, Clerk of the Town of Lake Park Florida, do hereby certify that the foregoing is a true and correct copy of the original instrument as contained in the official records of the Town. Witness my hand and the Official Seal of the Town of Lake Park This 15<sup>th</sup> day of November 2017  
Town Seal   
Town Clerk

FLORIDA



SCOPE OF WORK

INTERIOR ALTERATION, FACADES MODIFICATION AND RESTORATION OF EXISTING TWO STORY COMMERCIAL BUILDING CLASSIFIED AS HISTORIC PRESERVATION TO BE ADAPTED FOR 3 NEW RETAIL STORES ON FIRST FLOOR, 1 HAIR SALOON, 1 SPA, AND 2 PROFESSIONAL OFFICES ON SECOND FLOOR

LEVEL OF ALTERATION 3

THE WORK IS LIMITED TO A NEW STEEL FRAMING FOR INTERIOR PARTITIONS, EXTERIOR WOOD FRAME REINFORCEMENT AND RESTORATION, NEW CEILINGS AND LIGHTING, NEW BATHROOMS PLUMBING WORK, ELECTRICAL AND MECHANICAL WORK, NEW IMPACT R. WINDOWS AND DOOR, STOREFRONTS, EXTERIOR STUCCO NEW AND REPAIR PATCH AND PAINT, RE-ROOFING, SIGNS LOCATIONS, ALL NEW FLOOR AND WALL FINISHES AND PAINT

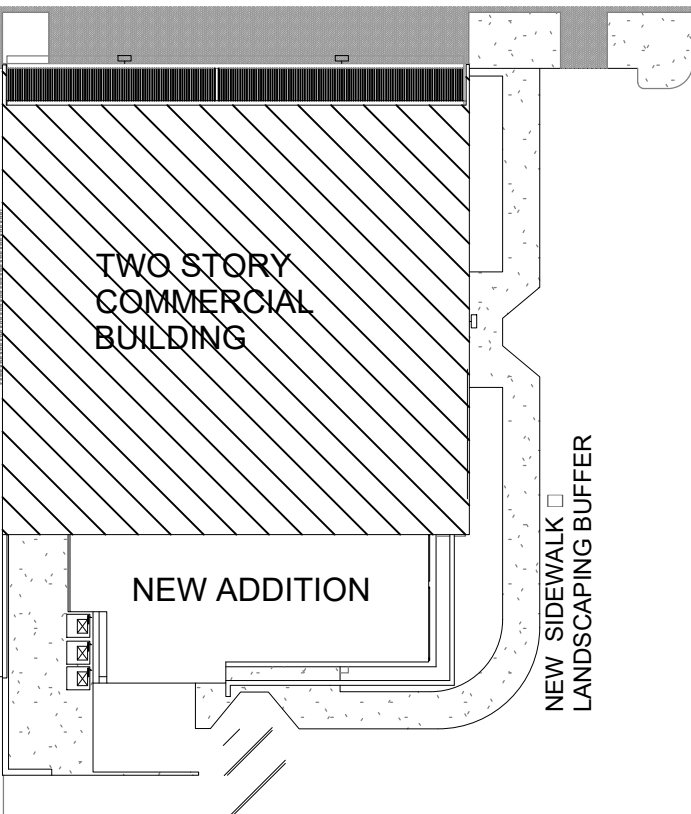
FBC 2017

LEGAL DESCRIPTION

PARCEL CONTROL NUMBER  
36-43-42-20-01-002-0080

DRAWING INDEX

- C1 = COVER SHEET
- SP1 = EXIST. SITE PLAN / PROPOSED SITE PLAN
- A1 = EXIST. CONDITION / DEMO PLAN AND NOTES
- A2 = PROPOSED FLOOR PLANS AND SCHEDULES
- A3 = LIFE SAFETY PLAN
- A4 = REFLECTED CEILING PLAN
- A5 = GENERAL DETAILS/ SECTIONS
- A6 = PROPOSED NORTH ELEVATION
- A7 = PROPOSED EAST ELEVATION
- A8 = PROPOSED SOUTH ELEVATION
- A9 = PROPOSED WEST ELEVATION
- R1 = RENDERS
- E1 = ELECTRICAL PLAN
- E2 = LIGHTING PLAN
- E3 = ELECTRICAL SCHEDULES/RISER AND ELECTRICAL NOTES
- M1 = MECHANICAL PLAN
- M2 = MECHANICAL DETAILS NOTES & SCHEDULES
- P1 = PLUMBING PLAN
- P2 = WATER DISTRIBUTION PLAN
- P3 = PLUMBING & WATER RISERS NOTES & DETAILS



KEY PLAN  
NEW PARKING DISTRIBUTION

SEPARATE PERMITS

THIS PERMIT: SITE PLAN  
CERTIFICATE OF  
APPROPRIATENESS  
COA

- 1. BUILDING PERMIT
- 2. MECHANICAL PERMIT
- 3. ELECTRICAL PERMIT.
- 4. ROOFING PERMIT
- 5. PLUMBING PERMIT

SHOP DRAWINGS TO BE  
SUBMITTED BY  
MANUFACTURERS

918 PARK AVENUE  
LAKE PARK  
FL. 33403

PROJECT 3D VIEW



LOCATION MAP

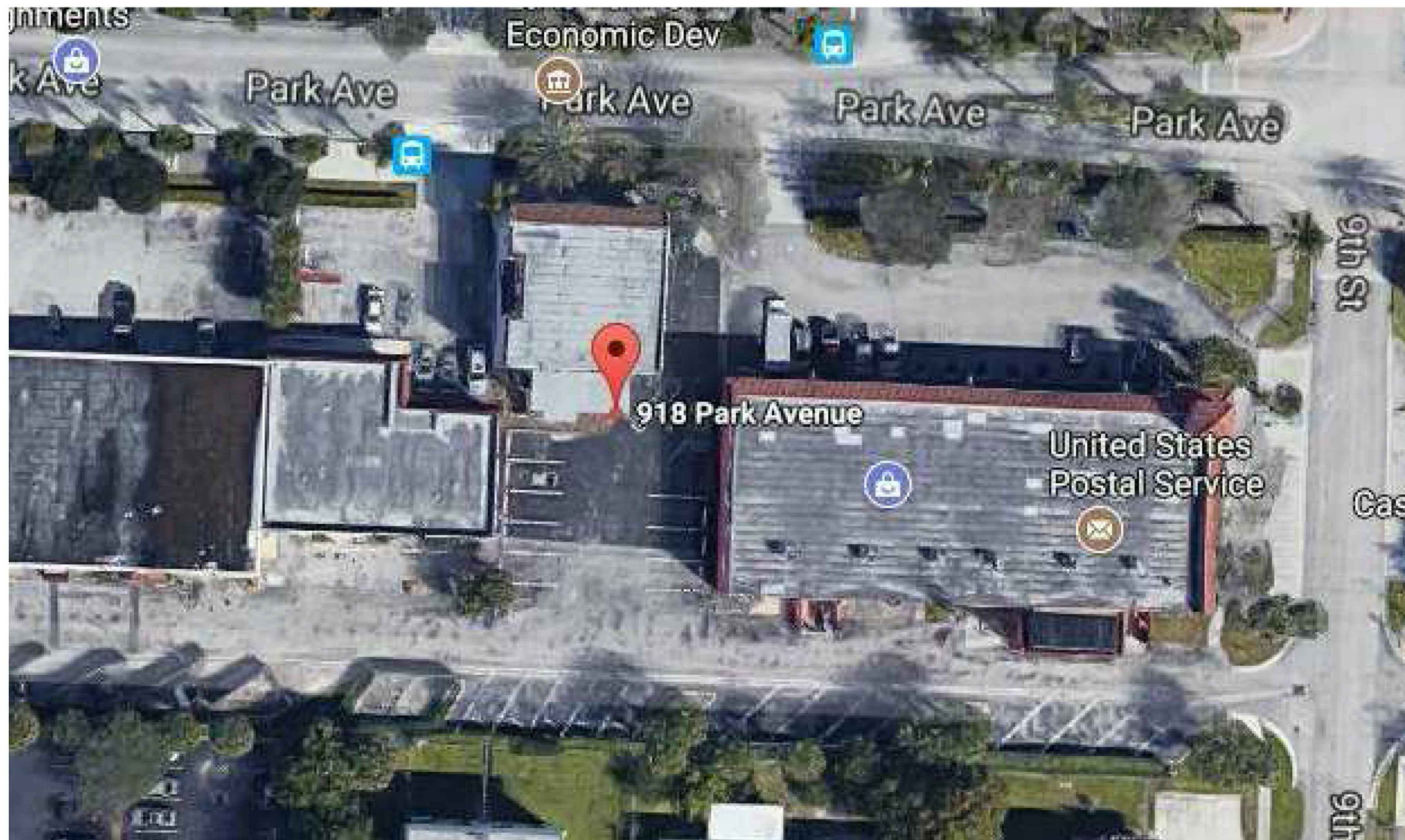


TABLE 78-70-3 PADD

DIMENSION	REQUIRED	PROPOSED OR EXISTING SF
LOT SIZE	5,000 SQUARE FEET	9,375
LOT WIDTH	50 FEET	75'-00"
LOT DEPTH	100 FEET	125'-00"
BUILDING HEIGHT (Maximum)	LESSER OF 4 STORIES OR 45 FT	28'-11"
BUILDING HEIGHT (Maximum)	TWO STORIES	2 STORIES
BUILDING HEIGHT (Clear)	8 Feet	10'-1"
BUILDING COVERAGE	100 PERCENT	33.15
FRONT SETBACK	NONE	0'-0"
SIDE SETBACK (Toward West)	NONE	0'-0"
SIDE SETBACK (Toward East)	NONE	24'-8"
REAR SETBACKS	ZERO FEET	58'-0"

