

*PARKING OBSERVATION STUDY*

**MOBILITY HUB  
PORT ST. LUCIE, FL**

*Prepared for:*  
Mattamy Homes  
Port St Lucie, Florida

*Prepared by:*



**Engineering & Planning, Inc.**  
1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL 34990  
(772) 286-8030

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CA 29013

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Shaun G. MacKenzie P.E.  
PE Number 61751

## **EXECUTIVE SUMMARY**

A parking accumulation study was conducted to measure the available parking in Tradition Square and the adjacent parking garage (floors 1 and 2). The parking accumulation study was performed over 3 days – Friday, August 18<sup>th</sup>, 2023, Saturday, August 19<sup>th</sup>, 2023, and Wednesday, August 23<sup>rd</sup>, 2023 - from 12 PM to 3 PM and 5 PM to 8 PM. During the afternoon peak hours (12 PM – 3 PM) on Wednesday, Friday, and Saturday 149, 159, and 132 parking spaces were used, respectively. During the evening peak hours (5 PM - 8 PM) on Wednesday, Friday, and Saturday, 98, 117, and 121 parking spaces were used, respectively. The parking supply on Wednesday and Saturday was 246 spaces and on Friday it was 228 spaces (18 parking spaces were closed on SW East Park Avenue and SW Meeting Street for a special event). The observations were adjusted by considering the peak season factor in order to provide a conservative analysis. After adjusting the data to consider peak season conditions, there were 62, 32, and 83 excess available parking spaces during the afternoon peak hour, and 125, 84, and 97 excess available parking spaces during the evening peak hour on Wednesday, Friday, and Saturday, respectively. Overall, there is adequate parking available in Tradition Square and the adjacent parking garage.

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## **INTRODUCTION**

A study was conducted to determine the availability of parking in Tradition Square (parking garage and on-street parking) for the proposed Mobility Hub located in Tradition at the northeast corner of Park Avenue and SW Meeting Street. The data for parking count was collected for Tradition Square garage (floors 1 and 2) as well as on-street parking areas located in SW Stephanie Way, SW East Park Ave and SW Meeting Street, SW Civic Lane, and SW Trade Street as shown in Figure 1. These on-street parking spaces are used by town hall, restaurants, offices, and retail establishments. Mackenzie Engineering and Planning, Inc. (MEP) was retained to collect the parking count data and to provide necessary documents to assess available parking.

Figure 1: Parking Locations



## **Parking Observation Study**

Field observations were obtained during the intervals that were determined to be peak periods of demand at the site. Specifically, observations were conducted from 12 PM to 3 PM and 5 PM to 8 PM on Friday, August 18<sup>th</sup>, 2023, Saturday, August 19<sup>th</sup>, 2023, and Wednesday, August 23<sup>rd</sup>, 2023. Friday parking count occurred during a special event (Food Truck Friday) that closed 18 spaces of

on-street parking in Tradition Square. The parking observation sheets are contained within the appendix of the report.

Observations taken during August require a peak season adjustment factor. MEP utilized FDOT's peak season adjustment factor for August 18-23 to convert the data to peak season conditions. A peak season adjustment factor of 1.23 was applied after comparing the count data obtained on all 3 days. On Friday, August 18<sup>th</sup>, 2023, the highest parking demand of 159 spaces was observed from 2:45 PM to 3:00 PM. Below table 1 shows observed and peak season demand for afternoon and evening peak hours for all 3 days.

