KBP CONSULTING, INC.

April 6, 2024

Mr. Saul Perez
REZ SE Land, LLC
1000 Brickell Plaza, Suite 4104
Miami, Florida 33131

Re: The Forest Apartments – Margate, Florida
Parking Statement and Master Parking Plan – *Update*

Dear Saul:

As requested, KBP Consulting, Inc. has prepared a parking statement associated with the proposed multifamily development to be located on the west side of S. State Road 7 (US 441) approximately one-half (0.5) mile to the south of Southgate Boulevard in Margate, Broward County, Florida. More specifically, the subject site is located at 787 S. State Road 7 and the Broward County Property ID Numbers for the site are 4941 01 31 0020 and 4941 01 33 0010. A project location map is presented in Attachment A to this memorandum.

Parking Requirements

The subject site has a total land area of approximately 7.14 acres (+/- 310,988 square feet) and is currently vacant / undeveloped. The Forest Apartments development will consist of 338 dwelling units within multiple five-story (mid-rise) buildings. The number of dwelling units by unit-type and the number of parking spaces required per City of Margate Code of Ordinances (Section 33.3 – (2)(b)) is presented below:

• Studio:	16 D.U. @ 2 parking spaces / D.U. =	32 parking spaces
• One-Bedroom:	170 D.U. @ 2 parking spaces / D.U. =	340 parking spaces
• Two-Bedroom:	137 D.U. @ 2 parking spaces / D.U. =	274 parking spaces
• Three-Bedroom:	15 D.U. @ 3 parking spaces / D.U. =	45 parking spaces
Subtotal:		**691 parking spaces**
• Guest Parking:	+15% =	+104 parking spaces
Subtotal:		**795 parking spaces**
• Reduction[1]:	-5% =	-39.75 parking spaces
• Reduction[2]:	-5% =	-39.75 parking spaces
• **Total:**		**715 parking spaces**

[1] Reduction based upon Sec. 9.12.(E)(2) of the Margate Code of Ordinances. This section of Code indicates that lots immediately adjacent to, or within four hundred (400) lineal feet (on the same side of a roadway) of a designated Broward County Transit stop, Margate Circulator, or other mass transit stop, shall be eligible for a parking credit. In this case there is a dedicated transit stop with a shelter which qualifies for a five percent (5%) parking reduction.

[2] Reduction based upon Sec. 9.12(E)(4) which allows parking reductions for residential land uses. For multifamily developments with more than 100 dwelling units, a five percent (5%) reduction is applicable.

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As noted above, the total parking requirement for the proposed residential development is 715 parking spaces. According to the latest site plans for the existing/adjacent office development and the proposed residential development (please see Attachment B), the subject site will provide 724 parking spaces. Of these parking spaces, 230 parking spaces will be shared with the adjacent office development to the north that is occupied by Global Response. The subject office development consists of two (2) single-story buildings with a total floor area of approximately 73,274 square feet and 373 parking spaces (field verified) of which sixteen (16) are handicap spaces. The parking inventory of this site is presented in Attachment C.

The purpose of this technical memorandum is to document the adequacy of the overall parking supply within the existing Global Response site and The Forest Apartments site.

Parking Analysis

The City of Margate has requested that a parking study for the overall site be prepared. This analysis addresses the parking requirement for the existing office use on the parcel adjacent to The Forest Apartments site as well as that for the proposed multifamily site. The office parking requirement has been developed in accordance with the time-of-day / day-of-week parking rates published by the Institute of Transportation Engineers (ITE) in their *Parking Generation Manual (6th Edition).* This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country. The applicable ITE land use category for this analysis is #710 – General Office Building.

Utilizing the referenced parking generation data presented in the ITE *Parking Generation Manual*, a parking analysis was performed to identify the peak weekday (Monday through Friday) parking demand for the subject office building. According to the referenced manual, the 85th Percentile Rate to estimate the peak parking demand is as follows:

P (85th Percentile) = 2.98 (X)
where P = number of parked vehicles and X = 1,000 SF of gross floor area

In accordance with the foregoing rate, the parking requirement for the subject office building (73,274 square feet) is 218 parking spaces. Relevant excerpts from the referenced ITE manual are presented in Attachment D. The parking requirements for the proposed residential development have been developed in accordance with the previously described City Code of Ordinances criteria.

