

March 2, 2021

Mr. Andrew Pinney
Senior Planner
Development Services
City of Margate
901 NW 66th Avenue
Margate FL 33063

Re: Master Parking Statement
Coconut Creek Plaza
5233-5281 Coconut Creek Parkway

Dear Mr. Pinney,

The parking quantity shown by the Master Parking Plan dated 10.12.20 substantially exceeds the parking criteria established by the nationally accepted parking standards of the Urban Land Institute, Florida Statute, Florida Building Code, and the Code of the City of Margate Florida.

Required parking calculations and basis are as follows:

Retail - 17,442gsf x 4/1000 = 70 spaces

Urban Land Institute Shared Parking Second Edition
Tb. 2.2 community shopping center

Elementary / Middle School - 68,101 gsf

Students - 910 FTE

Staff- 50 x 1 per staff (SREF) = 50 spaces

Visitor - 1/100 students (FBC) = 10 spaces

(calculation based on the State
Requirements for Educational
Facilities Chapter 5(2)(f)(10), FBC 453, and Florida
Statute 1002.33(18)(a).

High school - 27,000 gsf

Students - 400 per session (200 driving age)***

Staff - 25 x 1 per staff (SREF) = 25 spaces

Students - 200 x 1/10 per student = 20 spaces

Visitor - 1/100 students (FBC) = 4 spaces

(calculation based on the State Requirements for Educational Facilities Chapter 5(2)(f)(10), FBC 453, and Florida Statute 1002.33(18)(a).

Marquesa utilization (parking easement) = 71 spaces

Total required parking = 250 spaces**

Bicycle parking - 115,724 gsf x 1/2,500 (9.12(f)2) = 46 bicycles

Loading zones (33.9(d)1(d)) = 3 spaces

Evening Non-concurrent Event Parking = 109 spaces****

* Required parking for disabled 2% per FBCA Tb. 202.8

** Assumes concurrent use of parking spaces. Shared usage as is accepted by the by the ULI would reduce the required number of parking spaces

*** The high school is conducted in two shifts of approximately 400 students each and has approximately 200 online students. The approved capacity of educational classroom and lab space of the high school is 388 students.

**** The development contains one assembly space (cafeteria) with a capacity of 327 seats. Based on one parking space per three seats, the evening parking requirement for the project is 109 spaces. The cafeteria is used by students throughout the day and cannot be used concurrently for security and programmatic reasons.

As indicated by the above calculations, the provided parking of 363 spaces exceeds the required parking of 250 spaces by 113 spaces or 31 percent. If the parking calculation had included shared utilization factors as is accepted by current practice, the surplus parking would be even greater.