Table 1. Tradition Square garage and on-street parking observed and peak season demand

Day of the week	Time of the day	Observed	Peak Season Factor	Estimated Peak Season	Supply	Excess Spaces
Friday (August 18 <sup>th</sup> )	Afternoon Peak Hour	159	1.23	196	228	32
	Evening peak Hour	117	1.23	144	228	84
Saturday (August 19 <sup>th</sup> )	Afternoon Peak Hour	132	1.23	163	246	83
	Evening peak Hour	121	1.23	149	246	97
Wednesday (August 23 <sup>rd</sup> )	Afternoon Peak Hour	149	1.23	184	246	62
	Evening peak Hour	98	1.23	121	246	125

### *Parking Accumulation Analysis*

The parking supply is 228 on Friday and 246 on Wednesday and Saturday (on-street and garage) with an existing afternoon peak hour demand of 149, 159, and 132 spaces, and evening peak hour demand of 98, 117, and 121 on Wednesday, Friday, and Saturday, respectively. The on-street and garage parking are projected to have an excess of 32-125 parking spaces during the peak season.

## **CONCLUSION**

A parking accumulation study was conducted to measure the available parking in Tradition Square and the adjacent parking garage (floors 1 and 2). The parking accumulation study was performed over 3 days – Friday, August 18<sup>th</sup>, 2023, Saturday, August 19<sup>th</sup>, 2023, and Wednesday, August 23<sup>rd</sup>, 2023 - from 12 PM to 3 PM and 5 PM to 8 PM. During the afternoon peak hours (12 PM – 3 PM) on Wednesday, Friday, and Saturday 149, 159, and 132 parking spaces were used, respectively. During the evening peak hours (5 PM - 8 PM) on Wednesday, Friday, and Saturday, 98, 117, and 121 parking spaces were used, respectively. The parking supply on Wednesday and Saturday was 246 spaces and on Friday it was 228 spaces (18 parking spaces were closed on SW East Park Avenue and SW Meeting Street for a special event). The observations were adjusted by considering the peak season factor in order to provide a conservative analysis. After adjusting the data to consider peak season conditions, there were 62, 32, and 83 excess available parking spaces during the afternoon peak hour, and 125, 84, and 97 excess available parking spaces during the evening peak hour on Wednesday, Friday, and Saturday, respectively. Overall, there is adequate parking available in Tradition Square and the adjacent parking garage.

## APPENDIX A

### Friday (August 18<sup>th</sup>, 2023) Parking counts

	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F				
Friday	Stephanie Way	East Park Ave Meeting Street	Civic Lane Trade Street	Garage Floor 1	Ramp	Garage Floor 2	Total On-Street Spaces Used	Total On-Street Spaces Available	Total Spaces Used	Total Spaces Available
Spaces	26	closed	15	94	0	93		41		228
12:15 PM	16		7	94		34	23	18	151	77
12:30 PM	15		7	94		39	22	19	155	73
12:45 PM	17		6	92		35	23	18	150	78
1:00 PM	17		8	93		35	25	16	153	75
1:15 PM	16		7	93		32	23	18	148	80
1:30 PM	17		5	93		38	22	19	153	75
1:45 PM	14		5	94		38	19	22	151	77
2:00 PM	17		9	94		38	26	15	158	70
2:15 PM	15		7	94		37	22	19	153	75
2:30 PM	15		7	94		40	22	19	156	72
2:45 PM	17		8	91		37	25	16	153	75
3:00 PM	17		8	91		43	25	16	159	69
5:00 PM	18		9	83		22	27	14	132	96
5:15 PM	13		3	79		21	16	25	116	112
5:30 PM	15		1	78		22	16	25	116	112
5:45 PM	12		1	79		18	13	28	110	118
6:00 PM	10		4	79		19	14	27	112	116
6:15 PM	9		3	79		10	12	29	101	127
6:30 PM	4		0	62		10	4	37	76	152
6:45 PM	11		1	62		7	12	29	81	147
7:00 PM	14		6	71		17	20	21	108	120
7:15 PM	15		5	76		21	20	21	117	111
7:30 PM	13		1	61		26	14	27	101	127
7:45 PM	13		3	68		25	16	25	109	119
8:00 PM	12		4	69		26	16	25	111	117



