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Mr. Richard Lundy
Rich Properties
2552 Peters Road, Suite B
Fort Pierce, FL 34945

Re: Townplace PUD
Parking Justification

MacKenzie Engineering and Planning, Inc. (MEP) prepared this Parking Variance for the proposed rental apartments within the Townplace PUD. The applicant seeks relief from the requirements of Section 158.221(C) (7) of the City code, which provides parking requirements for multiple family dwelling units.

Summary

In order to provide adequate parking for the property, the application will provide 494 parking spaces for 264 multiple family dwelling units. The project provides an average parking ratio of 1.87 spaces per dwelling unit as compared to the Urban Land Institute's (ULI) manual, *Shared Parking, 2nd Edition*, which recommends 1.65 spaces per rental dwelling unit.

The project is:

- 1) Providing parking in excess of ULI's recommendations; and
- 2) Most of the parking is located within a shared parking field,

Therefore, the project is providing adequate parking for residents and guests, which satisfies the spirit of the Code.

Variance Request

This request is a variance consistent with the existing City of Port St. Lucie code *Article XV. Sections 158.295 through 158.302* and seeks relief from the requirements of Section 158.221(C) (7) of the City code.

City Code - Parking

The City Code requires parking based the presence of a garage, number of spaces in the garage and number of bedrooms as shown below:

- 1) Dwelling with one-car garage: Two (2) exterior parking spaces.
- 2) Dwelling with two-car (or more) garage: One (1) exterior parking space.
- 3) Dwelling with no garage:
 - i. Two (2) spaces per dwelling unit with two (2) or more bedrooms
 - ii. One and one-half (½) spaces per dwelling unit for one (1) bedroom or efficiency apartments.
- 4) Guest parking: At least one (1) guest parking space shall be provided for every five (5) units.

Based on the applicant’s site plan, 527 parking spaces are required based on City Code as shown in Table 1.

Table 1. Required Parking Based on City Code.

Unit Type	Quantity	City Rate	Required Parking
Apartment - 1-Bedroom	108	1.5	162
Apartment - 2-Bedroom	156	2	312
Guest Parking	264	0.2	53
		Total	527

Urban Land Institute - Parking

The project requires 436 parking stalls based on the Urban Land Institute’s (ULI) manual, *Shared Parking, 2nd Edition*. The project proposes 494 total parking spaces. Each building will have 8 spaces in the garage and 8 spaces outside the garage. The parking will work because 386 of the 494 spaces are parking spaces within a shared parking field.

This makes the parking plan for the project more flexible than ULI’s manual, which bases a parking requirement of one (1) dedicated spaced per dwelling unit and 0.65 parking space per dwelling unit within a shared parking field.

The project will have 1.87 spaces per dwelling.

Therefore, parking within the project will be adequate.

**SHARED PARKING, 2ND EDITION
PARKING RATES**

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 ¹ 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 ²	0.15	1.5 ²	/unit	2
Residential, Owned	0.15	1.7 ²	0.15	1.7 ²	/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.

²1.0 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.