TABLE 78-70-4 PADD

USE CATEGORY	OFF-STREET PARKING FOR CUSTOMERS		LOADING SPACES REQUIRED	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BUSINESS / PROFESSIONAL OFFICES 1 PER 500 SF	1,073.68 SF/500=2.14 UN		1 / 10,000 SF=0	
PERSONAL SERVICES 1 PER 500 SF	1,256.92 SF/500=2.51 UN		1 / 10,000 SF=0	
RETAIL / COMMERCIAL BREWERY AND INDOOR OPEN AREAS 1 PER 500 SF	2,225.74 SF/500=4.45 UN		1 / 5,000 SF=0	
TOTAL PARKING SPACES	9.1 UN APPROX 10 UN	6 UN LEFT TO BE SATISFIED BY USING PUBLIC PARKING SPACES AVAILABLE ON ALLEY		1 ACCORDING PADD 78-70-4

NOTE: OTHER PUBLIC PARKING SPACES ARE AVAILABLE ON PARK AVE  
ACCORDING PUBLIC PARKING MASTER PLAN OF L.P CITY

ZONING INFORMATION

ZONING: PARK AVENUE DOWNTOWN DISTRICT (PADD)  
LAND USE : DOWNTOWN  
PROPOSED MIXED USE, RETAIL ,PROFESSIONAL OFFICES  
/ PERSONAL SERVICES

PROPOSED USE AREAS

COMMON AREAS:  
FIRST FLOOR  
BATHROOMS, HALLS, STAIRS, LIFT ----- 614.14 SF  
PORCHES 1/2 ----- 268.74 SF  
SECOND FLOOR  
BATHROOM,HALLWAYS, LIFT ----- 605.79 SF  
TOTAL COMMON AREAS ----- 1,488.67 SF

AREAS PER USE  
RETAIL STORES AREA -----2,225.72 SF  
PROFESSIONAL OFFICES AREA-----1,073.68 SF  
HAIR SALOON AREA -----1,256.92 SF  
TOTAL BUILDING CONSTRUCTION AREA:----- 6,044.99 SF

NEW ADDITION ----- 1,053.78 SF

PROPOSED  
FIRST FLOOR BUILDING AREA - 3,108.62 SF  
EXTERIOR AREAS:  
SIDE WALK AREA:----- 1,306.92 SF 00.00 SF  
PAVEMENT AREA: ----- 3,144.14 SF 6,406.9 SF  
LANDSCAPING AREA ----- 1,815.32 SF 00.00 SF

LOT AREA = 9,375 SF  
FLOOR AREA RATIO = 6.266.38 SF /9.375= .668

LOT COVERAGE = 3,108.62/9.375= 33.15

MAX BUILDING HEIGHT 28'-11" FT

MAX. OCCUPANCY LOAD PER USE

MERCANTILE  
RETAIL STORE 1 598.87 SF  
RETAIL STORE 2 559.02 SF  
RETAIL STORE 3 1067.83 SF  
SUBTOTAL MERCANTILE = 2,225.72 SF/30 SF PER PERSON= -----74.19 PERSON  
BUSINESS  
PROFESSIONAL OFFICES (2nd floor)1,073.68 SF/100 SF PER PERSON = 10.73 PERSONS  
HAIR SALOON (2nd floor) 1,256.92 sf /100 SF PER PERSON = -----12.57 PERSONS  
TOTAL BUILDING OCCUPANCY LOAD = -----81.22= 82 PERSONS  
FIRE NOTES:  
CONSTRUCTION TYPE: V-A GROUP M.B. AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED BY FBC 903.2.7  
NO ALARM SYSTEM REQUIRED ON GROUP B,M BY FBC. 907.2.7 FBC 907.2.2

NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTO COPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM) WITHOUT THE WRITTEN APPROVAL OF L&S C. ANY ENGINEER WHO DERIVATES WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS DERIVED ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS.

CLIENT NAME AND ADDRESS:

SIMON PASCHALIDES  
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

PROJECT:  
LAKE PARK  
COMMERCIAL PROJECT

EMAIL america.gcs@hotmail.com

ORLANDO CASTRO

ARCHITECT.  
AR98530

ADDRESS: 9039 WEST  
SUNRISE BLVD  
PLANTATION FL. 33322

PH: (954) 474-0220

JOB NUMBER:	2017-0007
DATE:	07-27-2017
DRAWN BY:	Orlando C.
CHECKED BY:	O.C.S.

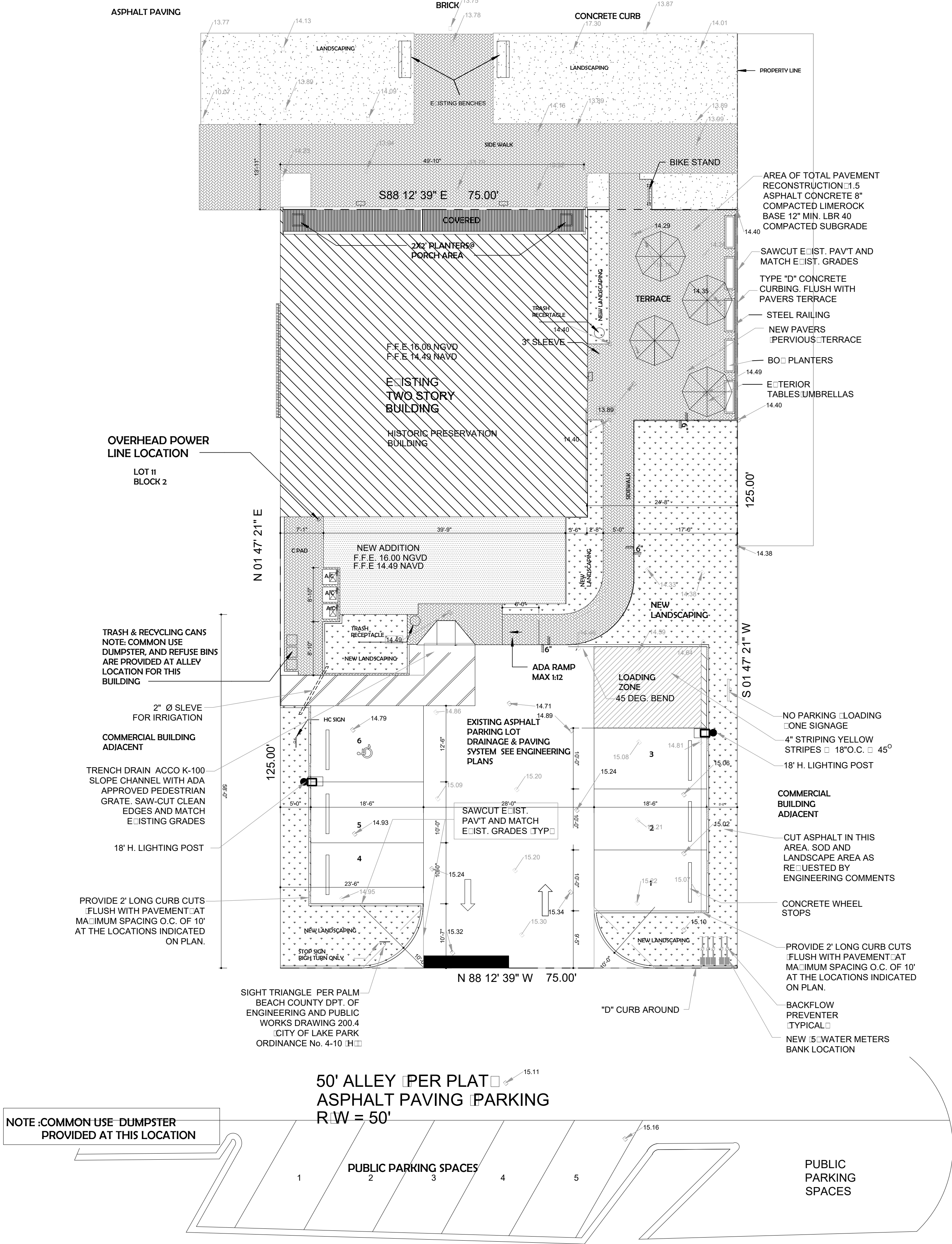
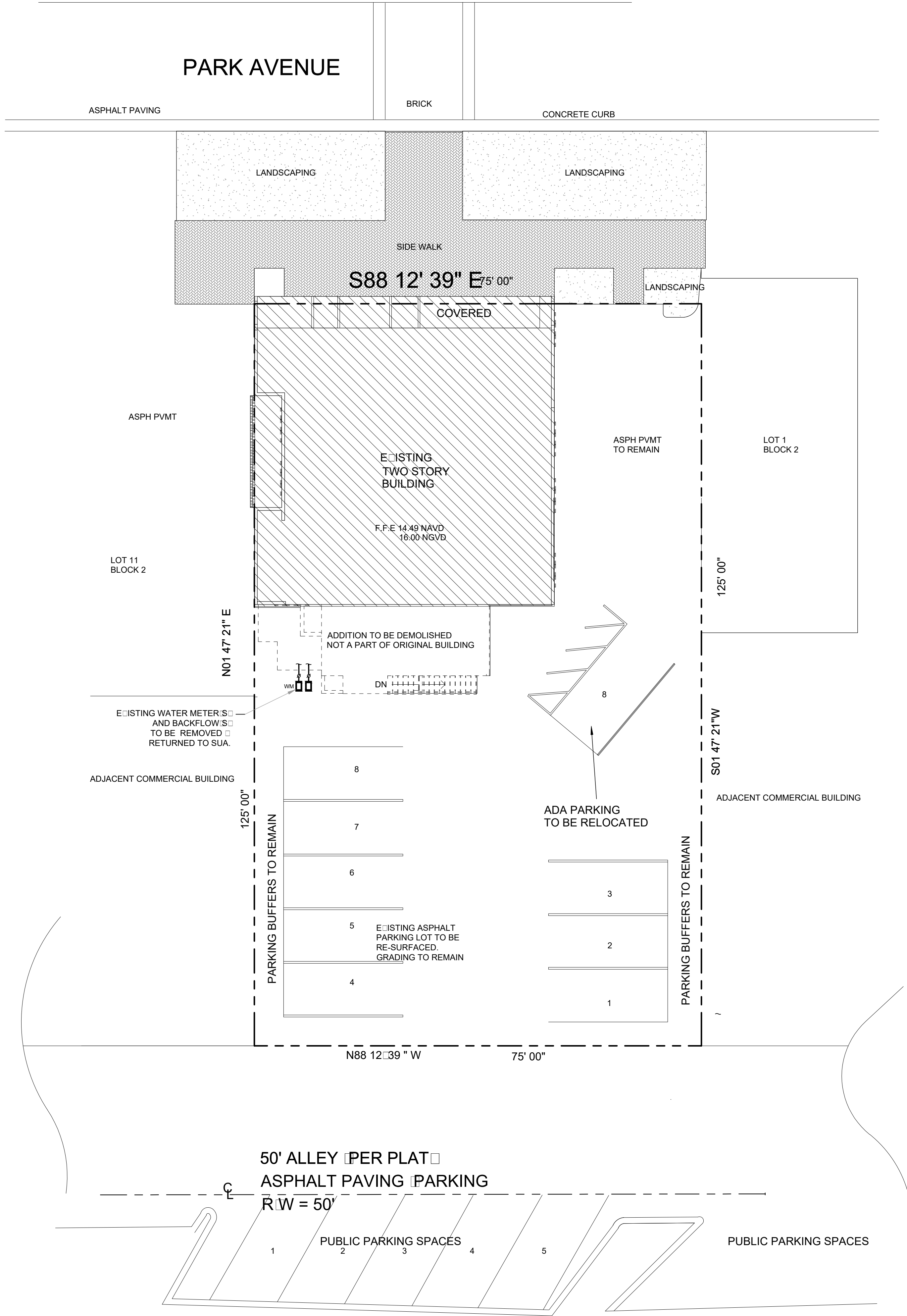
REVISIONS
1-- 9/19/17
2-- 1/8/18

