

Parking Calculation, Crossroads Shopping Center

Space #	Name	SF	<u>A</u>	<u>B</u>	<u>Shared Parking Calculations</u>				<u>Margate Code (Sec 33.3 & 9.12) Info/Notes</u>
			Total Current Req	Tot Cur Shop Ctr Req	<u>C</u> Wday Day Parking Req	<u>D</u> Wday Night Parking Req	<u>E</u> Wkend Day Parking Req	<u>F</u> Wkend Night Parking Req	
5230	Vacant	2150	6	12	6	6	6	6	3 per Thousand SF TOC
5220	Vacant	2000	6	11	6	6	6	6	3 per Thousand SF TOC
5210	TQLA	1550	-7	-7	-7	-7	-7	-7	TOC Credit for Busses 5% of total Req (7 Min)
5200	TQLA	1550	x	x	x	x	x	x	
5190	TQLA	1350	67	67	Closed	Closed	Closed	67	1 per 30 SF customer area [4450 SF total][2000 calculated]
5180	Dentist	1103	3	6	3	Closed	3	Closed	3 per Thousand SF TOC
5170	Auto Prt	900	1	5	1	Closed	1	Closed	3 per Thousand SF TOC
5160	Hair	1342	4	7	9	Closed	9	Closed	3 per Thousand SF TOC
5150	Pizza	1200	5	7	5	5	5	5	1 per 30 SF customer area
5140	Massage	1350	4	7	4	Closed	4	Closed	3 per Thousand SF TOC
5130	Vacant	2450	7	13	7	7	7	7	3 per Thousand SF TOC
5100	Vacant	4970	15	27	15	15	15	15	3 per Thousand SF TOC
5000 D	Theatre	20800	94	94	94	94	94	94	1 per 5* seats [470 Seats]
5000 C	Salon/school	16000	42	42	42	Closed	42	Closed	[9000] SF customer area (TOC calc) + 1 per emp + 1 per 2 students
5000 B	Vine Church	13000	86	86	86	Closed	86	Closed	[259 seats] 1 per 3 seats
5000 A	Dollar Gen	9000	15	27	15	15	15	15	3 per Thousand SF TOC [4875 SF]
1200	CVS Pharm	12000	26	47	26	26	26	26	3 per Thousand SF TOC [8500 SF]
N/A	BB&T Bank	0	0	0	0	0	0	0	Drive thru ATM lane only - no parking req
Allotted Spots			374	451	312	167	312	234	
Total Spots			337	337	337	337	337	337	
Difference			-37	-114	25	170	25	103	

Notes: There are several uses at this location that utilize parking differently on different days and at different times.

Several of the retail stores and medical offices only utilize parking during the day or only on weekdays, others like the nightclub only utilize parking late at night. The usage in this chart is broken down by weekend and week day use and by day and night.

Column A - Shows current way things would be calculated under current code by use. Deficit of 37 spaces.

Column B - Shows current way things would be calculated under current code using "shopping center" calculations. Deficit 114 spaces:

Its important to note that in general, you should gain, not lose spaces when calculating as a shopping center.

Columns C-F - Illustrates how the code changes would now allow for consideration based on actual utilization of parking based on business operating hours and times of day.

This illustrates why shopping center owners have difficulty filling vacancies because prospective tenants can not be approved for lack of parking.

Current Margate code does not allow for any kind of shared parking calculations in commercially zoned districts.

The proposed changes address and rectify this issue to allow for calculations as done in one way or another in the rest of Broward County.