



January 9, 2025

Suzanne Dombrowski, P.E.
City of Westlake- Planning and Zoning Department
4001 Seminole Pratt Whitney Road
Westlake, FL 33470

RE: *Grove Market*
Westlake, Florida
Kimley-Horn #145538000

Dear Suzanne:

Kimley-Horn and Associates, Inc. has prepared a study to evaluate the overall anticipated future parking requirements for the redevelopment of the Grove Market located on the northeast corner of Seminole Pratt Whitney Road & Persimmon Boulevard, in the City of Westlake, Florida. The Grove Market is a mixed-use shopping center.

Figure 1 illustrates the site location. Following is the mix of uses that have been evaluated in the following analysis:

- Grocery: 52,145 square feet
- Retail: 29,404 square feet
- Restaurant: 7,124 square feet
- Bank with Drive-Through: 2,925 square feet
- Gas Station with Convenience Store: 2,500 square feet / 8 Fueling Positions

Because the mix of uses on site (grocery store, retail/restaurant uses, bank, and gas station) are anticipated to have differing peak demand periods throughout the day, a shared parking analysis was undertaken to determine the actual anticipated parking needs for the site. The City of Westlake Ordinance No. 2019-10 defines the baseline parking supply requirements for different types of land uses. The following analysis utilizes hourly adjustment factors published by the Urban Land Institute (ULI) in *Shared Parking, 3rd Edition* to account for differences in parking demand over the course of the day and to account for differences between weekday and weekend conditions. Following is a summary of the evaluation undertaken.

Parking Requirements and Hourly Variation

To calculate the baseline parking needs for each use, parking ratios defined in the City of Westlake Ordinance No. 2019-10 were applied. Following is a summary of the applicable ratios for the uses on this site:

- Grocery Store: 1 space per 240 square feet
- Retail: 1 space per 240 square feet
- Restaurant: 1 space per 225 square feet
- Bank with Drive-Through: 1 space per 300 square feet
- Gas-Station with Convenience Store: 1 space per 240 square feet plus 1 space per gas pump island

Table 1 provides a summary of the baseline parking requirement for the site for weekday and weekend conditions using these baseline City Code-defined ratios.

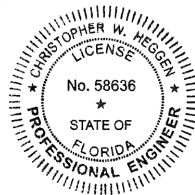
Adding up the total baseline parking requirements assumes that every use within the site experiences its peak demand simultaneously. However, based on characteristics specific to each use on a mixed-use site, some uses will experience peak demands at times when other uses experience reduced activity or are even not even open for operation. It is for this reason that the ULI Shared Parking methodology was developed to calculate the variation in demand throughout the day on a use-by-use basis and to provide a more accurate illustration of what parking demand is expected for the Grove Market site.

The ULI *Shared Parking, Third Edition* manual provides hourly distribution for each of the land uses found on the site. This manual also shows, for each use, the relative proportion of the parking supply for each use that is used by employees and the proportion used by visitors. Table 1 shows how the employee/visitor proportion that is published by ULI is applied to the City Code-required parking ratios to determine how much of the City Code-required parking would be used by visitors and how much would be used by employees when that use is operating at 100% of its parking need.

Table 2A and Table 3A show the percentage of peak parking needed on an hourly basis on weekdays and weekends, respectively, for each of the uses analyzed using data published by ULI. Table 2B and Table 3B includes calculations to apply the hourly variation percentages shown in Tables 2A and 3A to the Code-required parking calculated for each use as shown in Table 1. Tables 2A and 2B show the hour-by-hour parking needs for the overall site by adding the calculated hour-by-hour variation in demand for each use, applying the hourly variation percentages to the Code-required parking. It is important to note that the code parking ratios used in this analysis are already assumed to include a buffer between actual demand and supply needed, as evidenced by the fact that no additional buffer is added whenever the Code is used to calculate site parking requirements; therefore, no additional buffer is added in because it is already build into the base parking calculations. . This analysis determined that the overall peak parking need will be 353 parking spaces at 5:00 PM on a weekday and 374 parking spaces at 12:00 PM on a weekend. The proposed parking supply is 374 parking spaces.

Therefore, based upon this evaluation, the overall parking supply of 374 spaces provided is sufficient to meet the shared parking needs on this site. Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any comments or need any additional clarification.