COVER PAGE
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SHEET
C-1
OF

ARCHITECT
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NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING OR ANY INFORMATION RETRIEVAL SYSTEM, WITHOUT THE WRITTEN APPROVAL OF LUS C. MAURY ENGINEER. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS EXISTING ON THESE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES FOUND AND ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS.

**CLIENT NAME AND ADDRESS:**  
MS. MARCIA DUCHARME DOS SANTOS  
& MR. SANDRO DOS SANTOS  
60 CAPE RD. MANDON, MS 01756

**PROJECT:**  
**LAKE PARK  
COMMERCIAL PROJECT**  
918 PARK AVENUE, LAKE PARK, FLORIDA, 33403

**ORLANDO CASTRO**  
ARCHITECT.  
AR98530

**ADDRESS:** 9039 WEST  
SUNRISE BLVD  
PLANTATION FL. 33322  
PH: (954) 474-0220  
EMAIL: america-gcs@hotmail.com

JOB NUMBER:	2017-0007
DATE:	07-27-2017
DRAWN BY:	Orlando C.
CHECKED BY:	O.C.S.

REVISIONS

EXISTING SITE PLAN  
PROPOSED SITE PLAN


SHEET

SP-1

OF

ARCHITECT

**RESOLUTION NO. 43-08-18**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN AUTHORIZING THE REDEVELOPMENT OF A 6,045 SQUARE FOOT COMMERCIAL BUILDING CONSISTING OF 1,257 SQUARE FEET OF PERSONAL SERVICE USES, 2,226 SQUARE FEET OF RETAIL AND OFFICE USES AND 1,488 SQUARE FEET OF COMMON AREA SPACE LOCATED AT 918 PARK AVENUE; PROVIDING FOR A WAIVER TO TOWN CODE SECTION 78-70(n)(5) "SCREENING WALLS"; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, M&S Santos, LLC (Owner) is the owner of the property located at 918 Park Avenue (the Site); and

**WHEREAS**, Coventina Builders, LLC (the Applicant) has submitted an application to develop a 6,045 square foot commercial building which will offer personal services, retail and office uses at the Site; and

**WHEREAS**, the Site has a future land use designation of "Downtown"; and

**WHEREAS**, the zoning of the Site is Park Avenue Downtown District (PADD); and

**WHEREAS**, the Community Development Department (the Department) has determined that the uses of personal services, retail and office uses as identified in Town Code 78-70-1 are permitted uses within the PADD District; and

**WHEREAS**, the Applicant has sought a waiver of the requirement of Section 78-70(n)(5) which requires an alleyway screening wall to be constructed; and

**WHEREAS**, the Town's Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission that it approve the Application with certain conditions; and

**WHEREAS**, the Town Commission has conducted a quasi-judicial hearing to consider the Application; and

**WHEREAS**, the Town Commission has considered the evidence presented by the Department, the Owner and Applicant, and members of the public, regarding the Application.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:**

**Section 1:** The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Commission.

**Section 2.** The Town Commission hereby approves a Site Plan for the Site and a waiver of the requirements of Town Code Section 78-70(n)(5), which eliminates the need for an alleyway screening wall to be constructed.

**Section 3.** The development of the Site is subject to the following conditions:

- (1) The Applicant shall develop the Site consistent with the following Plans:
  - a. Floor Plans (A101 and A102); Site Plan (A101.1); Roof Plan (A103); Elevations and Renderings (A104 through A107, A109 and A110); Sign Plan (A108); received and dated by the Department of Community Development on 07/16/18 and signed and sealed on 07/13/18.
  - b. Paving, Grading and Drainage Plans (EX-01, EX-02, EX-03, EX-04, EX-05 and EX-06) received and dated by the Department of Community Development on 07/16/18 and signed and sealed on 07/13/18.
  - c. Survey (Project No. 17-085), received and dated by the Department of Community Development on 07/16/18 and signed and sealed on 07/13/18.
  - d. Photometric Plan (PHM-1), received and dated by the Department of Community Development on 07/16/18 and signed and sealed on 07/13/18.
  - e. Landscape and Irrigation Plans (L1.1 and L1.2), received and dated by the Department of Community Development on 07/16/18 and signed and sealed on 07/13/18.
- (2) Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of Park Avenue, 9<sup>th</sup> Street, 10<sup>th</sup> Street, or the alleyways, or any other surrounding street and parking areas as part of the construction of the Site, shall be subject to the review and approval of the Department.
- (3) All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
- (4) The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
- (5) Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
- (6) Prior to the issuance of any building permit, the Owner shall submit copies of all required permits from the Palm Beach County Health Department, Palm Beach County Land Development Division, Northern Palm Beach County Improvement District, the Florida

Department of Transportation, South Florida Water Management Division, the Notice of Intent for the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (GCP) and the State of Florida Department of Environmental Protection shall be submitted to the Department.

- (7) Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to the Code required review and approval.
- (8) The Owner shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Once initiated, the development of the Site shall be completed within 18 months. Failure to do so shall render the Development Order void.
- (9) Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Development Order shall be billed to the Owner. The Owner shall pay these fees and costs to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to pay the Town for any of the professional fees or costs within the 10 days will result in the suspension of any further review of the Application, including its presentation to the Commission for its consideration.
- (10) The Owner shall install eye-level high-definition surveillance cameras which capture clear facial features within the south parking area.

**Section 3:** The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.


**Section 4.** This Resolution shall become effective upon execution.

The foregoing Resolution was offered by Commissioner Flaherty who moved its adoption. The motion was seconded by Commissioner Lynch and upon being put to a roll call vote, the vote was as follows:


	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	___
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	___
COMMISSIONER ERIN FLAHERTY	<u>/</u>	___
COMMISSIONER ANNE LYNCH	<u>/</u>	___
COMMISSIONER ROGER MICHAUD	<u>Absent</u>	___

The Town Commission thereupon declared the foregoing Resolution NO. 43-08-18 duly passed and adopted this 1 day of August, 2018.