The total parking requirements and parking supply are summarized as follows:

Existing / Proposed Parking Supply

- Global Response (Office): 373 Parking Spaces (Existing)
- The Forest Apartments: 724 Parking Spaces (Proposed)
- **TOTAL: 1,097 Parking Spaces**

Parking Requirements

- Single Tenant Office Building: 218 Parking Spaces
- Multifamily Residential: 715 Parking Spaces
- **TOTAL: 933 Parking Spaces**

As indicated above, the proposed parking supply for the combined sites (i.e. Global Response and The Forest Apartments) will exceed the required parking supply by 164 parking spaces.

Shared Parking Analysis

As indicated on the site plan and noted previously within this memorandum, a surface parking lot to the west of the existing office buildings is proposed and will be shared with the residential use. This parking lot will contain 230 parking spaces. Based upon the existing parking demand exhibited by the office land use and the parking calculations for the office space in accordance with ITE procedures, these parking spaces are not needed to meet the parking demand for the office space. However, as part of the development agreement with the neighboring office user, these shared parking spaces are being provided at their request.

The residential use, on the other hand, will rely upon some of the parking spaces within this parking lot to satisfy a portion of the parking supply required for this use. The site plan indicates that the residential use will be providing a total of 724 parking spaces of which 494 parking spaces will be located in parking lots surrounding the residential buildings and limited to their use only while 230 will be located in the subject parking lot to be shared with the office space. Since the actual required parking supply for the residential use is 715 parking spaces, 221 parking spaces of the 230 parking spaces in the shared parking lot will be required to satisfy the parking requirements of the residential use at peak times.

Given that the peak parking demands for office space and residential uses do not typically coincide, an abbreviated shared parking analysis has been conducted. Since the parking spaces within the subject parking lot are not required or needed for the office use, this analysis simply focuses on the parking demand by time of day for the residential use. And, specifically, at what point during the day does the parking demand drop below 495 parking spaces such that all of the residential parking demand can be accommodated within the parking supply (494 parking spaces) to be provided in the parking lots surrounding the residential buildings.

To answer this question, the shared parking procedures and data presented in the Urban Land Institute's (ULI's) *Shared Parking (Third Edition)* manual have been applied. The results of this analysis are presented in Attachment E. Based upon this time-of-day analysis it is evident that the parking demand for the residential use will be below 495 parking spaces between 8:00 AM and 6:00 PM. As a result, the existing office use will have the ability to utilize the entire shared parking lot during typical office operating hours.

ADA Parking – As referenced previously, the existing office development has 16 handicap spaces. And the proposed residential development will provide 15 handicap parking spaces. With 373 parking spaces on the office site, eight (8) handicap parking spaces are required. Therefore, the required number of handicap spaces is exceeded by eight (8). And with 724 parking spaces provided by the residential property, 15 handicap parking spaces are required. As such, the number of accessible parking spaces is in compliance.

Summary

The proposed parking supply for The Forest Apartments site and the adjacent Global Response office building will satisfy the parking requirements for the City of Margate. In addition, the shared parking lot will satisfy the needs of both the office and the residential development. And the proposed ADA parking supply will meet the applicable ADA requirements.

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

KBP CONSULTING, INC.

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

APPROVED BY:

KARL B. PETERSON
LICENSE
No. 49897
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Karl B Peterson 2024.04.06 09:29:27 -04'00'

