



HALEY WARD®

## REDUCED PARKING STATEMENT

FOR

**FOUR PORT ST. LUCIE LLC**

**TO CITY OF PORT ST. LUCIE  
FOR SITE PLAN REVIEW**

P24-191, #11-916-00 | Port St. Lucie, FL

**APPLICANT:**

**Holly Kruse - Four Port St. Lucie LLC**

10250 Village Pkwy, STE 201 | Port St. Lucie, FL 34987

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J.R. Harrison, P.E.  
PE #82270

Date

**REPORT PREPARED BY: Holly Kruse**

**Haley Ward, Inc.**

10250 SW VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL 34987

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## Site Data

The subject parcel is located south of Dragonfly Commerce Park, east of Village Parkway, and west of Tom Mackie Boulevard in Southern Grove, Port St. Lucie, Florida and contains approximately 15.83 acres. The proposed plan of development on the currently unimproved parcel is to consist of a 238,782 square foot (sf) manufacturing center and 20,163 sf office space, 258,945 GSF. Site access is proposed via a full access driveway connection to SW Tom Mackie Boulevard and one to Destination Way. The purpose of this statement is to evaluate the City's code requirement in comparison to the ITE Parking Generation, 6<sup>th</sup> Edition and anticipated parking demand based on employees.

## Code Required Parking

In accordance with the Destination @ Tradition MPUD Zoning Destination at Tradition recommends parking for Manufacturing at 1 space per 500 sq. ft. and Office, including medical: 4 spaces per 1,000 sq. ft. This will require 559 parking spaces. The proposed parking spaces specified on the Site Plan, include the following:

### **Proposed Parking**

Standard Spaces = 322 Spaces

Handicap Spaces = 8 Spaces

**Total = 330 Spaces**

With a complete team, the tenant has a maximum of 225 employees.



## Parking Reduction

### ITE Methodology

The above calculations are based on the City of Port St. Lucie requirements including the amended MPUD zoning. The Institute of Transportation Engineering (ITE) Parking Generation, 6<sup>th</sup> Edition was reviewed to compare to the City's recommended parking rates with industry standard parking rates. While the ITE provides trip generation rates for manufacturing facilities, it does provide detailed parking generation rates for this specific use. Hence, ITE Land Use Code #140 (Manufacturing) and #710 (General Office Building) were used as they represent the closest comparison for land use within the ITE categories (Appendix A). Additionally, using both categories of land use increases the required parking spaces, which results in 260 parking spaces.

*Table 1: Parking Space Comparison*

	<b>Standard Spaces</b>	<b>Handicap Spaces</b>	<b>Total Spaces</b>
<b>Tradition MPUD Zoning</b>	547	12	<b>559</b>
<b>ITE Parking Generation, 6<sup>th</sup> Edition</b>	253	7	<b>260</b>
<b>Proposed Parking</b>	322	8	<b>330</b>

The average parking rate for ITE Parking Generation, 6<sup>th</sup> edition, is 0.92 for Manufacturing and 1.95 for General Office Building. Therefore, the average parking rate for the approximately 239,000 sf area of manufacturing and 20,000 sf area of general office space are 220 spaces and 40 spaces, respectfully, totaling 260 parking spaces for the proposed 258,945 GSF building. The total employee count for this establishment is 225 when fully staffed.



## Conclusion

Therefore, as demonstrated in this summary, a reduced parking requirement is appropriate for application at this site. The proposed plan of development on the currently unimproved parcel will include a 238,782 sf manufacturing center and 20,163 sf office space, totaling 258,945 gross floor area. The proposed Site Plan provides a total of 330 standard and handicapped parking spaces. Based on ITE Parking Generation rates, the projected parking demand is 260 spaces. With a maximum of 225 employees, the provision of 330 parking spaces will ensure sufficient parking capacity.