TOWN OF LAKE PARK, FLORIDA

BY:   
MICHAEL O'ROURKE  
MAYOR

ATTEST:

  
VIVIAN MENDEZ  
TOWN CLERK  
(TOWN SEAL)  
TOWN OF LAKE PARK  
FLORIDA

Approved as to form and legal sufficiency:

BY:   
THOMAS J. BAIRD  
TOWN ATTORNEY

NOTICE OF QUASI-JUDICIAL  
PUBLIC HEARING  
TOWN COMMISSION  
Town of Lake Park

Please take notice and be advised that the Town Commission will consider the following application as a quasi-judicial public hearing agenda item on the date indicated below in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to these items may be inspected at the Community Development Department located at Town Hall. The application scheduled for the meeting is as follows:

A Site Plan Application submitted by Coventina Builders, LLC, acting as "Agent" and "Applicant" on behalf of the Owner, MRS Santos, LLC for the redeveloping of the 918 Park Avenue building, proposing approximately: 1,074 square feet of business and professional office space, 1,257 square feet of personal service space, and 2,226 square feet of retail and commercial space, along with an additional 1,488 square feet of common area space, for a total of 6,045 square feet. A waiver request to Town Code Section 78-70(n)(5) "screening walls" is also being requested as part of this application. The existing structure is historically designated and has received separate Special Certificate of Appropriateness approval from the Town's Historic Preservation Board for the proposed exterior improvements. The site is located on the south side of Park Avenue between 9th and 10th Streets in the Town. The Parcel Control Number is 36-43-42-20-01-002-0080. The application was considered by the Planning & Zoning Board at their May 15th, 2018 and July 9th, 2018 meetings. The Town Commission will consider this application at a quasi-judicial public hearing item at their meeting of **Wednesday, August 1, 2018 at 6:30 p.m., or as soon thereafter as can be heard.**

If a person decides to appeal any decision made by the Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez  
PUB: The Palm Beach Post  
7-20/2018

0000394890-01



***Notification of Public Meetings***

*July 20, 2018*

*Dear Property Owner:*

*You are receiving this notice of public meeting because you are either the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public meeting listed herein is being held to hear the development application described below.*

*Should you wish to attend the meeting to comment on the application, please take note of the date, time and location. If you do not wish to attend the meeting or comment, you may disregard this notice.*

**AGENDA ITEM**

A Site Plan Application submitted by Coventina Builders, LLC, acting as “Agent” and “Applicant” on behalf of the “Owner” M&S Santos, LLC for the redevelopment of the 918 Park Avenue building proposing approximately: 1,074 square feet of business and professional office space; 1,257 square feet of personal service space; and 2,226 square feet of retail and commercial space, along with an additional 1,488 square feet of common area space, for a total of 6,045 square feet. A waiver request to Town Code Section 78-70(n)(5) “screening walls” is also being requested as part of this application. The existing structure is historically designated and has received separate Special Certificate of Appropriateness approval from the Town’s Historic Preservation Board for the proposed exterior improvements. The site is located on the south side of Park Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets in the Town. The Parcel Control Number is 36-43-42-20-01-002-0080. The application was considered by the Planning & Zoning Board at their May 15<sup>th</sup>, 2018 and July 9<sup>th</sup>, 2018 meetings (*previous notice was also sent via certified mail*).

**QUASI-JUDICIAL PUBLIC HEARING**

**MEETING: TOWN COMMISSION**  
**LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS**  
**LAKE PARK, FL 33403**  
**DATE: WEDNESDAY, AUGUST 1, 2018**  
**TIME: 6:30 P.M.**

*Should you wish to review any of the documents associated with the application, or if you have further questions about the application, please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403 or contact Nadia Di Tommaso at 561-881-3319 or [nditommaso@lakeparkflorida.gov](mailto:nditommaso@lakeparkflorida.gov).*



Community  
Development  
Department

535 Park Avenue  
Lake Park, FL 33403  
Phone: (561) 881-3318  
Fax: (561) 881-3323

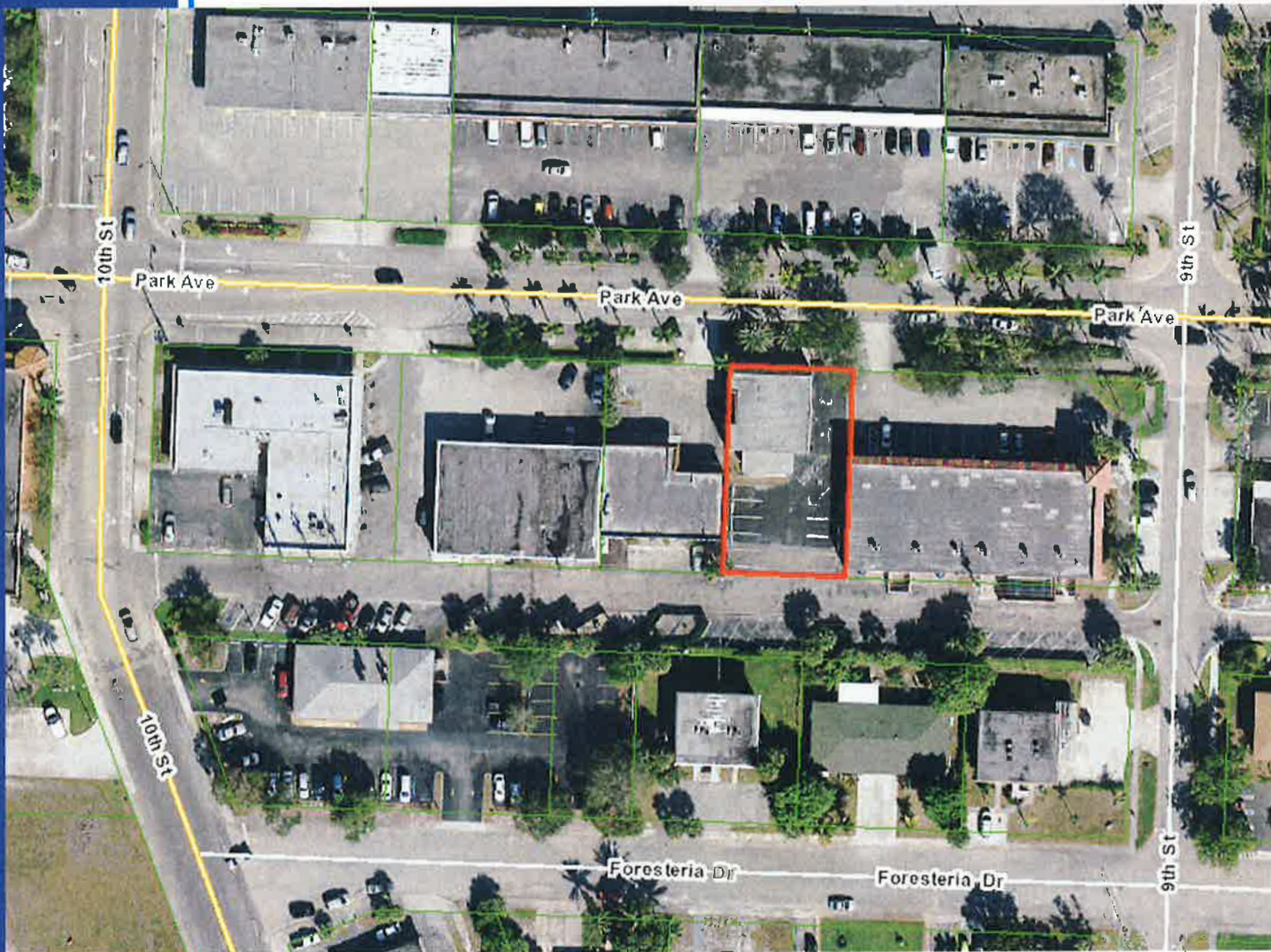
[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)





Community  
Development  
Department

## LOCATION MAP



535 Park Avenue  
Lake Park, FL 33403  
Phone: (561) 881-3318  
Fax: (561) 881-3323

[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)

## **APPENDIX C**

### **FUTURE PARKING DEMAND**

TABLE C-1

## FUTURE LONG RANGE LAND USE / INTENSITIES

	Property Address	Current Use Type	Acreage	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU	Max. Height	Max Density	Max. Intensity (FAR)	Max No. Dwelling Units	Max Sq. Ft.	Comments
1	701 Park Avenue	Office	0.287	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
2	705 Park Avenue	Office	0.2152	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
3	707 Park Avenue	Office	0.1794	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
4	717 Park Avenue	Single-Family Home with Home Office(Religious) Pilgrim new hope church inc.	0.2511	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
5	731 - 791 Park Avenue Avenue	(12) Residential Condos		PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
6	801 Park Avenue (A)	NEW DEVELOPMENT Office/Retail/Restaurant		PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
6a	801 Park Avenue (B)	Office/Retail/Restaurant (TBD - estimated 2,000 SF)		PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
7	903 Park Avenue	Office/Retail/Personal Services	0.3315	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
8	911 Park Avenue	Office/Retail/Personal Services	0.4324	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
9	929 Park Avenue	Office/Retail/Restaurant (Camilli's - estimated 1,750 SF)	0.43	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
10	947 Park Avenue	Office/Retail/Personal Services	0.1441	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
11	955 Park Avenue	Office/Retail/Personal Services/Catering	0.3603	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
12	710 10th Street	Retail	0.6842	C2		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			

	Property Address	Current Use Type	Acreage	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU	Max. Height	Max Density	Max. Intensity (FAR)	Max No. Dwelling Units	Max Sq. Ft.	Comments
13	501 10th Street	Office/Retail/Personal Services	0.7174	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
14	551 10th Street	Office/Retail/Personal Services	0.1481	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
15	935 Foresteria Drive	Restaurant (Barbie's - entire site)	0.2558	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
16	940 Park Avenue	Office/Retail/Personal Services	0.4312	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
17	936 Park Avenue	Office/Retail/Personal Services	0.3606	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
18	924 Park Avenue	Office/Retail/Personal Services/Restaurant	0.22	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
19	918 Park Avenue*	Unfinished (originally approved for	0.22	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
20	904 Park Avenue	Post Office and other commercial	0.5048	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
21	842 Park Avenue	Retail/Restaurant (Casper's - estimated	0.287	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
22	838 Park Avenue	Office/Retail/Personal Services	0.22	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
23	826 Park Avenue	Office/Retail/Restaurant (Pho Hot Pot -	0.5022	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
24	810 Park Avenue	Office/Retail/Personal Services	0.5739	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
25	800 Park Avenue	Art Gallery (owned by the CRA)	0.1435	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
26	754 Park Avenue*	Proposed Restaurant (1,575 SF) and open-	0.33	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
27	748 Park Avenue	Office/Retail/Personal Services/Restaurant-	0.1722	PADD		DT		Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
28	700 Park Avenue	Office/Retail/Personal Services/Theatre	1.2196	PADD				Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
74	Park Avenue	Public ROW - Parking (Park Avenue from 8th Street to 7th Street)											
75	Park Avenue	Public ROW - Parking (Park Avenue from 9th Street to 8th Street)											
76	Park Avenue	Public ROW - Parking (Park Avenue from 10th Street to 9th Street)											
<b>SUB TOTAL EXISTING PADD</b>			<b>9.6215</b>									<b>259.78</b>	<b>2,095,562</b>