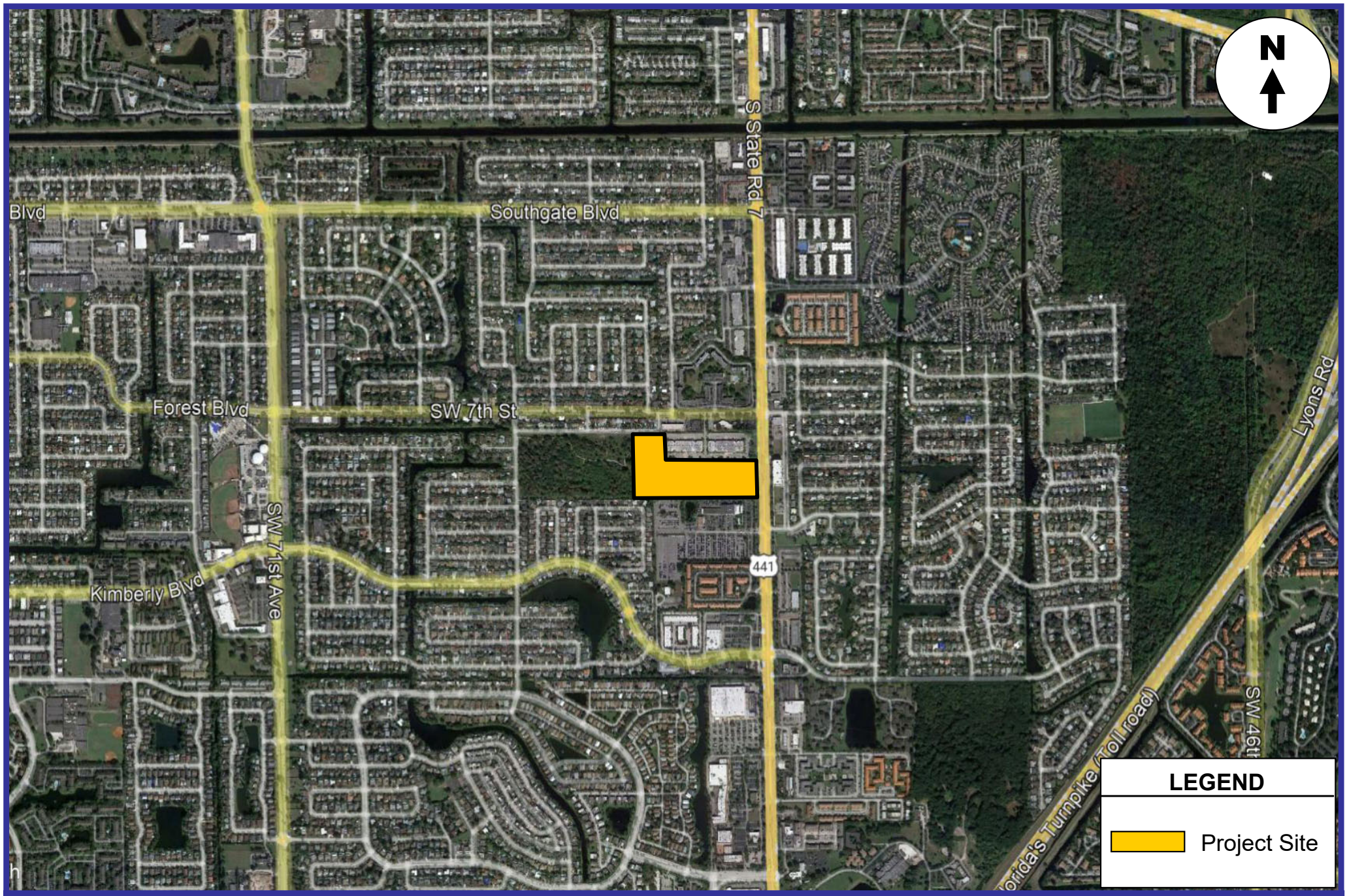
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