## **Appendix A:**

# Manufacturing (140)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Weekday (Monday - Friday)**

**Setting/Location: General Urban/Suburban**

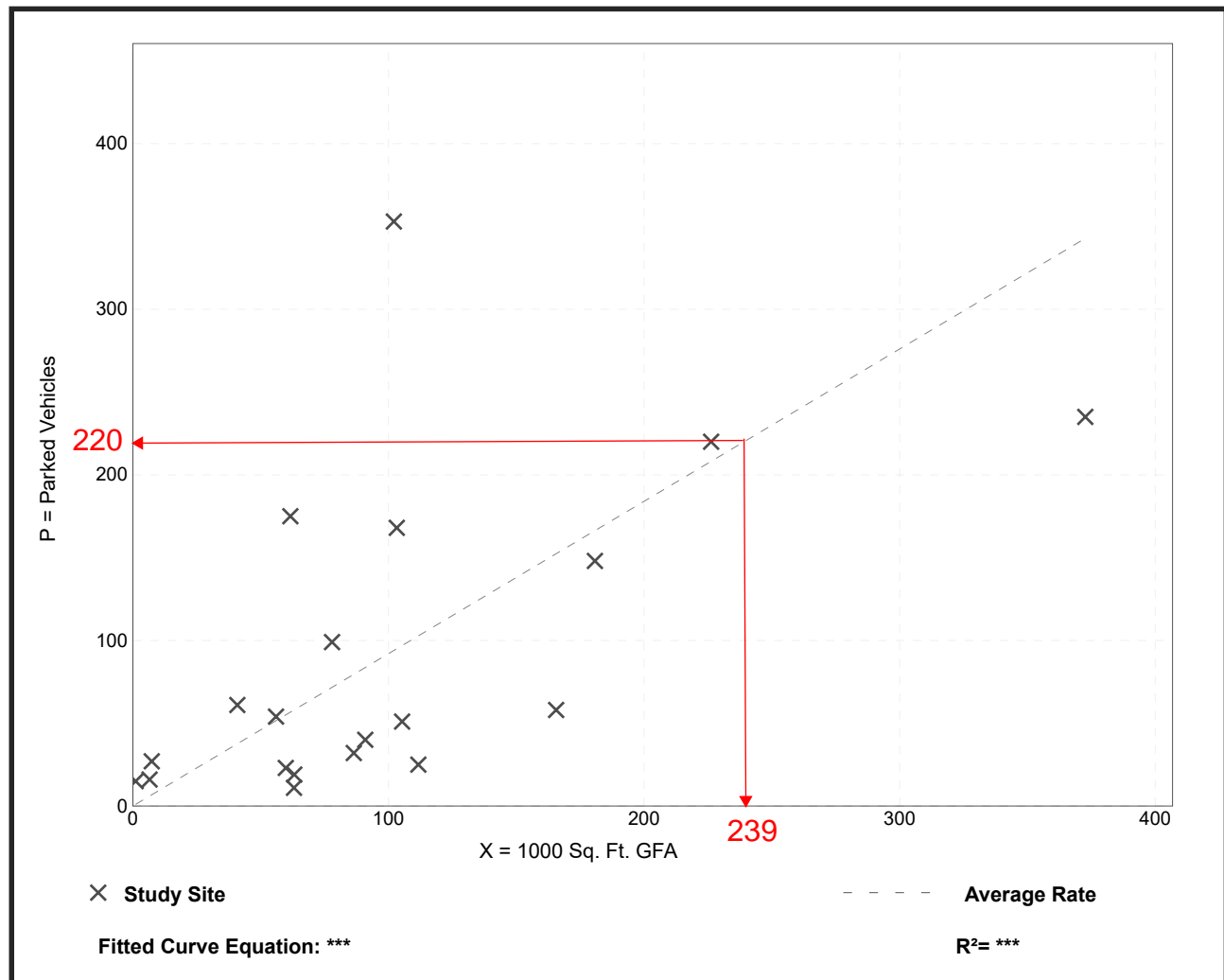
Number of Studies: 20

Avg. 1000 Sq. Ft. GFA: 99

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.92	0.17 - 13.75	0.44 / 3.36	0.53 - 1.31	0.89 (97%)