	Property Address	Current Use Type	Acreage	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU	Max. Height	Max Density	Max. Intensity (FAR)	Max No. Dwelling Units	Max Sq. Ft.	Comments
ADDITIONAL PADD													
29	610 7th Street	Single Family Housing	0.115	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
30	711 Foresteria Drive	Municipal/Vacant/Proposed	0.1725	R2	PADD	PB&G	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			Future Public Parking Area
31	725 Foresteria Drive	Municipal/Vacant/Proposed	0.8626	R2	PADD	PB&G	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
32	761 Foresteria Drive	Municipal/Vacant/Proposed	0.2301	R2	PADD	PB&G	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
33	805 Foresteria Drive	Multifamily Housing (< 10 units)	0.2301	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
34	811 Foresteria Drive	Single Family Housing	0.1151	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
35	835 Foresteria Drive	Multifamily Housing	0.5178	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
36	845 Foresteria Drive	Multifamily Housing	0.5179	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
37	905 Foresteria Drive	Multifamily Housing (< 10 units)	0.2308	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
38	915 Foresteria Drive	Single Family Housing	0.2308	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
39	921 Foresteria Drive	Multifamily Housing (< 10 units)	0.2308	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
40	935 Foresteria Drive	Parking for ID #15	0.2558	PADD	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
41	935 Foresteria Drive	Parking and part of building for ID #15	0.2558	PADD	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
42	936 Foresteria Drive	Single Family Housing	0.1736	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
43	930 Foresteria Drive	Single Family Housing	0.1736	R2	PADD	RM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
44	922 Foresteria Drive	Multifamily Housing (< 10 units)	0.2314	R2	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
45	906 Foresteria Drive	Multifamily Housing (< 10 units)	0.2314	R2	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
46	921 Evergreen Drive	Multifamily Housing	0.7177	R2	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
47	906 Greenbriar Drive	Multifamily Housing (< 10 units) -	0.2296	R2	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
48	Greenbriar Drive	Vacant - N of ID #47	0.0689	R2	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
49	Greenbriar Drive	Vacant - N of ID #47	0.0689	R2	PADD	DT	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
50	810 9th Street	Multifamily Housing (< 10 units) -	0.2273	R2	PADD	COM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
51	806 9th Street	Multifamily Housing	3.0637	R2	PADD	COM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
52	820 9th Street	Single Family Housing	0.1791	R1	PADD	RSF	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
53	910 9th Street	Single Family Housing	0.1523	R1	PADD	RSF	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
54	920 9th Street	Single Family Housing	0.1755	R1	PADD	RSF	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			
55	910 W ILEX Drive	Bright Futures Daycare/School	1.0572	R2	PADD	COM	DT	Four (4) stories or 45 ft.	27 units per acre	FAR of 5.0			



[illegible]

	Property Address	Current Use Type	Acreage	Current Zoning	Proposed Zoning	Current FLU	Proposed FLU	Max. Height	Max Density	Max. Intensity (FAR)	Max No. Dwelling Units	Max Sq. Ft.	Comments	
80	9th Street	Public ROW - Parking (9th St from Foresteria Drive Dr to Greenbriar Dr)												
81		Public ROW - Parking (Alley N of Park Avenue/ID #7-11, between 10th Street St to 9th St)												
82		Public ROW - Parking (Alley N of Park Avenue/ID #6, between 9th St to 8th St)												
SUB TOTAL ADDITIONAL PADD			18.1000								489	3,892,180		
TOTAL EXPANDED PADD			27.7215									748.78	5,987,742	

## FUTURE LONG-RANGE PARKING DEMAND

Table C-2 - Future Long-Range Parking Demand

SCENARIO	Residential		Restaurant		Retail		Office		Total Parking Demand
	1 parking space per DU		1 parking space per 100 square feet		1 parking space per 500 square feet		1 parking space per 500 square feet		
	20%		20%		30%		30%		
<b>Existing PADD</b>	260	DU	419,112.40	SQ FT	628,668.60	SQ FT	628,668.60	SQ FT	
Parking Demand	260		4,192		1,258		1,258		6,968
<b>Additional PADD</b>	483	DU	778,436.00	SQ FT	1,167,654.00	SQ FT	1,167,654.00	SQ FT	
Parking Demand	483		7,785		2,336		2,336		12,940
<b>Expanded PADD</b>	743	DU	1,197,548.40	SQ FT	1,796,322.60	SQ FT	1,796,322.60	SQ FT	
Parking Demand	743		11,977		3,594		3,594		19,908



**TABLE C-3**

**ESTIMATES BASED ON DOWNTOWN LAND USE CATEGORY**

**A EXISTING PADD AREA:**

**SUB TOTAL SQ. FT: 2,095,562**

0.2	0.2	0.3	0.3
<b>Residential</b>	<b>Restaurant</b>	<b>Retail</b>	<b>Office</b>
<b>Sq. Ft.</b>			
<b>20%</b>	<b>20%</b>	<b>30%</b>	<b>30%</b>
419,112.40	419,112.40	628,668.60	628,668.60

**Square Feet**

Acres

**9.62**

DENSITY MAX 27 DU/ACRES

**259.78**

**Dwelling Units**

1 ACRE 43,560 SQ. FT

1 ACRE 27 DU s

**B ADDITIONAL PADD AREA:**

**SUB TOTAL SQ. FT: 3,892,180**

0.2	0.2	0.3	0.3
<b>Residential</b>	<b>Restaurant</b>	<b>Retail</b>	<b>Office</b>
<b>Sq. Ft.</b>			
<b>20%</b>	<b>20%</b>	<b>30%</b>	<b>30%</b>
778,436.00	778,436.00	1,167,654.00	1,167,654.00

**Square Feet**

Acres

**17.87**

DENSITY MAX 27 DU/ACRES

**482.50**

**Dwelling Units**

C

**TOTAL EXPANDED PADD AREA:****TOTAL SQ. FT. = 5,987,742**

0.2	0.2	0.3	0.3
Residential Sq. Ft.	Restaurant	Retail	Office
20%	20%	30%	30%
1,197,548.40	1,197,548.40	1,796,322.60	1,796,322.60
Square Feet			

Acres                      **27.49**  
DENSITY MAX 27 DU/ACRES      **742.28**  
Dwelling Units

## **APPENDIX D**

### **ULI SHARED PARKING INFORMATION**

## SHARED PARKING ANALYSIS-EXISTING PADD

**Table D-1 - Weekday Parking Ratios**

LAND USE	EXISTING PADD INTENSITY	TOTAL PARKING DEMAND	RECOMMENDED BASE PARKING RATIOS - VISITOR/CUSTOMER/GUEST	RECOMMENDED BASE PARKING RATIOS - RESIDENT/EMPLOYEE	PARKING DEMAND - VISITOR/CUSTOMER/ GUEST	PARKING DEMAND - RESIDENT/EMPLOYEE
Retail	628,668.60 SF	1,258	2.9	0.7	1,013	245
Family Restaurant	419,112.40 SF	4,192	9	1.5	3,593	599
Residential	260 DU	260	0.15	1.7	21	239
Office	628,668.60 SF	1,258	0.3	3.5	99	1,159
<b>Total</b>		<b>6,968</b>			<b>4,726</b>	<b>2,242</b>

**Table D-2 - Weekend Parking Ratios**

LAND USE	EXISTING PADD INTENSITY	TOTAL PARKING DEMAND	RECOMMENDED BASE PARKING RATIOS - VISITOR/CUSTOMER/GUEST	RECOMMENDED BASE PARKING RATIOS - RESIDENT/EMPLOYEE	PARKING DEMAND - VISITOR/CUSTOMER/ GUEST	PARKING DEMAND - RESIDENT/EMPLOYEE
Retail	628,668.60 SF	1,258	3.2	0.8	1,006	252
Family Restaurant	419,112.40 SF	4,192	12.75	2.25	3,563	629
Residential	260 DU	260	0.15	1.7	21	239
Office	628,668.60 SF	1,258	0.03	0.35	99	1,159
<b>Total</b>		<b>6,968</b>			<b>4,689</b>	<b>2,279</b>

