

PARCEL L MULTIFAMILY
Westlake, Florida

REDUCED PARKING STATEMENT

PREPARED FOR:

Eastwind Acquisitions, LLC
5604 PGA Boulevard
Suite 109
Palm Beach Gardens, Florida 33418

JOB NO. 25-174

DATE: May 11, 2026

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelly, P.E., on 05/11/26.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Digitally signed
by Bryan G Kelley
Date: 2026.05.11
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TABLE OF CONTENTS

PAGE 3

- 1.0 SITE DATA
- 2.0 CODE REQUIRED PARKING
- 3.0 PARKING REDUCTION

PAGE 4

- 4.0 CONCLUSION

1.0 SITE DATA

The subject parcel is located generally in the southwest corner of Town Center Parkway North and Kingfisher Boulevard in the City of Westlake, Florida and contains approximately 18 acres. The Property Control Number (PCN) for the site is 77-40-43-01-040-01-0010. The proposed development on the currently unimproved parcel consists of 360 multifamily dwelling units (650 bedrooms). A total of 664 parking spaces are proposed. Site access is proposed via driveway connections to Town Center Parkway North, Town Center Parkway South, and Kingfisher Boulevard. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cotleur & Hearing.

2.0 CODE REQUIRED PARKING

This reduced parking statement will address a reduction in parking associated with the proposed multi-family residential development. Based on a plan of development consisting of 360 multifamily dwelling units and 650 bedrooms, the total City Code required parking for the proposed development is 708 spaces calculated as follows:

650 Bedrooms x 1 Space per Bedroom	=	650 Spaces
Plus 5% Guest Spaces	=	33 Spaces
8,969 SF Clubhouse (1 Space per 360 SF)	=	25 Spaces
TOTAL	=	708 Spaces

3.0 PARKING REDUCTION

The above calculations are shown for informational purposes only. Given the nature of the proposed development and the location, actual parking demands are anticipated to be significantly less.

ITE Parking Generation, 6th Edition

In order to estimate parking demand more accurately, the latest ITE Parking Generation, 6th Edition rates were applied to the proposed residential development. The ITE 6th edition rates result in an average peak parking demand of 1.27 spaces per dwelling unit or 0.68 spaces per bedroom. Based on the proposed development consisting of 360 dwelling units and 650 total bedrooms, the expected peak parking demand rate is 457 spaces based on the number of dwelling units and 442 spaces based on the number of bedrooms. Therefore, a total surplus of 207 parking spaces (664 – 457) is expected. To be conservative, the 85th percentile maximum parking demand rates were also reviewed from the ITE, 6th edition. The 85th percentile rates are 1.59 spaces per DU or 0.86 spaces per bedroom. Therefore, the 85th percentile parking rates result in a maximum demand of 572 spaces based on the number of dwelling units and 559 spaces based on the number of bedrooms. A parking surplus of 92 spaces (664-572) would still be expected with the 85th percentile rates.

It should be noted the ITE rates include resident parking, guest parking, and clubhouse/amenity parking within the site. Pages from the ITE Parking Generation, 6th Edition are attached to this report for reference.

Previous Data Collection

To further support the proposed reduced parking ratio, parking occupancy data was reviewed for several comparable multifamily residential developments in South Florida in which our office or another engineering firm prepared the parking study. The collected field data demonstrated parking demand ratios generally consistent with the rates published by the ITE. In each case, the observed parking demand remained below the parking ratio proposed for the subject site.

The supporting reference materials for the comparable developments evaluated are attached to this report. These studies collectively demonstrate that the proposed parking supply is supported by both industry-standard ITE methodologies and real-world observed parking demand at similar residential communities. The parking data resulted in the following parking demand for the comparable sites:

- Palm Springs Apartments: 1.50 Spaces per DU
- Village at Lake Worth: 1.23 Spaces per DU
- Village at Lake Osborne: 1.27 Spaces per DU
- The Apartments at Crystal Lake: 1.38 Spaces per DU
- The Lakes at Deerfield 1.47 Spaces per DU
- Waterview: 1.49 Spaces per DU
- Palm Club: 1.46 Spaces per DU

The proposed plan of development includes a parking supply ratio of 1.84 spaces per DU (664/360), which is significantly higher than the ITE rates and comparable South Florida developments.

4.0 CONCLUSION

As previously stated, there are a total of 664 parking spaces provided whereas code requires 708 parking spaces. The 6% reduction in parking is justified based on the latest data provided in the ITE Parking Generation, 6th Edition and similar multifamily residential developments in South Florida. It is anticipated the proposed development will result in a maximum parking demand of 457 parking spaces. Therefore, the site will have a surplus of 207 parking spaces. Based on the data documented within this report, the proposed parking as shown is anticipated to be adequate to meet the demands of the development.

Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

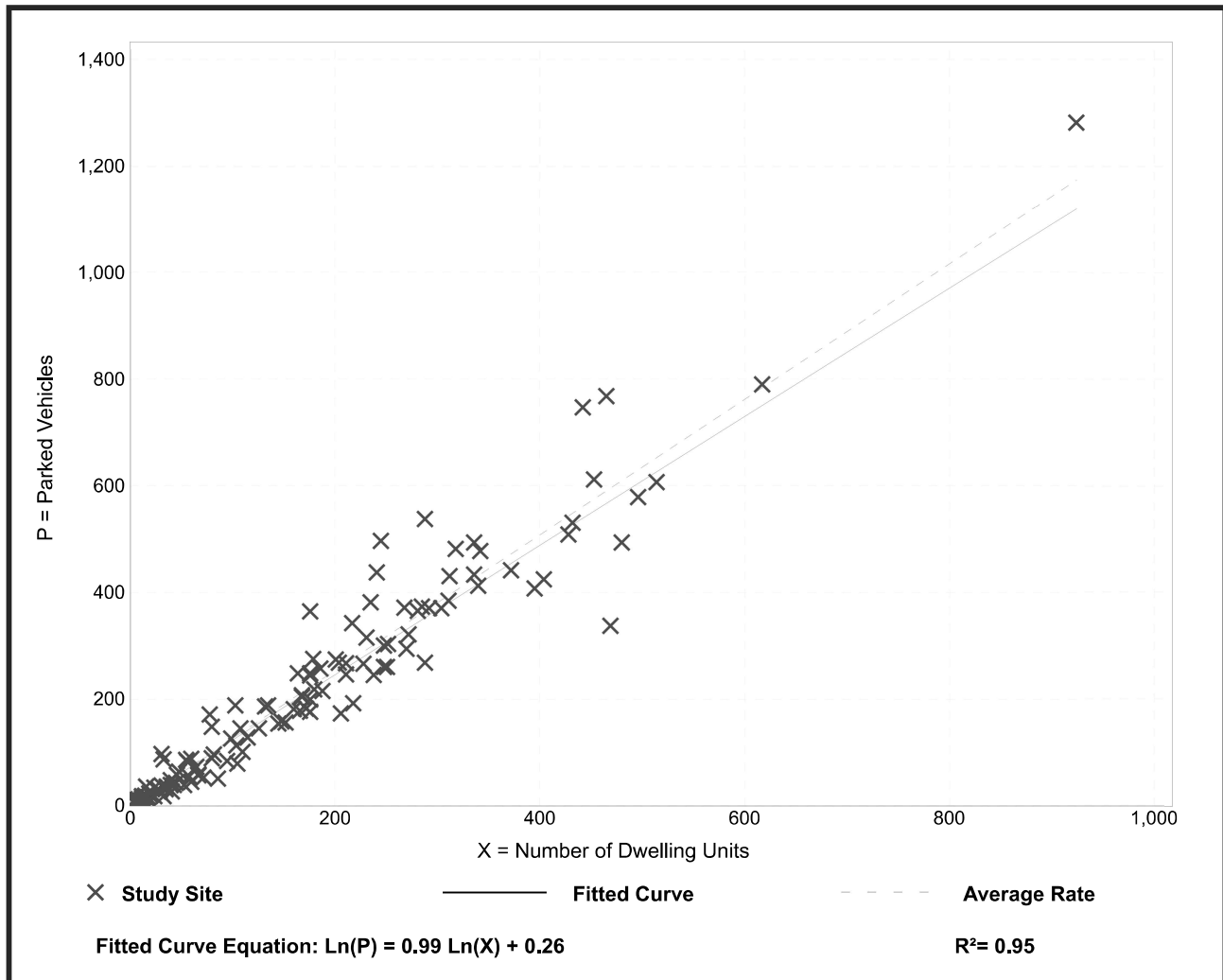
Number of Studies: 143

Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



Multifamily Housing - 2+ BR (Low-Rise) - Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