The Forest Apartments – Margate, Florida

Project Location Map



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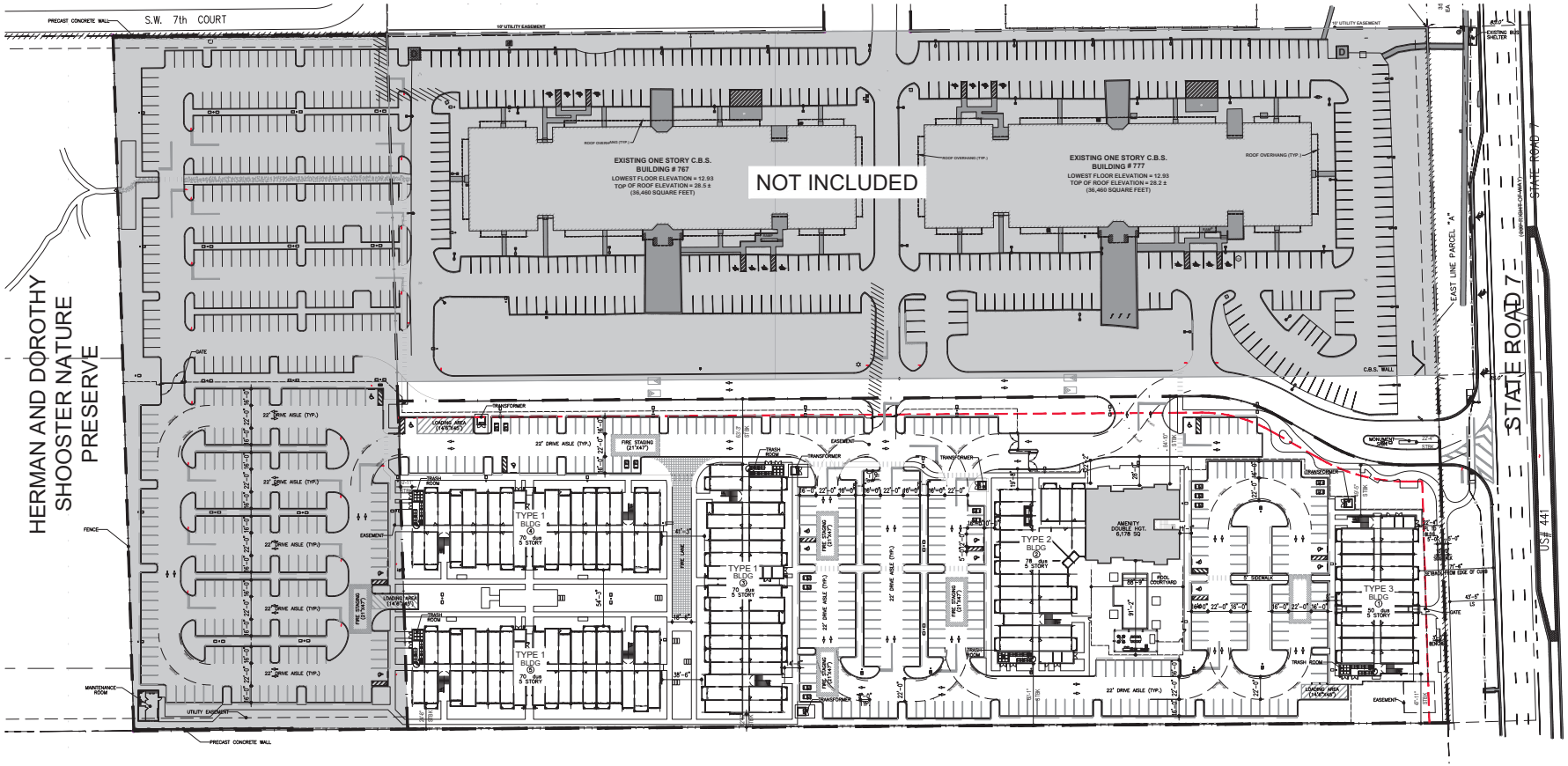
Project Location Map

Attachment A
The Forest Apartments
Margate, Florida

Attachment B

The Forest Apartments – Margate, Florida

Preliminary Site Plan



SITE INFORMATION		
Site Area:	310,988 SF	7.11 ac.
	Proposed	
Density:	338 Units (42 dus/ac)	
Building Setbacks		
A. Front	Required (Residential Structures)	Provided (Residential Structures)
East (SR 7)	18'-0"	22'-4"
B. Side		
North	16'-0"	30'-4"
West NW 95th st	0'-0"	0'-0"
South	0'-0"	13'-3"
	Required	Provided
Building Height	9'- (6 Stories) Max.	58' (5 stories)
SITE CALCULATIONS		
Open Space	Required	Proposed
	3% of Acreage	0.2136 ac (9,304 SF) 19,092 sf
PROJECT CODE/ CONSTRUCTION REQUIREMENTS		
Occupancy Classifications	Group R, Residential R-2	
Construction Type	FBC-B 8TH ED. (2023) III-3RESIDENTIAL GROUP R-2	TYPE
Codes Used	FBC-B 8TH ED. (2023)	
	FAR HOUSING ACT DESIGN MANUAL	
	FIRE PROTECTION 8TH ED (2023)	