Saturday (August 19<sup>th</sup>, 2023) Parking counts

	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F				
Saturday	Stephanie Way	East Park Ave Meeting Street	Civic Lane Trade Street	Garage Floor 1	Ramp	Garage Floor 2	Total On-Street Spaces Used	Total On-Street Spaces Available	Total Spaces Used	Total Spaces Available
Spaces	26	18	15	94	0	93		59		246
12:15 PM	9	4	2	80		7	15	44	102	144
12:30 PM	9	3	2	83		5	14	45	102	144
12:45 PM	10	4	5	83		7	19	40	109	137
1:00 PM	12	3	6	82		4	21	38	107	139
1:15 PM	12	6	6	92		10	24	35	126	120
1:30 PM	13	6	6	94		13	25	34	132	114
1:45 PM	11	6	5	94		12	22	37	128	118
2:00 PM	10	7	6	92		16	23	36	131	115
2:15 PM	12	6	4	92		3	22	37	117	129
2:30 PM	12	6	4	90		3	22	37	115	131
2:45 PM	11	8	6	91		2	25	34	118	128
3:00 PM	12	6	5	90		0	23	36	113	133
5:00 PM	12	7	6	89		11	25	34	125	121
5:15 PM	14	6	6	81		11	26	33	118	128
5:30 PM	17	6	5	83		10	28	31	121	125
5:45 PM	17	4	4	83		8	25	34	116	130
6:00 PM	16	4	6	79		9	26	33	114	132
6:15 PM	11	2	3	76		4	16	43	96	150
6:30 PM	5	3	3	76		4	11	48	91	155
6:45 PM	7	1	3	81		4	11	48	96	150
7:00 PM	4	1	1	80		3	6	53	89	157
7:15 PM	4	2	2	80		4	8	51	92	154
7:30 PM	1	1	1	77		2	3	56	82	164
7:45 PM	2	1	1	70		1	4	55	75	171
8:00 PM	5	2	0	68		1	7	52	76	170

Wednesday (August 23<sup>rd</sup>, 2023) Parking counts

	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F				
Wednesday	Stephanie Way	East Park Ave Meeting Street	Civic Lane Trade Street	Garage Floor 1	Ramp	Garage Floor 2	Total On-Street Spaces Used	Total On-Street Spaces Available	Total Spaces Used	Total Spaces Available
Spaces	26	18	15	94	0	93		59		246
12:15 PM	10	8	4	90		24	22	37	136	110
12:30 PM	13	6	5	94		31	24	35	149	97
12:45 PM	11	6	4	94		22	21	38	137	109
1:00 PM	11	6	4	94		17	21	38	132	114
1:15 PM	10	6	3	94		15	19	40	128	118
1:30 PM	8	4	3	93		10	15	44	118	128
1:45 PM	10	3	3	94		10	16	43	120	126
2:00 PM	12	6	2	94		11	20	39	125	121
2:15 PM	11	6	1	93		9	18	41	120	126
2:30 PM	13	6	1	94		9	20	39	123	123
2:45 PM	9	7	2	94		8	18	41	120	126
3:00 PM	9	6	3	93		11	18	41	122	124
5:00 PM	11	3	1	72		15	15	44	102	144
5:15 PM	8	0	0	80		7	8	51	95	151
5:30 PM	9	0	1	80		6	10	49	96	150
5:45 PM	9	0	2	80		7	11	48	98	148
6:00 PM	8	4	2	64		7	14	45	85	161
6:15 PM	7	0	1	64		5	8	51	77	169
6:30 PM	5	0	1	59		6	6	53	71	175
6:45 PM	5	1	1	58		7	7	52	72	174
7:00 PM	2	1	0	60		7	3	56	70	176
7:15 PM	3	0	0	61		5	3	56	69	177
7:30 PM	1	1	0	60		3	2	57	65	181
7:45 PM	1	2	0	60		3	3	56	66	180
8:00 PM	0	0	0	60		3	0	59	63	183