## SHARED PARKING ANALYSIS-EXISTING PADD

**Table D-3 - Weekday Shared Parking Demand**

Peak Demand	RETAIL					FAMILY RESTAURANT					RESIDENTIAL					OFFICE					Total
	Customer		Employee		Total	Customer		Employee		Total	Guest		Resident		Total	Customer		Employee		Total	
Time of Day	Rate	1,013	Rate	245	1,258	Rate	3,593	Rate	599	4,192	Rate	21	Rate	239	260	Rate	99	Rate	1,159	1,258	6,968
6:00 AM	1%	10	10%	25	35	25%	898	50%	300	1,198	0%	0	100%	239	239	0%	0	3%	35	35	1,506
7:00 AM	5%	51	15%	37	87	50%	1,797	75%	449	2,246	10%	2	90%	215	217	1%	1	30%	348	349	2,899
8:00 AM	15%	152	40%	98	250	60%	2,156	90%	539	2,695	20%	4	85%	203	207	20%	20	75%	869	889	4,041
9:00 AM	35%	355	75%	184	538	75%	2,695	90%	539	3,234	20%	4	80%	191	195	60%	59	95%	1,101	1,160	5,128
10:00 AM	65%	658	85%	208	867	85%	3,054	100%	599	3,653	20%	4	75%	179	183	100%	99	100%	1,159	1,258	5,961
11:00 AM	85%	861	95%	233	1,094	90%	3,234	100%	599	3,833	20%	4	70%	167	172	45%	45	100%	1,159	1,204	6,302
12:00 PM	95%	962	100%	245	1,207	100%	3,593	100%	599	4,192	20%	4	65%	155	160	15%	15	90%	1,043	1,058	6,617
1:00 PM	100%	1,013	100%	245	1,258	90%	3,234	100%	599	3,833	20%	4	70%	167	172	45%	45	90%	1,043	1,088	6,350
2:00 PM	95%	962	100%	245	1,207	50%	1,797	100%	599	2,396	20%	4	70%	167	172	100%	99	100%	1,159	1,258	5,032
3:00 PM	90%	912	100%	245	1,157	45%	1,617	75%	449	2,066	20%	4	70%	167	172	45%	45	100%	1,159	1,204	4,598
4:00 PM	90%	912	100%	245	1,157	45%	1,617	75%	449	2,066	20%	4	75%	179	183	15%	15	90%	1,043	1,058	4,464
5:00 PM	95%	962	95%	233	1,195	75%	2,695	95%	569	3,264	40%	8	85%	203	212	10%	10	50%	580	589	5,260
6:00 PM	95%	962	95%	233	1,195	80%	2,874	95%	569	3,443	60%	13	90%	215	228	5%	5	25%	290	295	5,161
7:00 PM	95%	962	95%	233	1,195	80%	2,874	95%	569	3,443	100%	21	97%	232	253	2%	2	10%	116	118	5,009
8:00 PM	80%	810	90%	221	1,031	80%	2,874	95%	569	3,443	100%	21	98%	234	255	1%	1	7%	81	82	4,812
9:00 PM	50%	507	75%	184	690	60%	2,156	80%	479	2,635	100%	21	99%	237	258	0%	0	3%	35	35	3,618
10:00 PM	30%	304	40%	98	402	55%	1,976	65%	389	2,366	100%	21	100%	239	260	0%	0	1%	12	12	3,039
11:00 PM	10%	101	15%	37	138	50%	1,797	65%	389	2,186	80%	17	100%	239	256	0%	0	0%	0	0	2,580
12:00 AM	0%	0	0%	0	0	25%	898	35%	210	1,108	50%	11	100%	239	250	0%	0	0%	0	0	1,357

## SHARED PARKING ANALYSIS-EXISTING PADD

**Table D-4 - Weekend Shared Parking Demand**

Peak Demand	RETAIL					FAMILY RESTAURANT					RESIDENTIAL					OFFICE					Total
	Customer		Employee		Total	Customer		Employee		Total	Guest		Resident		Total	Customer		Employee		Total	
Time of Day	Rate	1,006	Rate	252	1,258	Rate	3,563	Rate	629	4,192	Rate	21	Rate	239	260	Rate	99	Rate	1,159	1,258	6,968
6:00 AM	1%	10	10%	25	35	10%	356	50%	315	671	0%	0	100%	239	239	0%	0	0%	0	0	945
7:00 AM	5%	50	15%	38	88	25%	891	75%	472	1,363	20%	4	90%	215	219	20%	20	20%	232	252	1,922
8:00 AM	10%	101	40%	101	201	45%	1,603	90%	566	2,169	20%	4	85%	203	207	60%	59	60%	695	755	3,333
9:00 AM	30%	302	75%	189	491	70%	2,494	90%	566	3,060	20%	4	80%	191	195	80%	79	80%	927	1,006	4,753
10:00 AM	50%	503	85%	214	717	90%	3,207	100%	629	3,836	20%	4	75%	179	183	90%	89	90%	1,043	1,132	5,869
11:00 AM	65%	654	95%	239	893	90%	3,207	100%	629	3,836	20%	4	70%	167	172	100%	99	100%	1,159	1,258	6,159
12:00 PM	80%	805	100%	252	1,057	100%	3,563	100%	629	4,192	20%	4	65%	155	160	90%	89	90%	1,043	1,132	6,541
1:00 PM	90%	905	100%	252	1,157	85%	3,029	100%	629	3,658	20%	4	70%	167	172	80%	79	80%	927	1,006	5,993
2:00 PM	100%	1,006	100%	252	1,258	65%	2,316	100%	629	2,945	20%	4	70%	167	172	60%	59	60%	695	755	5,129
3:00 PM	100%	1,006	100%	252	1,258	40%	1,425	75%	472	1,897	20%	4	70%	167	172	40%	40	40%	464	503	3,830
4:00 PM	95%	956	100%	252	1,208	45%	1,603	75%	472	2,075	20%	4	75%	179	183	20%	20	20%	232	252	3,718
5:00 PM	90%	905	95%	239	1,145	60%	2,138	95%	598	2,735	40%	8	85%	203	212	10%	10	10%	116	126	4,218
6:00 PM	80%	805	85%	214	1,019	70%	2,494	95%	598	3,092	60%	13	90%	215	228	5%	5	5%	58	63	4,401
7:00 PM	75%	755	80%	202	956	70%	2,494	95%	598	3,092	100%	21	97%	232	253	0%	0	0%	0	0	4,301
8:00 PM	65%	654	75%	189	843	65%	2,316	95%	598	2,914	100%	21	98%	234	255	0%	0	0%	0	0	4,012
9:00 PM	50%	503	65%	164	667	30%	1,069	80%	503	1,572	100%	21	99%	237	258	0%	0	0%	0	0	2,497
10:00 PM	35%	352	45%	113	466	25%	891	65%	409	1,300	100%	21	100%	239	260	0%	0	0%	0	0	2,025
11:00 PM	15%	151	15%	38	189	15%	534	65%	409	943	80%	17	100%	239	256	0%	0	0%	0	0	1,388
12:00 AM	0%	0	0%	0	0	10%	356	35%	220	576	50%	11	100%	239	250	0%	0	0%	0	0	826

## SHARED PARKING ANALYSIS-EXPANDED PADD

**Table D-5 - Weekday Parking Ratios**

LAND USE	EXPANDED PADD INTENSITY	TOTAL PARKING DEMAND	RECOMMENDED BASE PARKING RATIOS - VISITOR/CUSTOMER/GUEST	RECOMMENDED BASE PARKING RATIOS - RESIDENT/EMPLOYEE	PARKING DEMAND - VISITOR/CUSTOMER/ GUEST	PARKING DEMAND - RESIDENT/EMPLOYEE
Retail	1,796,322.60 SF	3,594	2.9	0.7	2,895	699
Family Restaurant	1,197,548.40 SF	11,977	9	1.5	10,266	1,711
Residential	743 DU	743	0.15	1.7	60	683
Office	1,796,322.60 SF	3,594	0.3	3.5	284	3,310
<b>Total</b>		<b>19,908</b>			<b>13,505</b>	<b>6,403</b>

**Table D-6 - Weekend Parking Ratios**

LAND USE	EXPANDED PADD INTENSITY	TOTAL PARKING DEMAND	RECOMMENDED BASE PARKING RATIOS - VISITOR/CUSTOMER/GUEST	RECOMMENDED BASE PARKING RATIOS - RESIDENT/EMPLOYEE	PARKING DEMAND - VISITOR/CUSTOMER/ GUEST	PARKING DEMAND - RESIDENT/EMPLOYEE
Retail	1,796,322.60 SF	3,594	3.2	0.8	2,875	719
Family Restaurant	1,197,548.40 SF	11,977	12.75	2.25	10,180	1,797
Residential	743 DU	743	0.15	1.7	60	683
Office	1,796,322.60 SF	3,594	0.03	0.35	284	3,310
<b>Total</b>		<b>19,908</b>			<b>13,399</b>	<b>6,509</b>