Sincerely,



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by
Christopher W
Heggen
Date: 2025.01.09
14:10:11 -05'00'

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration Number 58636

Registry No. 35106

Attachments

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| Property | Unit(s) | Lease | Lease Type | Area |
|----------|---------|-------|------------|------|
|----------|---------|-------|------------|------|

grove - Grove Market

Current Leases

| | | | | |
|-------|---------|--------------------------------|------------|-----------|
| grove | 5010 | Performance Napa, LLC | Retail Net | 3,600.00 |
| grove | 5014 | Botian Inc. | Retail Net | 1,200.00 |
| grove | 5018 | A Smokers Delight LLC | Retail Net | 1,200.00 |
| grove | 5022 | Camden River Hair, Inc. | Retail Net | 1,200.00 |
| grove | 5026 | Gissy Family Chiropractic PLLC | Retail Net | 1,200.00 |
| grove | 5030 | IL Pomodoro LLC | Retail Net | 2,119.00 |
| grove | 5038 | Salon Prive | Retail Net | 1,200.00 |
| grove | 5042_46 | Atlantic Coast Exotics, LLC | Retail Net | 2,237.00 |
| grove | 5060 | Aldi, Inc | Retail Net | 52,145.00 |
| grove | 5084 | Wish Martial Arts LLC | Retail Net | 4,050.00 |
| grove | 5088_96 | Gator Shack | Retail Net | 3,805.00 |
| grove | 5034 | VACANT | | 2,400.00 |
| grove | TRUCK | VACANT | | 0.00 |

Total Current

76,356.00

TABLE 1 - PARKING REQUIREMENT - WESTLAKE SHARED PARKING

| Land Use | Quantity | | Unit | ULI 3rd Edition Rates | | | | | | Westlake City Code | | | | | | | | | |
|-------------------------------------|----------|-------|-----------|-----------------------|--------------------|--------------------|------------|----------|----------------|--------------------|-----------------------------------|--------------------|----------------|------------------------------|-----------|------------------------------|----------------|---------------|----------------|
| | | | | Use | Weekday | Weekend | Peak Ratio | Unit | Weekday | Weekend | Location Base Ratio (1 Space per) | | Westlake Ratio | Parking Spaces | User | Weekday | | Weekend | |
| | | | | | Base (# of spaces) | Base (# of spaces) | | | Parking Spaces | Parking Spaces | | | | | | Adjusted Ratio by User | Parking Spaces | Ratio By User | Parking Spaces |
| Grocery | 52.145 | ksf | Visitor | 4.00 | 4.00 | 4.75 | /ksf GLA | 209 | 209 | 0.24 | ksf GLA | 1 space per 240 sf | 217 | Visitors | 0.84 | 183 | 0.84 | 182 | |
| | | | Employee | 0.75 | 0.75 | | | 39 | 39 | | | | | | Employees | 0.16 | 34 | 0.16 | 35 |
| Retail | 29.404 | ksf | Visitor | 2.90 | 3.20 | 4.00 | /ksf GLA | 85 | 94 | 0.24 | ksf GLA | 1 space per 240 sf | 123 | Visitors | 0.73 | 89 | 0.80 | 98 | |
| | | | Employee | 0.70 | 0.80 | | | 21 | 24 | | | | | | Employees | 0.18 | 22 | 0.20 | 25 |
| Restaurant | 7.124 | ksf | Visitor | 13.25 | 15.25 | 17.75 | /ksf GLA | 94 | 109 | 0.225 | ksf GLA | 1 space per 225 sf | 32 | Visitors | 0.75 | 24 | 0.86 | 28 | |
| | | | Employee | 2.25 | 2.50 | | | 16 | 18 | | | | | | Employees | 0.13 | 4 | 0.14 | 4 |
| Bank with Drive-Through | 2.925 | ksf | Visitor | 3.50 | 3.00 | 6.00 | /ksf GLA | 10 | 9 | 0.3 | ksf GLA | 1 space per 300 sf | 10 | Visitors | 0.58 | 6 | 0.50 | 5 | |
| | | | Employee | 2.50 | 1.75 | | | 7 | 5 | | | | | | Employees | 0.42 | 4 | 0.29 | 3 |
| Gas-Station with Convenience Store* | 2.500 | 8.000 | ksf / F.P | Visitor | 2.90 | 3.20 | 4.00 | /ksf GLA | 15 | 16 | 0.24 | 0.5 | ksf GLA / F.P. | 14 | Visitors | 0.73 | 10 | 0.80 | 11 |
| | | | | Employee | 0.70 | 0.80 | | | 10 | 10 | | | | | | Employees | 0.18 | 2 | 0.20 |
| TOTAL | | | | | | | | | | | | 395 | | Adj. Weekday Weighted | 378 | Adj. Weekend Weighted | 394 | | |