## Data Plot and Equation



*Parking Generation Manual, 6th Edition* • Institute of Transportation Engineers

# General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

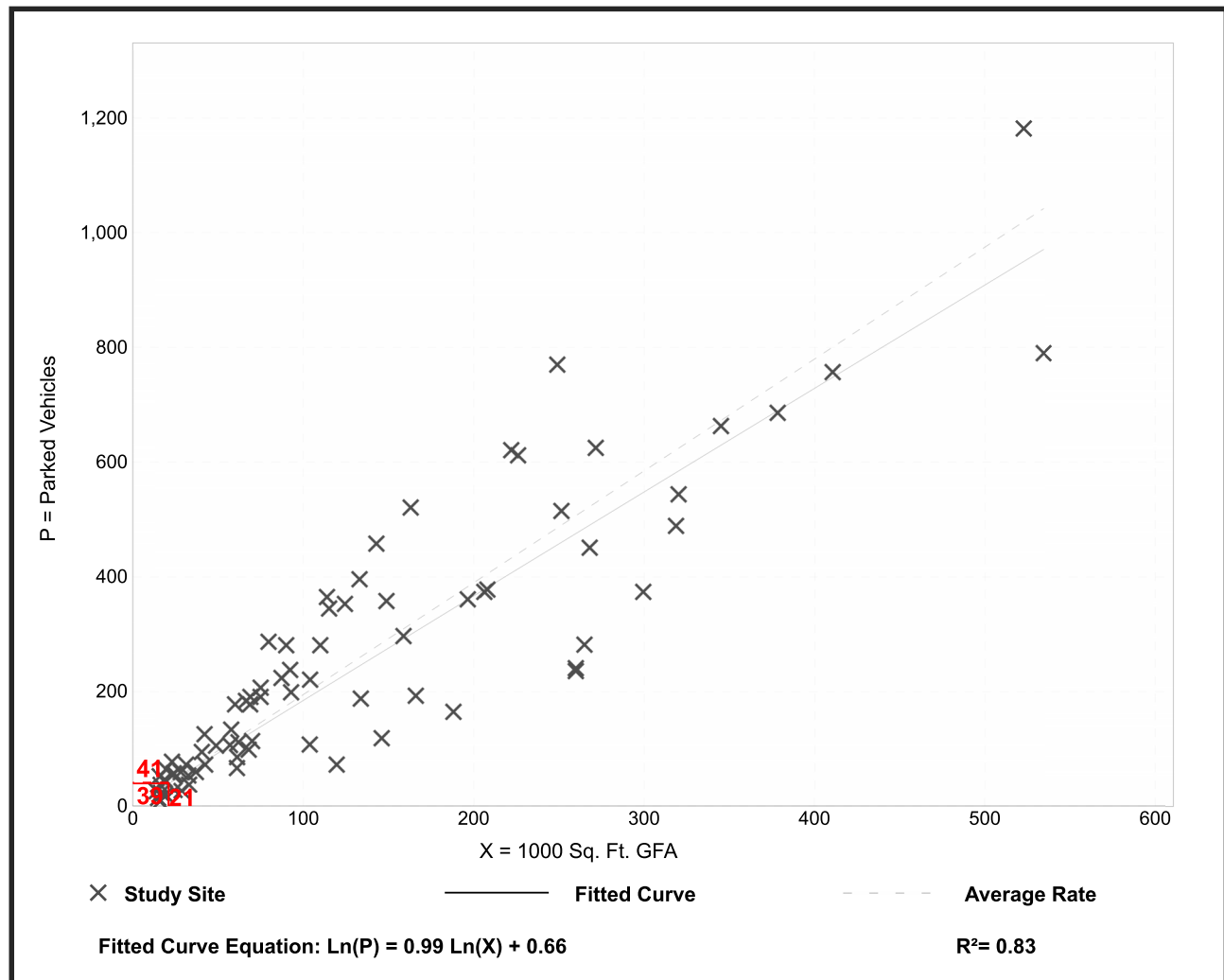
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

## Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers