

March 4, 2020

First Gate Commerce Center
c/o Mike Gai - Principal
Sun Tech Engineering, Inc.
4577 Nob Hill Road, Suite 102
Sunrise, Florida 33351

Re: First Gate Commerce Center –Parking Needs Memorandum

Dear Mike:

Per your request, Traf Tech Engineering, Inc. has determined the parking requirements associated with a 131,329 square-foot industrial/warehouse distribution development planned to be located at the northwest corner of the intersection of Copans Road and Banks Road in the City of Margate in north Broward County, Florida. A surface parking lot with 163 parking spaces (156 regular parking stalls plus 7 handicap parking spaces) is proposed as shown on the site plan contained in Attachment A. The City of Margate's Land Development Regulations do not have parking requirements for industrial/warehouse distribution developments.

According to the *Parking Generation Manual* published by the Institute of Transportation Engineers (ITE) – 5th Edition, General Light Industrial (ITE's LUC 110) require 0.65 parking spaces per 1,000 square feet of gross floor area. General Light Industrial is defined by ITE as a "*free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space*". Using the General Light Industrial category as defined by ITE, the First Gate Commerce Center **requires approximately 86 parking spaces.**

Warehouse use (ITE's LUC 150) require 0.39 parking spaces per 1,000 square feet of gross floor area. Warehousing is defined by ITE as a "*facility that is primarily devoted to the storage of material, but it may also include office and maintenance areas*". Using the Warehousing category as defined by ITE, the First Gate Commerce Center **requires approximately 52 parking spaces.**

Using the highest parking requirement determined above for LUC 110, at least 86 parking spaces should be provided at the proposed 131,329 square-foot industrial/warehouse distribution center in order to comfortably accommodate the peak parking demands of this facility. Since 163 parking spaces are proposed at this facility, the surface parking lot is anticipated to be adequate for the proposed First Gate Commerce Center.

Please give me a call if you have any questions.

TRAF TECH ENGINEERING, INC.

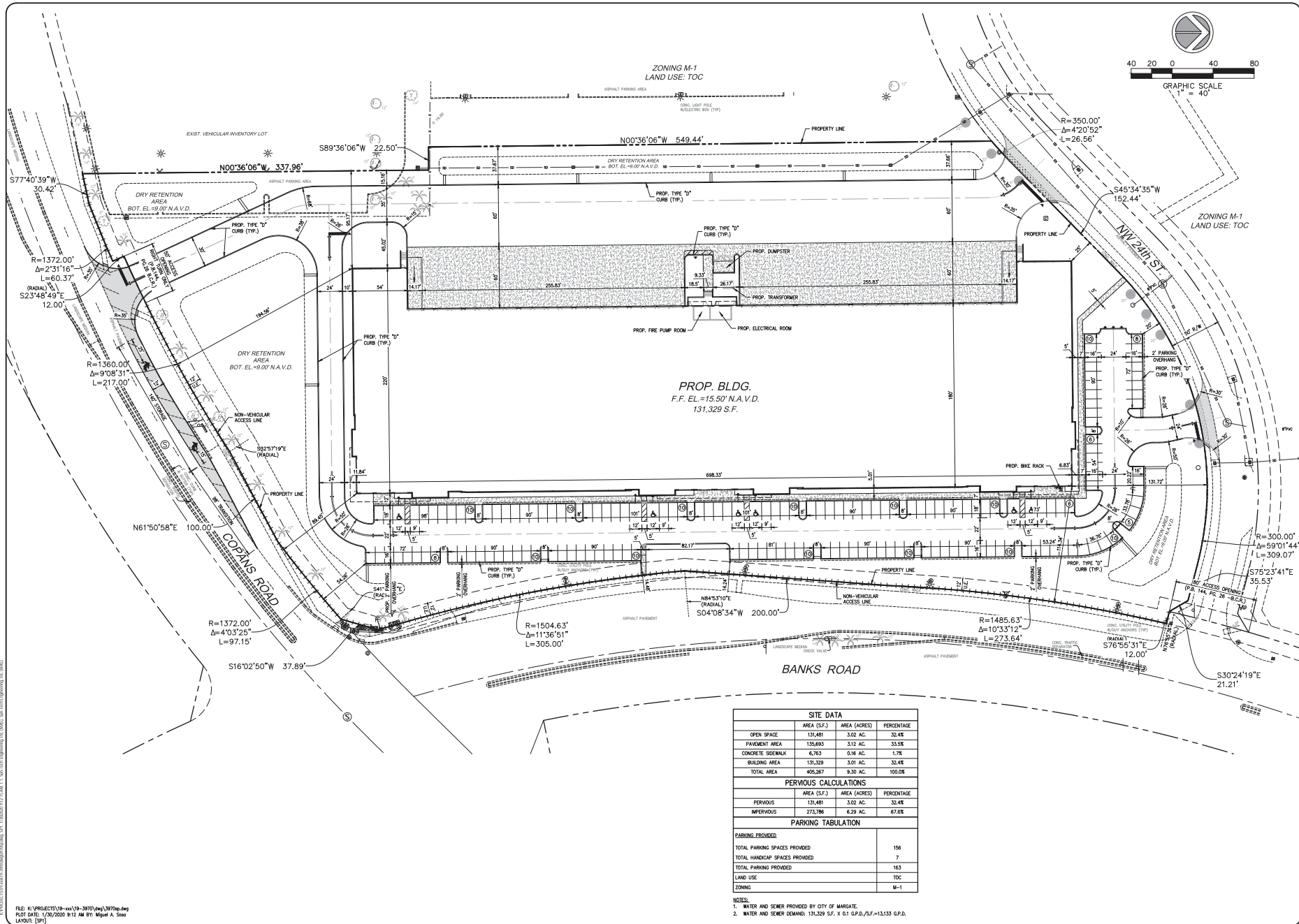
Joaquin E. Vargas, P.E.
Senior Transportation Engineer



