

SIMMONS & WHITE
2581 Metrocentre Blvd., Suite 3 West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
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REDUCED PARKING STATEMENT

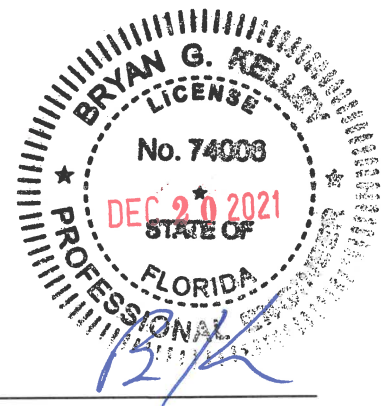
PROJECT BULLET CITY OF PORT ST. LUCIE, FLORIDA

Prepared for:

Cheney Brothers, Inc.
1 Cheney Way
Riviera Beach, Florida 33404

Job No. 21-086

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Bryan G. Kelley, P.E.
FL Registration No. 74006

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1.0 SITE DATA

The subject parcel is located east of Village Parkway and south of Paar Drive in the City of Port St. Lucie, Florida and contains approximately 55.3 acres. The proposed plan of development on the currently unimproved parcel is to consist of a 367,427 S.F. distribution center and 155,100 S.F. future expansion (522,527 S.F. total). Site access is proposed via a full access driveway connection to SW Anthony F. Sansone Sr. Boulevard. For additional information on site layout, please refer to the Site Plan prepared by HJA Design Studio. The purpose of this statement is to evaluate the City's code requirement in comparison to the ITE Parking Generation, 5th Edition and anticipated parking demand based on similar sites.

2.0 CODE REQUIRED PARKING

In accordance with the Tradition Regional Business Park at Southern Grove, MPUD, the required parking for a Warehouse and Distribution Use activity is 0.75 spaces per 1,000 S.F. of gross building area. Based on the proposed 522,527 S.F. distribution center, the required parking would result in 392 spaces. The proposed parking spaces as identified on the Site Plan include the following:

Proposed Parking

Standard Spaces	= 186 Spaces
Handicap Spaces	= 10 Spaces
Loading Spaces	= 6 Spaces
Truck Staging Spaces	= 217 Spaces
Total	= 419 Spaces

Typically, loading spaces and truck spaces are not considered as part of the standard parking requirement. Therefore, the proposed total standard and handicap parking is 196 spaces or 196 spaces less than the City code required spaces.

3.0 PARKING REDUCTION

ITE Methodology

The above calculations are based on the City of Port St. Lucie requirements. The Institute of Transportation Engineering (ITE) Parking Generation, 5th Edition was reviewed to compare to the City required parking rates with industry standard parking rates. While the ITE provides trip generation rates for distribution facilities, it does provide detailed parking generation rates for this specific use. Therefore, ITE Land Use Code # 150 (Warehousing) was used as it reflects the most comparable land use within the ITE.

The average parking rate from the ITE Parking Generation, 5th edition is 0.39 spaces per 1,000 S.F. Therefore, the ITE average rate would result in a parking demand of 204 spaces for the proposed 522,527 S.F. distribution center.

Anticipated Use Methodology

Based on discussions with the development team, Cheney Brothers is anticipating 304 total employees for the proposed distribution facility. The 304 total employees include office, warehouse, sales staff, drivers, and security. However, some of the staff including sales, IT, and some office staff will be at offsite locations and not be at the actual facility. Additionally, the total employees will be split into three shifts on weekdays and weekends and therefore, not all employees will ever be present at the site at one time. A comparable Cheney Brothers site located in the City of Punta Gorda was reviewed by the development team. The Punta Gorda site had 241 total parking spaces with only 106 spaces used during the weekday. The tenant estimates that a maximum of 150 parking spaces would be needed based on similar sites and experience.

4.0 CONCLUSION

The proposed plan of development on the currently unimproved parcel is to consist of a 367,427 S.F. distribution center and 155,100 S.F. future expansion. The City Code required parking for the 522,527 S.F. distribution center is 392 parking spaces. The proposed Site Plan provides for a total of 196 standard and handicap parking spaces. Additionally, 223 truck and loading spaces are also proposed for an overall total of 419 parking spaces.

The ITE parking generation rates result in a parking demand of 204 spaces. Additionally, the tenant estimates that a maximum of 150 spaces would be needed based on anticipated specific use of the site and utilization of similar Cheney Brothers distribution facilities. Based on data provided, the proposed 419 overall parking and loading spaces will be sufficient to accommodate the parking demand of the Cheney Brothers distribution facility based on its unique characteristics.

APPENDIX A

ITE PARKING RATES

Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.
 Number of Studies: 31
 Avg. 1000 Sq. Ft. GFA: 212

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)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

Data Plot and Equation