SR 7 MARGATE - DEVELOPMENT SUMMARY							
Residential:							
Unit Types	NRSF/Unit	Building Types			Total Units	Leasable (NRSF)	% of Totals
		Type I	Type II	Type III			
Studio							
ST1	576 sf	0	16	0	16 units	9,216 sf	5%
Sub-total	576 sf	0	16	0	16 units	9,216 sf	
1BD							
A1	811 sf	32	12	32	140 units	113,540 sf	50%
A1-MOD	732 sf	0	10	10	20 units	14,640 sf	
A2	779 sf	0	10	0	10 units	7,790 sf	
Sub-total	2,322 sf	32	32	42	170 units	135,970 sf	
2BD							
B1	1,159 sf	15	12	0	57 units	66,063 sf	41%
B2	1,091 sf	10	0	0	30 units	32,730 sf	
B3	1,119 sf	8	8	8	40 units	44,760 sf	
B4	1,123 sf	0	0	0	units	sf	
B5	1,168 sf	0	10	0	10 units	11,680 sf	
Sub-total	5,660 sf	33	30	8	137 units	155,233 sf	
3BD							
C1	1,359 sf	5	0	0	15 units	20,385 sf	4%
Sub-total	1,359 sf	5	0	0	15 units	20,385 sf	
# of Units/Bldg		70 units	78 units	50 units		320,804 sf	100.0%
# of Bldgs		3 bldgs	1 bldgs	1 bldgs	5 bldgs		
Total Units		210 units	78 units	50 units	338 units		
						949 avg sf/unit	

PARKING		
Required		
	# of units or SF	# Spaces
Studio @ 2 sp/du	16 units	32 sp
1 BD @ 2 sp/du	170 units	340 sp
2 BD @ 2 sp/du	137 units	274 sp
3BD @ 3 sp/du	15 units	45 sp
Guest @ 15%		104 sp
Sub-Total	*338 units*	*795 sp*
Total Required	*795 sp*	
Reduction #1	10%	79 sp
Total Required	*715 sp*	
Provided		
	Standard	HC
Surface Parking	299 sp	12 sp
Garage Parking	sp	sp
Residential Total	299 sp	12 sp
Shared off-site Parking	230 sp	sp
Dedicated off-site Parking	180 sp	3 sp
Sub-Total	*709 sp*	*15 sp*
Grand Total	*724 sp*	
		2.1 sp/du
	EV Spaces: 15 sp (2%)	
	Bicycle Parking: 15 sp	

NORTH

SITE PLAN

SCALE: 1"=50'

	BY

SR-7 MARGATE
FOR:
REZ SE LAND
LOCATED AT:
787 S. STATE ROAD 7, MARGATE, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
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(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	
CONTRACT DATE	**/**/**
SCALE	AS SHOWN
JOB NO.	2168.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1

Attachment C

The Forest Apartments – Margate, Florida

Global Response – Parking Inventory

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Global Response
Existing Parking Supply

Attachment C
The Forest Apartments
Margate, Florida

Attachment D

The Forest Apartments – Margate, Florida

Relevant Excerpts from the
ITE *Parking Generation Manual (6th Edition)*

Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
	General Urban/Suburban
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	13
8:00 a.m.	47
9:00 a.m.	87
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	86
1:00 p.m.	84
2:00 p.m.	93
3:00 p.m.	93
4:00 p.m.	85
5:00 p.m.	57
6:00 p.m.	21
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

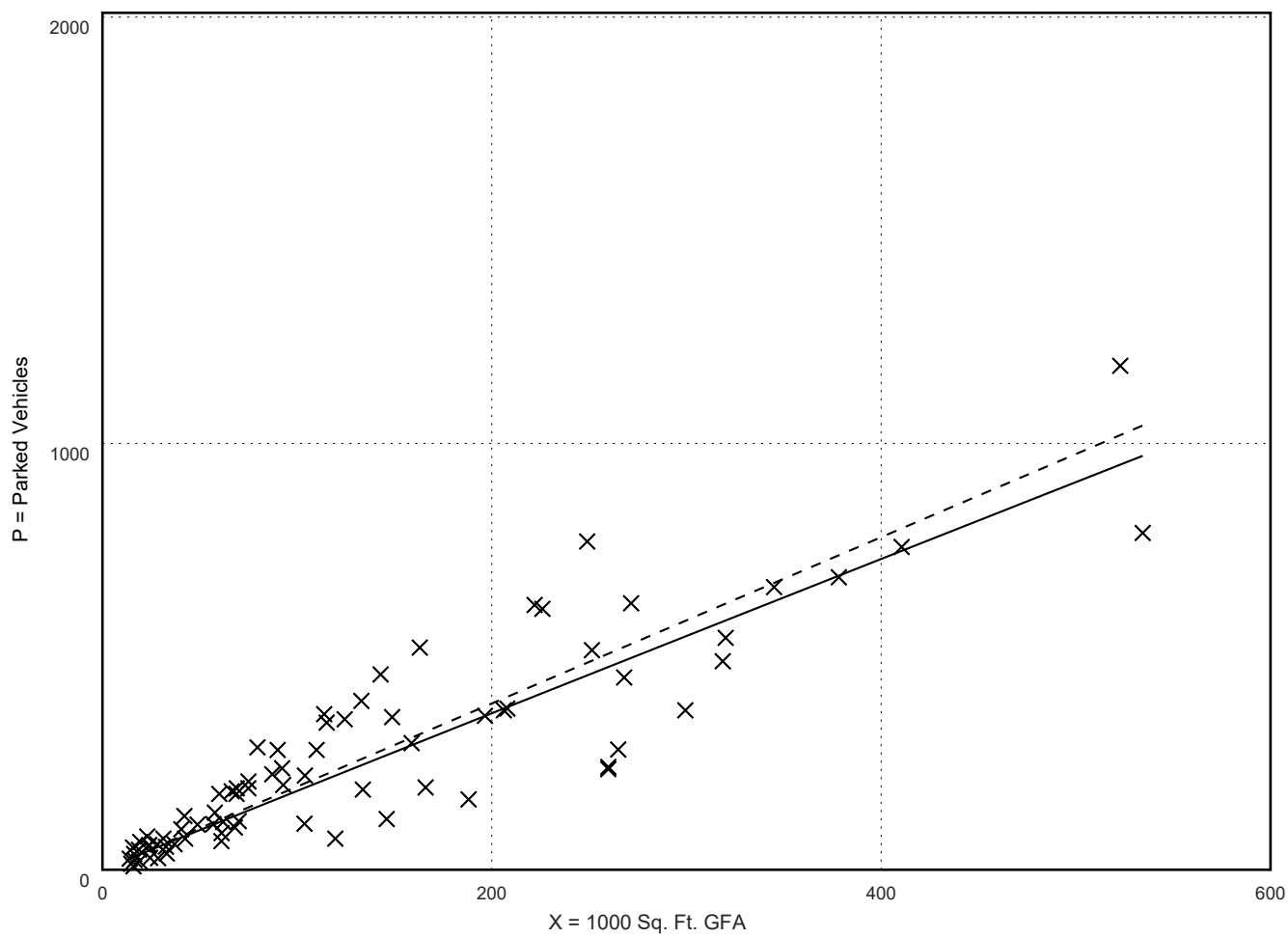
General Office Building
(710)

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



× **Study Site** ——— **Fitted Curve** - - - - - **Average Rate**

Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 0.66 **R^2= 0.83**

Attachment E

The Forest Apartments – Margate, Florida

ULI Shared Parking Analysis

The Forest Apartments
Shared Parking Analysis - Weekday
Margate, Florida

Land Use [1]	Size / #	Parking Ratio	Parking Required by Code		Shared Parking 6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Residential	**338 DU**	**See Below**	**715**																				
- Resident (Suburban)	**85%**	**(per ULI [2]) =**	**608**	% Req'd by Time of Day	*95%*	*80%*	*67%*	*55%*	*50%*	*45%*	*40%*	*40%*	*40%*	*40%*	*45%*	*50%*	*60%*	*70%*	*80%*	*85%*	*95%*	*97%*	*100%*
					578	**487**	**408**	**335**	**304**	**274**	**244**	**244**	**244**	**244**	**274**	**304**	**365**	**426**	**487**	**517**	**578**	**590**	**608**
- Guest	**15%**	**(per ULI [2]) =**	**107**	% Req'd by Time of Day	*0%*	*10%*	*20%*	*20%*	*20%*	*20%*	*20%*	*20%*	*20%*	*20%*	*20%*	*40%*	*60%*	*100%*	*100%*	*100%*	*100%*	*80%*	*50%*
					0	**11**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**22**	**43**	**65**	**107**	**107**	**107**	**107**	**86**	**54**
Total Parking Required			**715**	**Req'd by Time of Day**	**578**	**498**	**430**	**357**	**326**	**296**	**266**	**266**	**266**	**266**	**296**	**347**	**430**	**533**	**594**	**624**	**685**	**676**	**662**

[1] *Land use data provided by MSA Architects.*

[2] *Parking requirements for different users are based upon data presented in Figure 2-2 of ULI's Shared Parking (Third Edition) manual.*