## SHARED PARKING ANALYSIS-EXPANDED PADD

**Table D-7 - Weekday Shared Parking Demand**

Peak Demand	RETAIL					FAMILY RESTAURANT					RESIDENTIAL					OFFICE					Total
	Customer		Employee		Total	Customer		Employee		Total	Guest		Resident		Total	Customer		Employee		Total	
Time of Day	Rate	2,895	Rate	699	3,594	Rate	10,266	Rate	1,711	11,977	Rate	60	Rate	683	743	Rate	284	Rate	3,310	3,594	19,908
6:00 AM	1%	29	10%	70	99	25%	2,567	50%	856	3,422	0%	0	100%	683	683	0%	0	3%	99	99	4,303
7:00 AM	5%	145	15%	105	250	50%	5,133	75%	1,283	6,416	10%	6	90%	615	621	1%	3	30%	993	996	8,282
8:00 AM	15%	434	40%	280	714	60%	6,160	90%	1,540	7,700	20%	12	85%	581	593	20%	57	75%	2,483	2,539	11,545
9:00 AM	35%	1,013	75%	524	1,538	75%	7,700	90%	1,540	9,239	20%	12	80%	546	558	60%	170	95%	3,145	3,315	14,650
10:00 AM	65%	1,882	85%	594	2,476	85%	8,726	100%	1,711	10,437	20%	12	75%	512	524	100%	284	100%	3,310	3,594	17,031
11:00 AM	85%	2,461	95%	664	3,125	90%	9,239	100%	1,711	10,950	20%	12	70%	478	490	45%	128	100%	3,310	3,438	18,003
12:00 PM	95%	2,750	100%	699	3,449	100%	10,266	100%	1,711	11,977	20%	12	65%	444	456	15%	43	90%	2,979	3,022	18,904
1:00 PM	100%	2,895	100%	699	3,594	90%	9,239	100%	1,711	10,950	20%	12	70%	478	490	45%	128	90%	2,979	3,107	18,141
2:00 PM	95%	2,750	100%	699	3,449	50%	5,133	100%	1,711	6,844	20%	12	70%	478	490	100%	284	100%	3,310	3,594	14,377
3:00 PM	90%	2,606	100%	699	3,305	45%	4,620	75%	1,283	5,903	20%	12	70%	478	490	45%	128	100%	3,310	3,438	13,135
4:00 PM	90%	2,606	100%	699	3,305	45%	4,620	75%	1,283	5,903	20%	12	75%	512	524	15%	43	90%	2,979	3,022	12,753
5:00 PM	95%	2,750	95%	664	3,414	75%	7,700	95%	1,625	9,325	40%	24	85%	581	605	10%	28	50%	1,655	1,683	15,027
6:00 PM	95%	2,750	95%	664	3,414	80%	8,213	95%	1,625	9,838	60%	36	90%	615	651	5%	14	25%	828	842	14,745
7:00 PM	95%	2,750	95%	664	3,414	80%	8,213	95%	1,625	9,838	100%	60	97%	663	723	2%	6	10%	331	337	14,312
8:00 PM	80%	2,316	90%	629	2,945	80%	8,213	95%	1,625	9,838	100%	60	98%	669	729	1%	3	7%	232	235	13,747
9:00 PM	50%	1,448	75%	524	1,972	60%	6,160	80%	1,369	7,528	100%	60	99%	676	736	0%	0	3%	99	99	10,336
10:00 PM	30%	869	40%	280	1,148	55%	5,646	65%	1,112	6,758	100%	60	100%	683	743	0%	0	1%	33	33	8,683
11:00 PM	10%	290	15%	105	394	50%	5,133	65%	1,112	6,245	80%	48	100%	683	731	0%	0	0%	0	0	7,371
12:00 AM	0%	0	0%	0	0	25%	2,567	35%	599	3,165	50%	30	100%	683	713	0%	0	0%	0	0	3,878

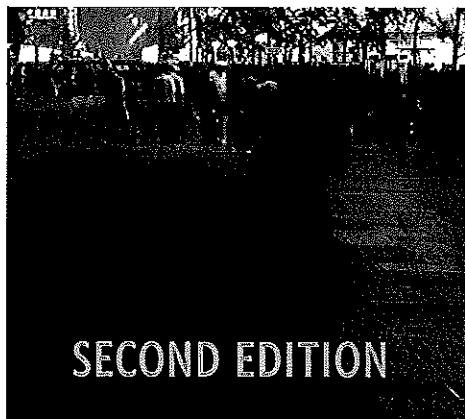
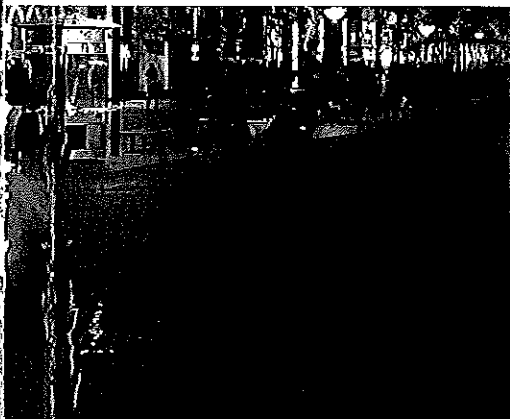


## SHARED PARKING ANALYSIS-EXPANDED PADD

**Table D-8 - Weekend Shared Parking Demand**

Peak Demand	RETAIL					FAMILY RESTAURANT					RESIDENTIAL					OFFICE					Total
	Customer		Employee		Total	Customer		Employee		Total	Guest		Resident		Total	Customer		Employee		Total	
Time of Day	Rate	2,875	Rate	719	3,594	Rate	10,180	Rate	1,797	11,977	Rate	60	Rate	683	743	Rate	284	Rate	3,310	3,594	19,908
6:00 AM	1%	29	10%	72	101	10%	1,018	50%	899	1,917	0%	0	100%	683	683	0%	0	0%	0	0	2,700
7:00 AM	5%	144	15%	108	252	25%	2,545	75%	1,348	3,893	20%	12	90%	615	627	20%	57	20%	662	719	5,490
8:00 AM	10%	288	40%	288	575	45%	4,581	90%	1,617	6,198	20%	12	85%	581	593	60%	170	60%	1,986	2,156	9,522
9:00 AM	30%	863	75%	539	1,402	70%	7,126	90%	1,617	8,743	20%	12	80%	546	558	80%	227	80%	2,648	2,875	13,579
10:00 AM	50%	1,438	85%	611	2,049	90%	9,162	100%	1,797	10,959	20%	12	75%	512	524	90%	256	90%	2,979	3,235	16,767
11:00 AM	65%	1,869	95%	683	2,552	90%	9,162	100%	1,797	10,959	20%	12	70%	478	490	100%	284	100%	3,310	3,594	17,595
12:00 PM	80%	2,300	100%	719	3,019	100%	10,180	100%	1,797	11,977	20%	12	65%	444	456	90%	256	90%	2,979	3,235	18,687
1:00 PM	90%	2,588	100%	719	3,307	85%	8,653	100%	1,797	10,450	20%	12	70%	478	490	80%	227	80%	2,648	2,875	17,122
2:00 PM	100%	2,875	100%	719	3,594	65%	6,617	100%	1,797	8,414	20%	12	70%	478	490	60%	170	60%	1,986	2,156	14,655
3:00 PM	100%	2,875	100%	719	3,594	40%	4,072	75%	1,348	5,420	20%	12	70%	478	490	40%	114	40%	1,324	1,438	10,941
4:00 PM	95%	2,731	100%	719	3,450	45%	4,581	75%	1,348	5,929	20%	12	75%	512	524	20%	57	20%	662	719	10,622
5:00 PM	90%	2,588	95%	683	3,271	60%	6,108	95%	1,707	7,815	40%	24	85%	581	605	10%	28	10%	331	359	12,050
6:00 PM	80%	2,300	85%	611	2,911	70%	7,126	95%	1,707	8,833	60%	36	90%	615	651	5%	14	5%	166	180	12,575
7:00 PM	75%	2,156	80%	575	2,731	70%	7,126	95%	1,707	8,833	100%	60	97%	663	723	0%	0	0%	0	0	12,287
8:00 PM	65%	1,869	75%	539	2,408	65%	6,617	95%	1,707	8,324	100%	60	98%	669	729	0%	0	0%	0	0	11,461
9:00 PM	50%	1,438	65%	467	1,905	30%	3,054	80%	1,438	4,492	100%	60	99%	676	736	0%	0	0%	0	0	7,133
10:00 PM	35%	1,006	45%	324	1,330	25%	2,545	65%	1,168	3,713	100%	60	100%	683	743	0%	0	0%	0	0	5,786
11:00 PM	15%	431	15%	108	539	15%	1,527	65%	1,168	2,695	80%	48	100%	683	731	0%	0	0%	0	0	3,965
12:00 AM	0%	0	0%	0	0	10%	1,018	35%	629	1,647	50%	30	100%	683	713	0%	0	0%	0	0	2,360

# SHARED PARKING



SECOND EDITION



**Table 2-2** Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
* Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
* Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
* Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5 <sup>2</sup>	0.15	1.5 <sup>2</sup>	/unit	2
Residential, Owned	0.15	1.7 <sup>2</sup>	0.15	1.7 <sup>2</sup>	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
* Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
• Bank, Branch with Drive-In	3.0	1.6	3.0	1.6	/ksf GFA	2

**Notes**

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.

1/ksf = per thousand sq. ft.

2 1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

**Sources:**

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI—the Urban Land Institute, 1999).

2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).

3. Data collected by team members.

4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.

5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

**Table 2-5** Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
* Shopping Center—Typical	* Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	—	1
	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%	100%	95%	85%	80%	75%	65%	50%	30%	10%	—	1
	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	—	1
	* Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	—	2
Fine/Casual Dining	Customer	—	—	—	—	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	2
	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%	2
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%	2
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
Nightclub	Customer	—	—	—	—	—	—	—	—	—	—	—	—	25%	50%	75%	100%	100%	100%	100%	2
	Employee	—	—	—	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%	2,6
	Customer	—	—	—	—	—	—	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%	2,6
	Employee	—	—	—	—	—	—	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	—	—	—	2
	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
Arena	Customer	—	—	—	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	—	—	2
	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
Stadium	Customer	—	—	—	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	—	2
	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%	2
* Health Club	* Customer	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	—	2,4
	* Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	—	2,4
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	—	—	—	2
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	100%	100%	40%	25%	20%	20%	5%	—	—	2
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
* Hotel—Leisure	* Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5,3
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	—	—	2
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	—	—	—	2
	* Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	100%	70%	40%	20%	20%	20%	20%	10%	5%	2
Residential	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
Office	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	—	—	—	—	2
Office	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%	90%	90%	50%	25%	10%	7%	3%	1%	—	—	3
* Medical/Dental Office	* Visitor	—	—	90%	90%	100%	100%	30%	90%	100%	90%	90%	80%	67%	30%	15%	—	—	—	—	2
	* Employee	—	—	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	—	—	—	—	2
Bank	Customer	—	—	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	—	—	—	—	—	—	—	3
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	—	—	—	—	—	—	—	2

**Sources:**  
1. Confidential data provided by shopping center managers.  
2. Developed by team members.  
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).  
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.  
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.  
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.