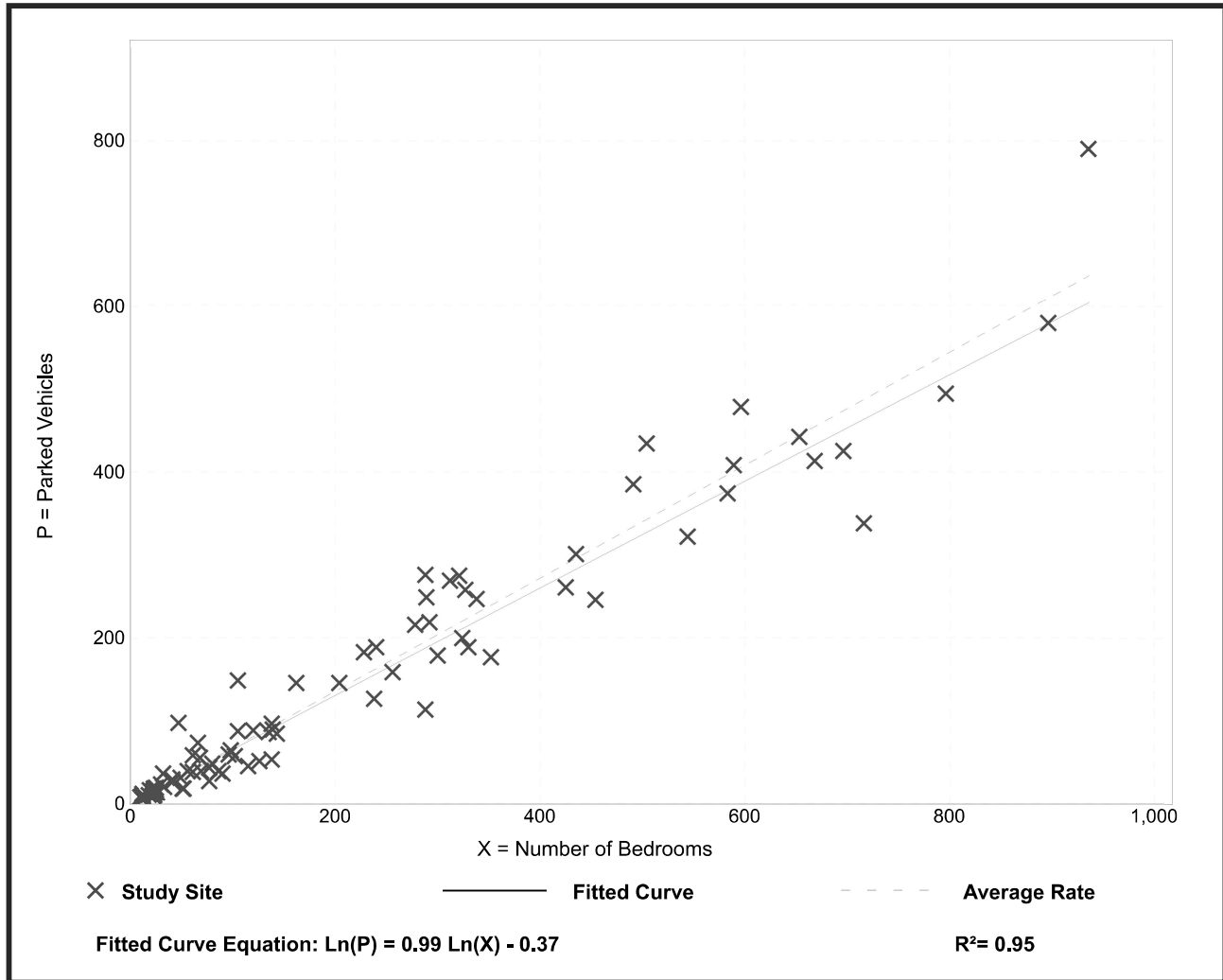
Number of Studies: 97

Avg. Num. of Bedrooms: 192

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.36 - 2.09	0.61 / 0.86	0.65 - 0.71	0.16 (24%)

Data Plot and Equation



PALM SPRINGS APARTMENT BUILDINGS - PARKING DATA COLLECTION

Thursday, October 17, 2019

Parking Start Count = 195			
Time	Out	In	Parking Total
5:00 AM	1	0	194
5:05 AM	0	0	194
5:10 AM	0	0	194
5:15 AM	1	0	193
5:20 AM	2	1	192
5:25 AM	0	0	192
5:30 AM	1	0	191
5:35 AM	1	0	190
5:40 AM	2	0	188
5:45 AM	0	1	189
5:50 AM	1	0	188
5:55 AM	1	0	187
6:00 AM	1	0	186
6:05 AM	1	0	185
6:10 AM	2	0	183
6:15 AM	1	3	185
6:20 AM	2	0	183
6:25 AM	0	0	183
6:30 AM	4	2	181
6:35 AM	5	0	176
6:40 AM	4	1	173
6:45 AM	4	1	170
6:50 AM	5	0	165
6:55 AM	3	1	163

Parking End Count = 163

Maximum Parking Demand = 211
 Multifamily Dwelling Units* = 141
 Parking Ratio = **1.50**

Thursday, October 17, 2019

Parking Start Count = 171			
Time	Out	In	Parking Total
9:00 PM	1	3	173
9:05 PM	1	4	176
9:10 PM	3	0	173
9:15 PM	0	3	176
9:20 PM	2	3	177
9:25 PM	0	1	178
9:30 PM	1	2	179
9:35 PM	0	5	184
9:40 PM	2	5	187
9:45 PM	0	2	189
9:50 PM	0	1	190
9:55 PM	0	0	190
10:00 PM	0	3	193
10:05 PM	1	2	194
10:10 PM	0	0	194
10:15 PM	2	5	197
10:20 PM	1	4	200
10:25 PM	1	1	200
10:30 PM	0	0	200
10:35 PM	0	1	201
10:40 PM	1	2	202
10:45 PM	1	1	202
10:50 PM	0	3	205
10:55 PM	1	1	205

Parking End Count = 206

Sunday, October 20, 2019

Parking Start Count = 197			
Time	Out	In	Parking Total
9:00 PM	2	3	198
9:05 PM	0	3	201
9:10 PM	4	4	201
9:15 PM	1	3	203
9:20 PM	1	1	203
9:25 PM	1	0	202
9:30 PM	1	0	201
9:35 PM	1	0	200
9:40 PM	1	2	201
9:45 PM	1	4	204
9:50 PM	2	2	204
9:55 PM	4	1	201
10:00 PM	0	1	202
10:05 PM	2	2	202
10:10 PM	3	0	199
10:15 PM	0	0	199
10:20 PM	1	4	202
10:25 PM	0	3	205
10:30 PM	0	2	207
10:35 PM	1	1	207
10:40 PM	1	2	208
10:45 PM	1	0	207
10:50 PM	0	3	210
10:55 PM	0	1	211

Parking End Count = 208

*Note: The approved Site Plan shows 152 dwelling units. However, 11 units are currently unoccupied. Therefore, the number of dwelling units was reduced to 141 for a conservative parking ratio.

1/2019

Forest Hill Blvd

Forest Hill Blvd

Kirk Rd

Rieh Dr

Forest Ave

Barbridge Rd

Line Dr

Canal Blvd

Sandra Ln

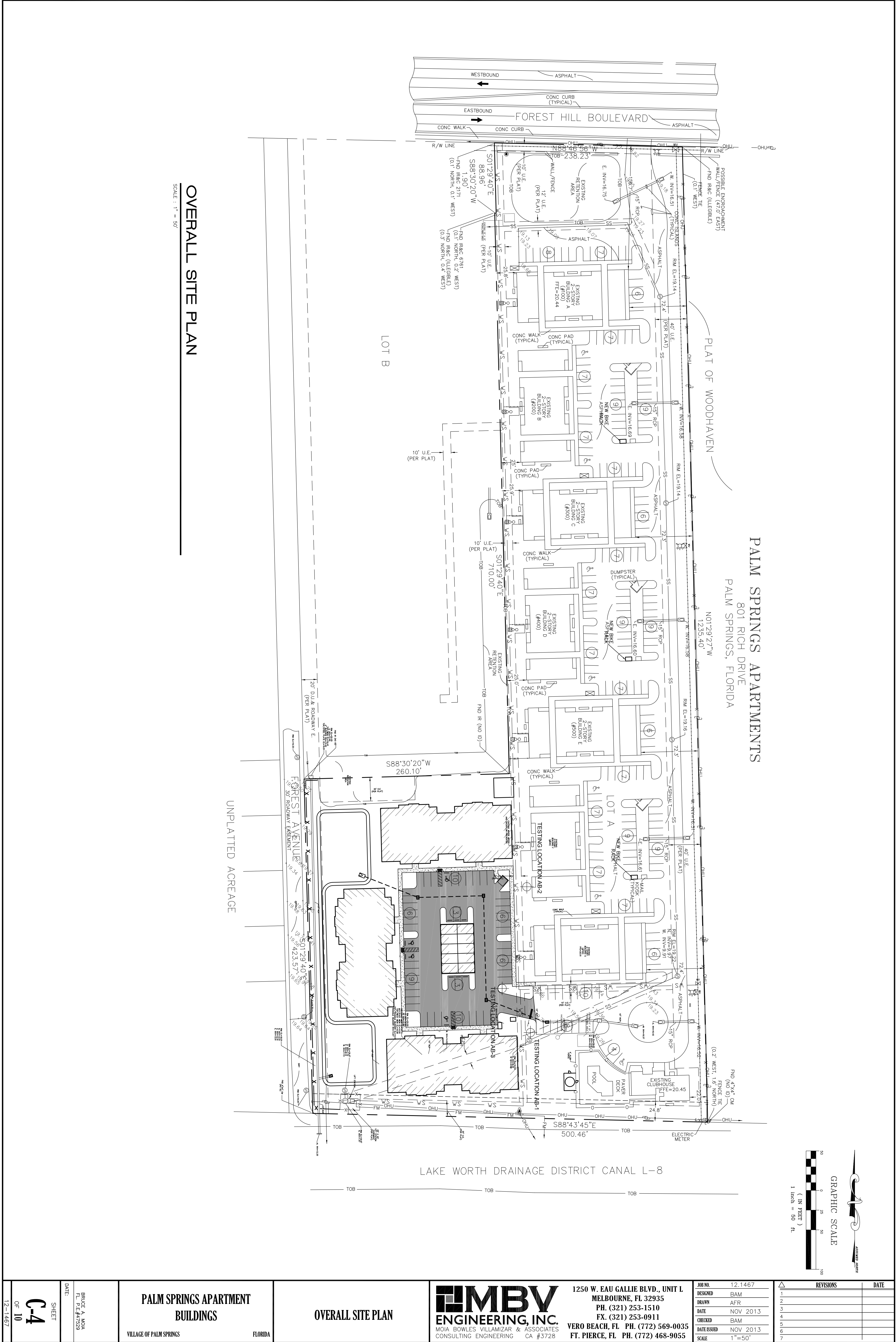
Cherry Cir

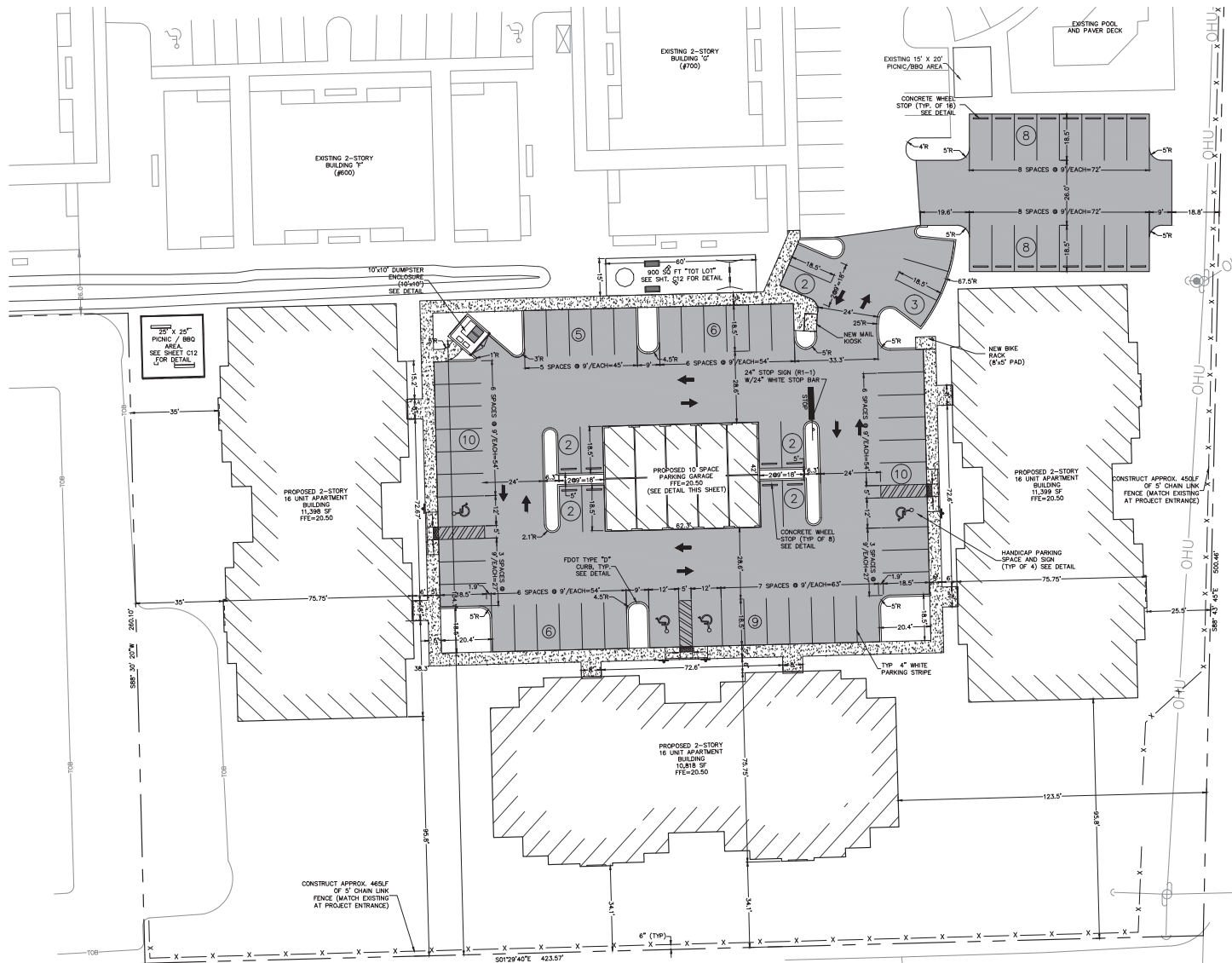
Shelster Way

Anderson Ln

N Palm Villas Way







SITE PLAN

SCALE: 1" = 20'



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SITE INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF THREE 2-STORY APARTMENT BUILDINGS (48 UNITS PROPOSED) AS WELL AS ALL THE PARKING, UTILITIES AND SPANAGE REQUIRED TO SERVICE THESE BUILDINGS. SITE CURRENTLY CONTAINS 104 APARTMENT UNITS WITH A CLUBHOUSE, A PICNIC AREA, AND A POOL. THE EXISTING OUTDOOR VOLLEYBALL COURT WILL BE REMOVED AND A HOT TUB AND ADDITIONAL PICNIC AREA ARE PROPOSED.

PARKING DATA

EXISTING APARTMENTS
104 UNITS x 2.0 SPACES PER UNIT = 208 SPACES
ADDITIONAL PARKING PROVIDED = 21 SPACES
TOTAL PARKING PROVIDED = 229 SPACES

PROPOSED APARTMENTS
48 UNITS x 2.5/UNIT + 25% GUEST = 150 SPACES
EXISTING SPACES = 229 (222 REGULAR SPACES, 7 HANDICAP SPACES)
+ 4 SPACES DELETED TO FACILITATE EXPANSION
PROPOSED NEW PARKING SPACES = 85 (81 REGULAR, 4 HANDICAP)
UNDER FLD TOTAL PARKING REQUIRED = 208 + 150 = 358 PARKING SPACES
TOTAL PARKING PROVIDED = 310 (299 REGULAR, 11 HANDICAP)
TOTAL PARKING REDUCTION REQUESTED = 48 SPACES

OWNER/APPLICANT