August 31, 2020

ATTACHMENT A

Site Plan – First Gate Commerce Center



SITE DATA		
	AREA (S.F.)	AREA (ACRES)
OPEN SPACE	131,481	3.02 AC.
PARKING AREA	135,683	3.12 AC.
CONCRETE SIDEWALK	6,783	0.16 AC.
BUILDING AREA	131,329	3.01 AC.
TOTAL AREA	405,267	9.30 AC.
PERVIOUS CALCULATIONS		
	AREA (S.F.)	AREA (ACRES)
PERVIOUS	131,481	3.02 AC.
IMPERVIOUS	273,786	6.29 AC.
PARKING TABULATION		
PARKING PROVIDED:		
TOTAL PARKING SPACES PROVIDED	156	
TOTAL HANDICAP SPACES PROVIDED	7	
TOTAL PARKING PROVIDED	163	
LAND USE	TOC	
ZONING	M-1	

NOTES:
1. WATER AND SEWER PROVIDED BY CITY OF MARGARITA.
2. WATER AND SEWER DEMAND: 131,329 S.F. X 0.1 G.P.D./S.F.=13,133 G.P.D.

ATTACHMENT B

Parking Rates (Source: ITE)



Parking Generation Manual

5th Edition

JANUARY 2019

INSTITUTE OF TRANSPORTATION ENGINEERS

General Light Industrial (110)

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

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

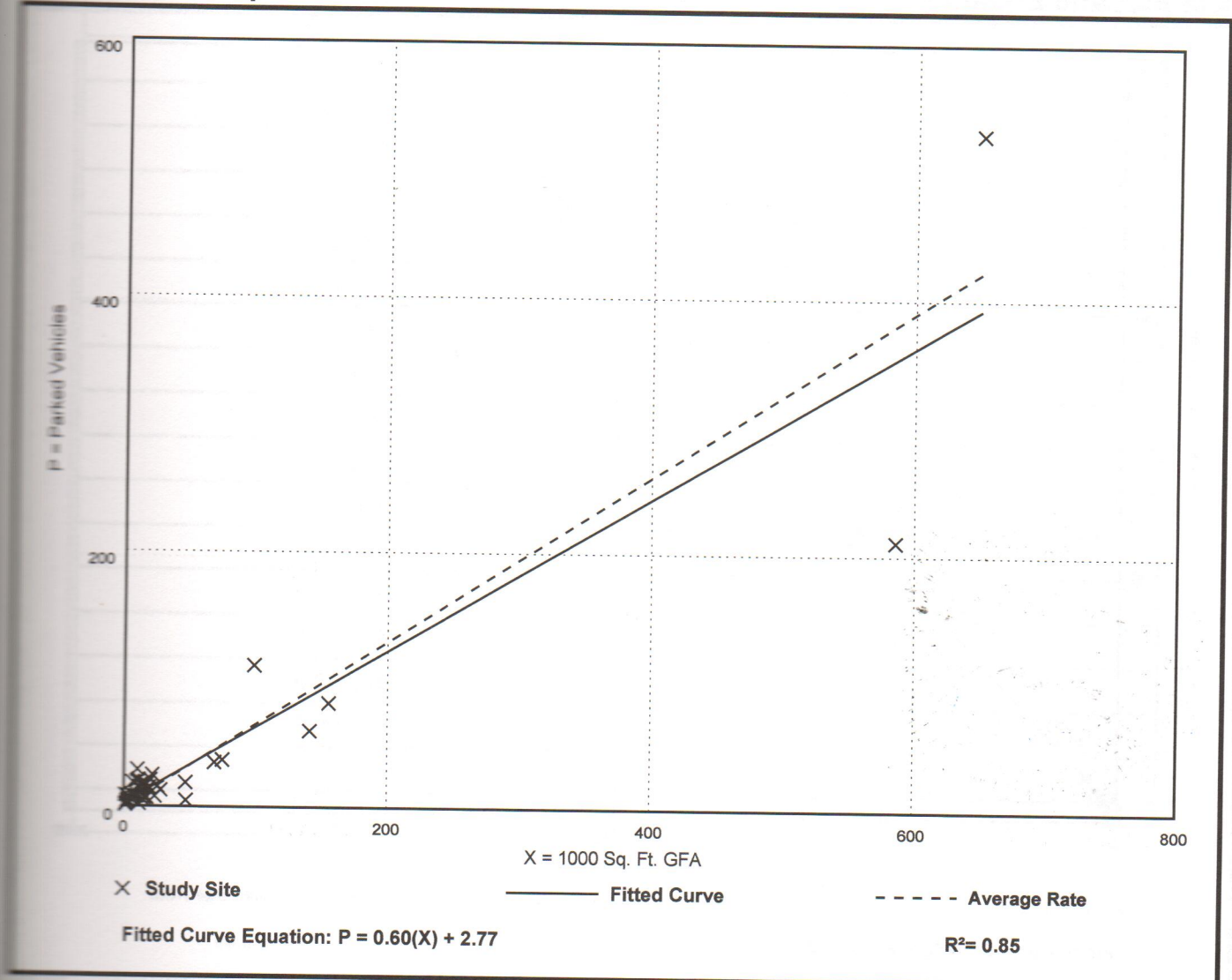
Number of Studies: 40

Avg. 1000 Sq. Ft. GFA: 56

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)
0.65	0.11 - 7.89	0.58 / 1.94	0.52 - 0.78	0.41 (63%)

Data Plot and Equation



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