| TABLE 2A DAILY VARIATION OF PARKING DEMAND (WEEKDAY) | | | | | | | | | | | | | | | | | | | | |
|---|----------|------|------|------|------|-------|-------|------|------|------|------|------|------|------|------|------|------|-------|-------|----------|
| Land Use | User | 6 am | 7 am | 8 am | 9 am | 10 am | 11 am | Noon | 1 pm | 2 pm | 3 pm | 4 pm | 5 pm | 6 pm | 7 pm | 8 pm | 9 pm | 10 pm | 11 pm | Midnight |
| Grocery | Customer | 5% | 20% | 30% | 50% | 60% | 67% | 85% | 90% | 95% | 97% | 100% | 100% | 100% | 85% | 55% | 35% | 20% | 5% | 5% |
| | Employee | 20% | 30% | 40% | 80% | 90% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 80% | 50% | 35% | 20% | 20% | 20% |
| Bank with Drive-Through | Customer | 0% | 0% | 50% | 90% | 100% | 50% | 50% | 50% | 70% | 50% | 80% | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| | Employee | 0% | 0% | 60% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Retail | Customer | 1% | 5% | 15% | 35% | 60% | 75% | 100% | 100% | 95% | 85% | 85% | 85% | 90% | 80% | 65% | 45% | 15% | 5% | 0% |
| | Employee | 10% | 15% | 25% | 45% | 75% | 95% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 90% | 60% | 40% | 20% | 0% |
| Restaurant | Customer | 0% | 0% | 0% | 0% | 15% | 40% | 75% | 75% | 65% | 40% | 50% | 75% | 95% | 100% | 100% | 100% | 95% | 75% | 25% |
| | Employee | 0% | 20% | 50% | 75% | 90% | 90% | 90% | 90% | 90% | 75% | 75% | 100% | 100% | 100% | 100% | 100% | 100% | 85% | 35% |
| Gas-Station with Convenience Store* | Customer | 0% | 54% | 73% | 65% | 72% | 80% | 100% | 89% | 69% | 63% | 54% | 54% | 49% | 0% | 0% | 0% | 0% | 0% | 0% |
| | Employee | 0% | 54% | 73% | 65% | 72% | 80% | 100% | 89% | 69% | 63% | 54% | 54% | 49% | 0% | 0% | 0% | 0% | 0% | 0% |

**ITE Time of Day Distribution used.

| TABLE 2B ULI WEEKDAY - DAILY PARKING VARIATION (WEEKDAY) | | | | | | | | | | | | | | | | | | | | | |
|---|--------------|----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|
| Land Use | Parking Req. | User | 6 am | 7 am | 8 am | 9 am | 10 am | 11 am | Noon | 1 pm | 2 pm | 3 pm | 4 pm | 5 pm | 6 pm | 7 pm | 8 pm | 9 pm | 10 pm | 11 pm | Midnight |
| Grocery | 183 | Customer | 9 | 37 | 55 | 91 | 110 | 122 | 155 | 164 | 174 | 177 | 183 | 183 | 183 | 155 | 101 | 64 | 37 | 9 | 9 |
| | 34 | Employee | 7 | 10 | 14 | 27 | 31 | 34 | 34 | 34 | 34 | 34 | 34 | 34 | 27 | 17 | 12 | 7 | 7 | 7 | 7 |
| Bank with Drive-Through | 6 | Customer | 0 | 0 | 3 | 5 | 6 | 3 | 3 | 3 | 4 | 3 | 5 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 4 | Employee | 0 | 0 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 89 | Customer | 1 | 4 | 13 | 31 | 54 | 67 | 89 | 89 | 85 | 76 | 76 | 76 | 80 | 71 | 58 | 40 | 13 | 4 | 0 |
| | 22 | Employee | 2 | 3 | 5 | 10 | 16 | 20 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 22 | 19 | 13 | 9 | 4 | 0 |
| Restaurant | 24 | Customer | 0 | 0 | 0 | 0 | 4 | 10 | 18 | 18 | 16 | 10 | 12 | 18 | 23 | 24 | 24 | 24 | 23 | 18 | 6 |
| | 4 | Employee | 0 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 1 |
| Gas-Station with Convenience Store* | 10 | Customer | 0 | 5 | 7 | 7 | 7 | 8 | 10 | 9 | 7 | 6 | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 2 | Employee | 0 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Adjusted Total | | | 19 | 62 | 104 | 180 | 236 | 274 | 342 | 349 | 350 | 336 | 345 | 353 | 345 | 293 | 218 | 152 | 92 | 46 | 23 |