VERO INC.
801 RENT DRIVE
WEST PALM BEACH, FL 33408-6558
(772) 446-1234

ENGINEER

MBV ENGINEERING, INC.
1250 EAU CALLEE BLVD UNIT L
MELBOURNE, FL 32935
(321) 253-1510

SURVEYOR

LAVENTURE & ASSOCIATES, INC.
774 WEST MOWAT ROAD
FORT PIERCE, FLORIDA
33901-2551

ZONING

RM

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.E.M. PANEL NO. 120102-0165 B, DATED OCT 15, 1982.

PERMITS REQUIRED

VILLAGE OF PALM SPRINGS SITE PLAN
F.D.E.P. EDP PERMIT
F.D.E.P. PERMIT
F.D.E.P. SANITARY SEWER PERMIT

CONSTRUCTION SCHEDULE

START CONSTRUCTION: AUGUST 2014
END CONSTRUCTION: APRIL 2015

EXISTING SITE DATA

TOTAL SITE AREA	= 407,887 SF	= 9.36 Ac	= 100.0 %
EXISTING ASPHALT AREA	= 96,841 SF	= 2.22 Ac	= 23.7 %
EXISTING BUILDINGS	= 62,498 SF	= 1.43 Ac	= 15.3 %
EXISTING CONCRETE AREA	= 11,466 SF	= 0.26 Ac	= 2.81 %
TOTAL IMPERVIOUS	= 171,594 SF	= 3.94 Ac	= 42.0 %
TOTAL PERVIOUS AREA	= 236,293 SF	= 5.42 Ac	= 58.0 %

PROPOSED SITE DATA

PROPOSED ASPHALT AREA	= 28,438 SF	= 0.65 Ac	= 6.9 %
PROPOSED BUILDINGS	= 36,235 SF	= 0.83 Ac	= 8.8 %
PROPOSED CONCRETE AREA	= 3,602 SF	= 0.08 Ac	= 0.8 %
PROPOSED DUMPSTER AREA	= 104 SF	= 0.00 Ac	= 0.0 %
PROPOSED IMPERVIOUS AREA	= 68,379 SF	= 1.57 Ac	= 16.7 %
TOTAL SITE IMPERVIOUS AREA	= 239,973 SF	= 5.51 Ac	= 58.8 %
TOTAL SITE PERVIOUS AREA	= 167,914 SF	= 3.85 Ac	= 41.1 %