**Table 2-6** Recommended Time-of-Day Factors for Weekends

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
* Shopping Center—Typical	* Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%
	Peak December	1%	5%	10%	35%	60%	70%	85%	95%	100%
	Late December	1%	5%	10%	20%	40%	60%	80%	95%	100%
Fine/Casual Dining	* Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
	Customer	—	—	—	—	—	15%	50%	55%	45%
Family Restaurant	Employee	—	20%	30%	60%	75%	75%	75%	75%	75%
	Customer	10%	25%	45%	70%	90%	90%	100%	85%	65%
Fast Food	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
Nightclub	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
	Customer	—	—	—	—	—	—	—	—	—
Cineplex—Typical	Employee	—	—	—	5%	5%	5%	5%	10%	10%
	Customer	—	—	—	—	—	—	20%	45%	55%
	Late December	—	—	—	—	—	—	35%	60%	75%
Performing Arts Theater	Employee	—	—	—	—	—	—	50%	60%	60%
	Customer	—	—	—	1%	1%	1%	1%	17%	67%
With matinee	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%
	Customer	—	—	—	1%	1%	1%	1%	25%	95%
Arena (two shows)	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%
	Customer	—	—	—	1%	1%	1%	1%	25%	95%
Stadium (1 p.m. start; see weekday for evening game)	Employee	—	5%	10%	20%	30%	30%	100%	100%	100%
	Customer	—	—	1%	1%	5%	5%	50%	100%	100%
* Health Club	* Employee	80%	45%	35%	50%	35%	50%	50%	30%	25%
	* Customer	50%	50%	50%	50%	50%	50%	50%	50%	50%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
* Hotel—Leisure	* Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	* Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	20%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	20%	60%	80%	90%	100%	90%	80%	60%
Office	Employee	—	20%	60%	80%	90%	100%	90%	80%	60%
* Medical/Dental Office	* Visitor	—	—	90%	90%	100%	100%	30%	—	—
	* Employee	—	—	60%	100%	100%	100%	100%	—	—
Bank	Customer	—	—	25%	40%	75%	100%	90%	—	—
	Employee	—	—	90%	100%	100%	100%	100%	—	—

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
100%	95%	85%	70%	60%	50%	30%	20%	10%	—	1
100%	100%	95%	85%	80%	75%	65%	45%	15%	—	2
45%	45%	60%	90%	95%	100%	90%	90%	90%	50%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	2
40%	45%	60%	70%	70%	65%	30%	25%	15%	10%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	100%	80%	50%	2, 6
80%	80%	80%	70%	80%	100%	100%	100%	85%	70%	2, 6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
67%	1%	1%	1%	25%	100%	100%	—	—	—	2
100%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
95%	81%	1%	1%	25%	100%	100%	—	—	—	2
100%	100%	30%	100%	100%	100%	100%	30%	10%	5%	2
85%	25%	—	—	—	—	—	—	—	—	2
100%	25%	10%	5%	5%	—	—	—	—	—	2
30%	55%	100%	95%	60%	30%	10%	1%	1%	—	2, 4
50%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5
65%	65%	100%	100%	100%	100%	100%	50%	—	—	5
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	75%	60%	55%	55%	55%	45%	45%	30%	5
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
40%	20%	10%	5%	—	—	—	—	—	—	2
40%	20%	10%	5%	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	2
—	—	—	—	—	—	—	—	—	—	2
—	—	—	—	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	2

**Sources:**

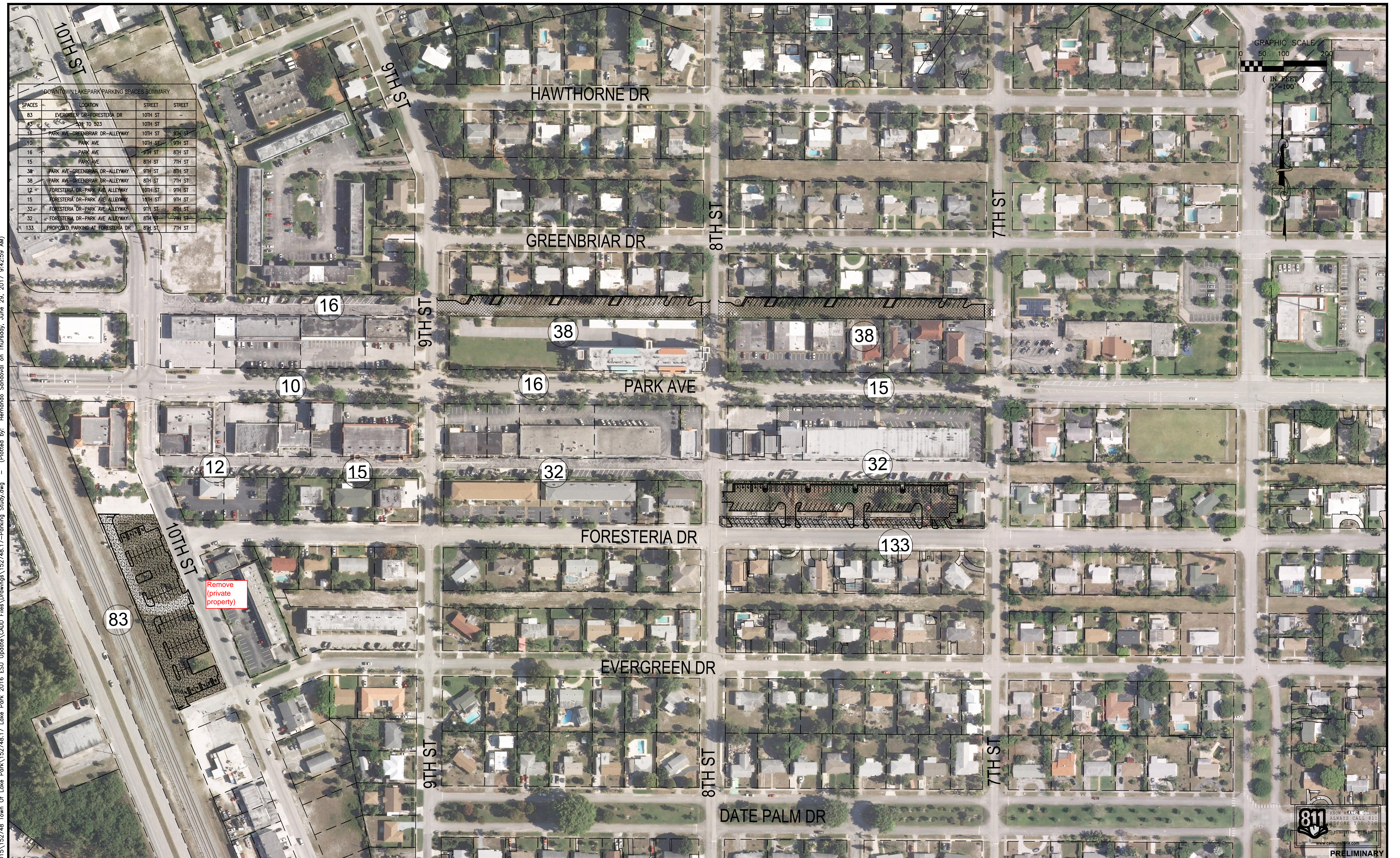
1. Confidential data provided by shopping center managers.
2. Developed by team members.
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

## **APPENDIX E**

### **DOWNTOWN PUBLIC PARKING MASTER PLAN**



SPACES	LOCATION	STREET	STREET
83	EVERGREEN DR-FORESTRA DR	10TH ST	-
62	1001 TO 823	10TH ST	-
16	PARK AVE- GREENBRIAR DR-ALLEYWAY	10TH ST	9TH ST
10	PARK AVE	10TH ST	9TH ST
16	PARK AVE	9TH ST	8TH ST
15	PARK AVE	8TH ST	7TH ST
38	PARK AVE- GREENBRIAR DR-ALLEYWAY	9TH ST	8TH ST
38	PARK AVE- GREENBRIAR DR-ALLEYWAY	8TH ST	7TH ST
12	FORESTRA DR-PARK AVE ALLEYWAY	10TH ST	9TH ST
15	FORESTRA DR-PARK AVE ALLEYWAY	10TH ST	9TH ST
32	FORESTRA DR-PARK AVE ALLEYWAY	9TH ST	8TH ST
32	FORESTRA DR-PARK AVE ALLEYWAY	8TH ST	7TH ST
133	PROPOSED PARKING AT FORESTRA DR	8TH ST	7TH ST

[illegible]

DESIGNED	
DATE	
CHECKED	PAF
DATE	JUNE 2017
ISSUED FOR	REVIEW
DATE	02-12-2016



**TOWN OF LAKE PARK  
LAKE PARK, FLORIDA**

## LAKE PARK DOWNTOWN PARKING STUDY

PATRICK A. FIGURELLA, P.E.  
STATE OF FLORIDA PROFESSIONAL ENGINEER  
LICENSE No. 54795

DATE: 06-21-2017

SCALE	1" = 200'	SHEET: 1
PROJECT No	152748.04	<b>1</b>
PURPOSE OF THIS SET	REVIEW	<b>1</b>