| TABLE 3A DAILY VARIATION OF PARKING DEMAND (WEEKENDS) | | | | | | | | | | | | | | | | | | | | |
|--|----------|------|------|------|------|-------|-------|------|------|------|------|------|------|------|------|------|------|-------|-------|----------|
| Land Use | User | 6 am | 7 am | 8 am | 9 am | 10 am | 11 am | Noon | 1 pm | 2 pm | 3 pm | 4 pm | 5 pm | 6 pm | 7 pm | 8 pm | 9 pm | 10 pm | 11 pm | Midnight |
| Grocery | Customer | 10% | 25% | 50% | 75% | 95% | 100% | 100% | 100% | 100% | 100% | 100% | 90% | 50% | 33% | 25% | 15% | 5% | 4% | 3% |
| | Employee | 15% | 35% | 70% | 85% | 100% | 100% | 100% | 100% | 85% | 75% | 60% | 55% | 45% | 40% | 30% | 20% | 10% | 10% | 5% |
| Bank with Drive-Through | Customer | 0% | 0% | 25% | 40% | 75% | 100% | 90% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| | Employee | 0% | 0% | 90% | 100% | 100% | 100% | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Retail | Customer | 1% | 5% | 30% | 50% | 70% | 90% | 95% | 100% | 100% | 95% | 90% | 80% | 75% | 70% | 65% | 50% | 30% | 10% | 0% |
| | Employee | 10% | 15% | 40% | 75% | 85% | 95% | 100% | 100% | 100% | 100% | 100% | 95% | 85% | 80% | 75% | 65% | 45% | 15% | 0% |
| Restaurant | Customer | 0% | 0% | 0% | 0% | 0% | 15% | 50% | 55% | 45% | 45% | 45% | 60% | 90% | 95% | 100% | 90% | 90% | 90% | 50% |
| | Employee | 0% | 20% | 30% | 60% | 75% | 75% | 75% | 75% | 75% | 75% | 75% | 100% | 100% | 100% | 100% | 100% | 100% | 85% | 50% |
| Gas-Station with Convenience Store* | Customer | 0% | 54% | 73% | 65% | 72% | 80% | 100% | 89% | 69% | 63% | 54% | 54% | 49% | 0% | 0% | 0% | 0% | 0% | 0% |
| | Employee | 0% | 54% | 73% | 65% | 72% | 80% | 100% | 89% | 69% | 63% | 54% | 54% | 49% | 0% | 0% | 0% | 0% | 0% | 0% |

*ITE Time of Day Distribution used (Weekday TOD Distribution)

| TABLE 3B ULI WEEKEND - DAILY PARKING VARIATION (WEEKENDS) | | | | | | | | | | | | | | | | | | | | | |
|--|--------------|----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|
| Land Use | Parking Req. | User | 6 am | 7 am | 8 am | 9 am | 10 am | 11 am | Noon | 1 pm | 2 pm | 3 pm | 4 pm | 5 pm | 6 pm | 7 pm | 8 pm | 9 pm | 10 pm | 11 pm | Midnight |
| Grocery | 182 | Customer | 18 | 46 | 91 | 137 | 173 | 182 | 182 | 182 | 182 | 182 | 164 | 91 | 60 | 46 | 27 | 9 | 7 | 5 | |
| | 35 | Employee | 5 | 12 | 24 | 30 | 35 | 35 | 35 | 35 | 30 | 26 | 21 | 19 | 16 | 14 | 10 | 7 | 3 | 3 | 2 |
| Bank with Drive-Through | 5 | Customer | 0 | 0 | 1 | 2 | 4 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 3 | Employee | 0 | 0 | 3 | 3 | 3 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Retail | 98 | Customer | 1 | 5 | 30 | 49 | 69 | 89 | 93 | 98 | 98 | 93 | 89 | 79 | 74 | 69 | 64 | 49 | 30 | 10 | |
| | 25 | Employee | 2 | 4 | 10 | 18 | 21 | 23 | 25 | 25 | 25 | 25 | 25 | 23 | 21 | 20 | 18 | 16 | 11 | 4 | |
| Restaurant | 28 | Customer | 0 | 0 | 0 | 0 | 4 | 14 | 15 | 12 | 12 | 12 | 17 | 25 | 26 | 28 | 25 | 25 | 25 | 14 | |
| | 4 | Employee | 0 | 1 | 1 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | |
| Gas-Station with Convenience Store* | 11 | Customer | 0 | 6 | 8 | 7 | 8 | 9 | 11 | 10 | 8 | 7 | 6 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | 3 | Employee | 0 | 2 | 2 | 2 | 2 | 2 | 3 | 2 | 2 | 2 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | |
| Adjusted Total | | | 27 | 75 | 170 | 251 | 318 | 356 | 374 | 371 | 360 | 351 | 340 | 314 | 238 | 193 | 170 | 129 | 82 | 53 | 23 |