SETBACKS

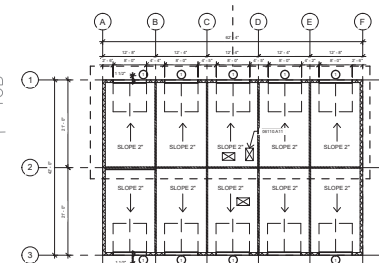
	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE	40%	26.1%
MAXIMUM HEIGHT	30'	20'
MINIMUM OPEN SPACE	30'	41.1'
ARENY AREA	20%	20.1%
FRONT BUILDING SETBACK	25'	N/A
SIDE BUILDING SETBACK	15'	34.1'
REAR BUILDING SETBACK	20'	N/A
REAR BUILDING SETBACK	25'	35.5'

SANITARY SEWER SOURCE

VILLAGE OF PALM SPRINGS SEWER MAIN

POTABLE WATER SOURCE

VILLAGE OF PALM SPRINGS WATER MAIN



PARKING GARAGE DETAIL

SCALE: 1" = 10'

DATE	REVISION
12-14-07	1
11-14-14	2
11-14-14	3
11-14-14	4
11-14-14	5
11-14-14	6
11-14-14	7
11-14-14	8
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11-14-14	10
11-14-14	11
11-14-14	12
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11-14-14	95
11-14-14	96
11-14-14	97
11-14-14	98
11-14-14	99
11-14-14	100

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MBV ENGINEERING, INC.
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SITE PLAN

PALM SPRINGS APARTMENT
BUILDINGS
VILLAGE OF PALM SPRINGS
FLORIDA

BRUCE A. MOA
FL. P.E.#47529

DATE:

SHEET

C-5

OF 11

12-14-07

Study Location: Village at Lake Worth

Dwelling Units: 216

Date

Thursday, January 3rd 2019

Time Period	Parking Zone				Peak Parking	
	North	South	East	West	TOTAL	Rate
5:00 - 5:30 AM	64	80	64	62	260	1.23
5:30 - 6:00 AM	61	79	63	62	265	
6:00 - 6:30 AM	59	76	59	61	255	
6:30 - 7:00 AM	53	74	56	62	245	

Wednesday, January 2nd 2019

9:00 - 9:30 PM	46	80	46	43	215
9:30 - 10:00 PM	48	80	52	48	228
10:00 - 10:30 PM	50	81	60	51	242
10:30 - 11:00 PM	55	82	60	54	251

Sunday January 6th 2019	9:00 - 9:30 PM	57	83	53	47	240
	9:30 - 10:00 PM	58	84	55	48	245
	10:00 - 10:30 PM	61	85	59	48	249
	10:30 - 11:00 PM	64	85	64	49	262

1 Bedroom: 24 units
2 Bedroom: 144 units
3 Bedroom: 48 units

Total: 216 units
Occupancy: 98.0%

Study Location: Village at Lake Osborne

Dwelling Units: 118

Date

Thursday, January 3rd 2019

Time Period	North	Parking Zone		West	Peak Parking	
		South	East		TOTAL	Rate
5:00 - 5:30 AM	39	42		69	150	1.27
5:30 - 6:00 AM	39	42		69	150	
6:00 - 6:30 AM	39	42		67	148	
6:30 - 7:00 AM	36	37		62	135	

Wednesday, January 2nd 2019

9:00 - 9:30 PM	38	38		70	146
9:30 - 10:00 PM	37	37		69	143
10:00 - 10:30 PM	35	39		68	142
10:30 - 11:00 PM	37	43		70	150

Sunday January 6th 2019	9:00 - 9:30 PM	34	39		64	137
	9:30 - 10:00 PM	36	41		69	146
	10:00 - 10:30 PM	39	42		70	113
	10:30 - 11:00 PM	39	42		70	151

1 Bedroom: 40 units
2 Bedroom: 78 units

Total: 118 units
Occupancy: 99.15%



SP-1 SCALE: N.T.S.

PROPERTY DESCRIPTION
THE WEST 254 FEET OF TRACT 116, LESS THE EAST 15 FEET OF THE SOUTH 191.8 FEET,
MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF TRACT 115, MODEL LAND COMPANY'S SUBDIVISION, SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, 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 5, PAGE 79 EXCEPTING SO MUCH AS IS NOW FOR PUBLIC ROADS, ALL OF THAT PART OF DRY LAND BED LYING BETWEEN LOT 115 AND SOUTH LINE OF SECTION 20, ARE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT WHERE THE EAST LINE OF LOT 115, PRODUCED SOUTH INTERSECTS SOUTH LINE OF SECTION 20; THENCE WESTERLY ALONG SOUTH LINE OF SECTION 20 TO A POINT WHERE WEST LINE OF LOT 115 PRODUCED TO SOUTHWEST CORNER OF LOT 115; THENCE SOUTHEASTERLY ALONG SOUTH LINE OF LOT 115 TO SOUTHEAST CORNER OF SAME; THENCE SOUTHERLY ALONG EAST LINE OF LOT 115 PRODUCED TO POINT OF BEGINNING, EXCEPTING THEREFROM SO MUCH AS IS NOW COVERED BY PUBLIC RECORDS, LESS THE FOLLOWING; A TRACT OF LAND 75 FEET BY 140 FEET; BEGINNING AT A POINT WHERE THE WEST BOUNDARY OF TRACT 115 PROJECTED SOUTHERLY WOULD INTERSECT STATE ROAD 174; THENCE RUNNING NORTHERLY 140 FEET; THENCE EAST 75 FEET; THENCE SOUTH 140 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

BLDG A:

BLDG B:
(0)-3bdr units + (12)-1bdr units
(24)-2bdr units
Total= 36 UNITS.-

BLDG D:
(12)-3bdr units +(12)-1bdr units
(12)-2bdr units
Total= 36 UNITS -

(48)-1bdr units+(144)-2bdr units +(24)-3bdr units
FLOOR AREA RATIO = 0.567

REQUIRED:

BLDG	A	B	C	D	TOTAL
	1	3	2	1	
1 BDR		12		12	48
2 BDR	12	24	24	12	144
3 BDR	12			12	24
TOTAL					216

303 STD PARKING

TOTAL PARKING PROVIDED: 312

SITE(PARCEL "A"): 7.647 ACRES 333,095 SQ.FT.

IMPERVIOUS AREA:	207,224 SQ.FT.	62.21%
PERVIOUS AREA:	125,871 SQ.FT.	37.79%



TRACTS 115 & 116

**SOUTHEAST
ARCHITECTS SERVICES, INC.**
4318 WEST BROWARD BLVD. Ste. 3 • Plantation, FL 33317
(954) 707-7885 FAX (954) 707-8822



"THE VILLAGE" at LAKE WORTH

Lake Worth Rd. & Arcano Dr.
LAKE WORTH

FLORIDA

DRAWN: L.B.
DATE: 1-25-13
PROJECT NUMBER: 6-12
SHEET NUMBER:

SP-1

1 OF 1

KBP CONSULTING, INC.

March 12, 2015

Mr. Larry Kramer
Southeast Architect Service
4310 W. Broward Boulevard
Plantation, Florida 33317

**Re: The Village at Crystal Lake – Deerfield Beach, Florida
Parking Analysis - UPDATE**

Dear Larry:

The Village at Crystal Lake is a proposed residential apartment community to be located on Crystal Lake Drive approximately 1,200 feet west of Military Trail in Deerfield Beach, Broward County, Florida. More specifically, the subject site is located at 3800 Crystal Lake Drive. The site, which is the location of the former Crystal Lake Country Club, is proposed to be redeveloped with 126 apartment dwelling units. The required number of parking spaces for this community is 261 parking spaces and the proposed parking supply is 216 parking spaces. The purpose of this technical memorandum is to determine if the proposed parking supply will be sufficient to accommodate the anticipated parking demand.

Parking Inventory

As mentioned previously, the parking required per Code for this development is 261 spaces. With 126 dwelling units, this translates to a parking rate of 2.071 spaces per dwelling unit. The proposed parking supply is 216 parking spaces which would translate to 1.71 spaces per unit. Based upon the experience of the development team, the proposed rate and corresponding parking supply is consistent with other comparable developments in south Florida with similar demographics.

Parking Analysis – Data Collection

In order to determine (or verify) the adequacy of the proposed parking supply at The Village at Crystal Lake, parking observations were performed at four (4) similar (i.e. in terms of unit mix and demographics) residential apartment communities in south Florida. The communities selected for this analysis are as follows:

- ❑ The Apartments at Crystal Lake, 3921 Crystal Lake Drive, Deerfield Beach (88 units)
- ❑ The Lakes at Deerfield, 1100 S Military Trail, Deerfield Beach (212 units)
- ❑ Waterview, 3621 Hillsboro Boulevard, Coconut Creek (192 units)
- ❑ Palm Club, 2425 Avenue N, Lake Worth (160 units)

For the purposes of determining the peak parking demand, field observations were performed on a typical weekday between 5:00 AM and 7:00 AM and between 9:00 PM and 11:00 PM. In addition, observations were performed on a typical Sunday evening between 9:00 PM and 11:00 PM. During these time periods, the number of occupied parking spaces was documented every 30 minutes and the overall peak parking demand rate was calculated based upon the peak parking demand for the entire observation time period.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

KBP CONSULTING, INC.

Table 1 below summarizes the results of this data collection effort and the detailed data for this effort are included in Attachment A of this technical memorandum. (Attachment A also includes the unit mix for each community and the occupancy at the time of the field survey.)

Table 1 Parking Analysis The Village at Crystal Lake - Deerfield Beach, Florida			
Observation Location	Number of Dwelling Units	Peak Parking Demand	Peak Parking Rate
The Apts at Crystal Lake (Deerfield Beach)	88	121	1.38
The Lakes at Deerfield (Deerfield Beach)	212	311	1.47
Waterview (Coconut Creek)	192	287	1.49
Palm Club (Lake Worth)	160	236	1.48
Average Parking Rate:			1.46

As indicated above, the peak parking rates at the communities studied range from 1.38 spaces per dwelling unit at The Apartments at Crystal Lake to 1.49 spaces per dwelling unit at Waterview. As a result, the proposed parking rate of 1.71 spaces per dwelling unit at The Village at Crystal Lake is comparable to the actual field measured demand exhibited at similar communities in south Florida.

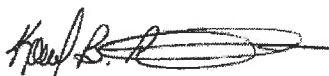
Conclusions

Based upon the foregoing data collection and analysis, the proposed parking rate (1.71 spaces per dwelling unit) and corresponding parking supply (216 parking spaces) at The Village at Crystal Lake is comparable to the observed peak parking demand at similar residential apartment communities in south Florida. Furthermore, due to the proximity of the site to existing Broward County Transit routes (along Sample Road), and the Pompano Beach Tri-Rail Station, it is expected that reliance upon automobiles will be less than that of other similar communities.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Parking Data

Study Location: The Apartments at Crystal Lake
Dwelling Units: 88

Date	Time Period	Parking Zone				Peak Parking	
		North	South	East	West	TOTAL	Rate
Wednesday, August 6, 2014	5:00 - 5:30 AM	19	22	64	16	121	1.38
	5:30 - 6:00 AM	18	22	64	16	120	
	6:00 - 6:30 AM	18	20	63	16	117	
	6:30 - 7:00 AM	15	20	58	12	105	
	9:00 - 9:30 PM	17	15	44	16	92	
	9:30 - 10:00 PM	18	20	44	16	98	
	10:00 - 10:30 PM	18	19	48	16	101	
	10:30 - 11:00 PM	19	19	58	16	112	
	9:00 - 9:30 PM	19	18	44	16	97	
	9:30 - 10:00 PM	19	18	45	16	98	
Sunday August 10, 2014	10:00 - 10:30 PM	19	18	50	15	102	
	10:30 - 11:00 PM	18	18	54	16	106	

1 Bedroom: 39 units
 2 Bedroom: 46 units
 3 Bedroom: 3 units
 Total: 88 units
 Occupancy: 93.70%

Study Location: The Lakes at Deerfield
Dwelling Units: 212

Date	Time Period	Parking Zone				Peak Parking	
		North	South	East	West	TOTAL	Rate
Wednesday, August 6, 2014	5:00 - 5:30 AM	126	103	37	45	311	1.47
	5:30 - 6:00 AM	125	103	36	44	308	
	6:00 - 6:30 AM	124	96	36	44	300	
	6:30 - 7:00 AM	121	96	36	44	297	
	9:00 - 9:30 PM	90	94	28	29	241	
	9:30 - 10:00 PM	97	98	29	33	257	
	10:00 - 10:30 PM	105	99	31	37	272	
	10:30 - 11:00 PM	112	102	34	36	284	
	9:00 - 9:30 PM	117	86	34	33	270	
	9:30 - 10:00 PM	118	91	33	30	272	
Sunday August 10, 2014	10:00 - 10:30 PM	121	100	33	29	283	
	10:30 - 11:00 PM	118	100	33	31	282	

1 Bedroom: 72 units
2 Bedroom: 108 units
3 Bedroom: 32 units
Total: 212 units
Occupancy: 93.40%

Study Location: Waterview
Dwelling Units: 192

Date	Time Period	Parking Zone											Peak Parking	
		A	B	C	D	E	F	G	H	I	J	K	TOTAL	Rate
Thursday September 11, 2014	5:00 - 5:30 AM	29	20	3	21	45	23	7	16	48	50	25	287	1.49
	5:30 - 6:00 AM	30	21	3	21	43	23	7	16	49	49	25	287	1.49
	6:00 - 6:30 AM	30	21	3	21	44	22	5	14	46	48	25	279	
	6:30 - 7:00 AM	30	21	0	19	45	20	6	13	41	47	23	265	
Sunday September 14, 2014	9:00 - 9:30 PM	29	16	2	18	43	22	4	16	37	44	24	255	
	9:30 - 10:00 PM	28	17	2	19	43	22	5	16	37	45	24	258	
	10:00 - 10:30 PM	29	17	2	20	46	22	4	17	41	46	26	270	
	10:30 - 11:00 PM	28	18	2	20	48	23	4	17	42	47	27	276	
Sunday September 14, 2014	9:00 - 9:30 PM	30	18	3	14	44	26	5	13	44	49	27	273	
	9:30 - 10:00 PM	31	17	3	18	45	26	5	12	44	49	27	277	
	10:00 - 10:30 PM	30	19	3	16	45	26	5	14	45	49	28	280	
	10:30 - 11:00 PM	31	20	3	16	43	27	5	14	45	49	28	281	

1 Bedroom: 48 units
2 Bedroom: 144 units
Total: 192 units
Occupancy: 97.30%

Study Location: Palm Club
Dwelling Units: 160

Date	Time Period	Parking Zone								Peak Parking	
		Lot 1				Lot 2				TOTAL	Rate
		North	South	East	West	North	South	East	West		
Tuesday September 9, 2014	5:00 - 5:30 AM	18	0	53	53	3	37	42	30	236	1.48
	5:30 - 6:00 AM	17	0	53	53	3	36	39	31	232	
	6:00 - 6:30 AM	17	0	51	53	3	35	40	30	229	
	6:30 - 7:00 AM	16	0	50	51	3	31	38	29	218	
	9:00 - 9:30 PM	17	0	40	45	1	29	34	28	194	
	9:30 - 10:00 PM	18	0	41	47	1	30	32	31	200	
	10:00 - 10:30 PM	18	0	39	50	1	32	33	30	203	
	10:30 - 11:00 PM	19	0	45	48	1	34	37	29	213	
	9:00 - 9:30 PM	16	1	40	46	6	32	40	24	205	
	9:30 - 10:00 PM	18	1	45	45	6	28	42	30	215	
Sunday September 7, 2014	10:00 - 10:30 PM	18	1	45	47	6	31	41	28	217	
	10:30 - 11:00 PM	20	1	47	49	6	33	43	26	225	

4 Bedroom: 160 units
Total: 160 units
Occupancy: 95.60%