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Traffic Engineering • Transportation Planning

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September 9, 2021 *Sent via e-mail: jzito@ferbercompany.com*

Jeff Zito
Vice President, Project & Construction Services
The Ferber Company
2655 North Ocean Drive, Ste. 401
Singer Island, Fl 33404

Re: Chipotle Margate (Wal-Mart @ Lakewood Mall Outparcel)
Parking Statement
5555 West Atlantic Boulevard, Margate, FL 33063
Folio ID 4841-36-06-0019

JFO Group Inc. has been retained to prepare a parking analysis associated with the required number of parking spaces per the *Margate Zoning Code Article XXXIII Sec. 33.2(F) Parking design standards* for the *Chipotle Margate* outparcel being created within the Wal-Mart parcel. The *Chipotle Margate* project is located north of W Atlantic Boulevard, just east of State Road 7 in the City of Margate, Florida. Folio ID associated with this project is 4841-36-06-0019.

Figure 1 shows the project location in relation to the transportation network. The subject site will become an outparcel of the Wal-Mart property at the Lakewood Mall where a 2,462 SF Fast Food Restaurant with Drive-Through is being proposed. Exhibit 1 includes a copy of a conceptual site plan for the *Chipotle Margate* project within the Wal-Mart parcel.

Figure 1 : Project Location

Exhibit 2 includes Parking Demand calculations for 2,462 SF of Fast-Food Restaurant with Drive-Through Window uses (ITE LU 934) using the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. Similarly, Exhibit 3 includes parking calculations for the existing 153,275 SF Wal-Mart. Parking demand was evaluated on Weekdays (Monday – Thursday), Friday, Saturday and Sunday.

The Wal-Mart property currently has 739 parking spaces dedicated to it, 96 of which are located on the new chipotle site. The chipotle site is proposing 43 spaces, which results in a reduction of 53 spaces from the original parking plan for a new master total of 686 spaces between Walmart and Chipotle. Table 1 summarizes parking demand calculations for the *Chipotle Margate* project as well as the Wal-Mart property. Consequently, given the Fast-Food Restaurant with Drive-Through Window (ITE LU 934) and Free-Standing Discount Superstore (ITE LU 813) parking demand rates included in the 5th Edition of the ITE Parking Generation Manual, the proposed parking supply for Wal-Mart and Chipotle will be able to accommodate the parking demand for both.

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Table 1: Parking Demand Vs Parking Supply Summary

Demand		ITE Parking Manual, 5th Edition			Proposed Parking Spaces
		Average Parking Demand Rate	Calculated Parking Demand	Maximum Parking Demand	
CHIPOTLE	Weekday (Monday-Thursday)	8.66	21	31+317= 348	686
	Friday	12.41	**31**[1]		
	Saturday	9.18	23		
	Sunday	10.47	26		
WAL-MART	Weekday (Monday-Thursday)	1.46	224		
	Friday	1.46	224		
	Saturday	2.07	**317**[2]		
	Sunday	1.38	212		

[1] 2,462 SF X 12.41
[2] 153,275 SF X 2.07

Please do not hesitate to contact our office if you have questions or need additional information.

Sincerely,

JFO GROUP INC
COA Number 32276

JUAN F. ORTEGA LICENSE No. 63422 Digitally signed by Juan F Ortega Date: 2021.09.09 16:32:38 -04'00' STATE OF FLORIDA PROFESSIONAL ENGINEER

Enclosures: Exhibit 1: Wal-Mart Site Plan
Exhibit 2: Chipotle ITE Parking Demand
Exhibit 3: Walmart ITE Parking Demand

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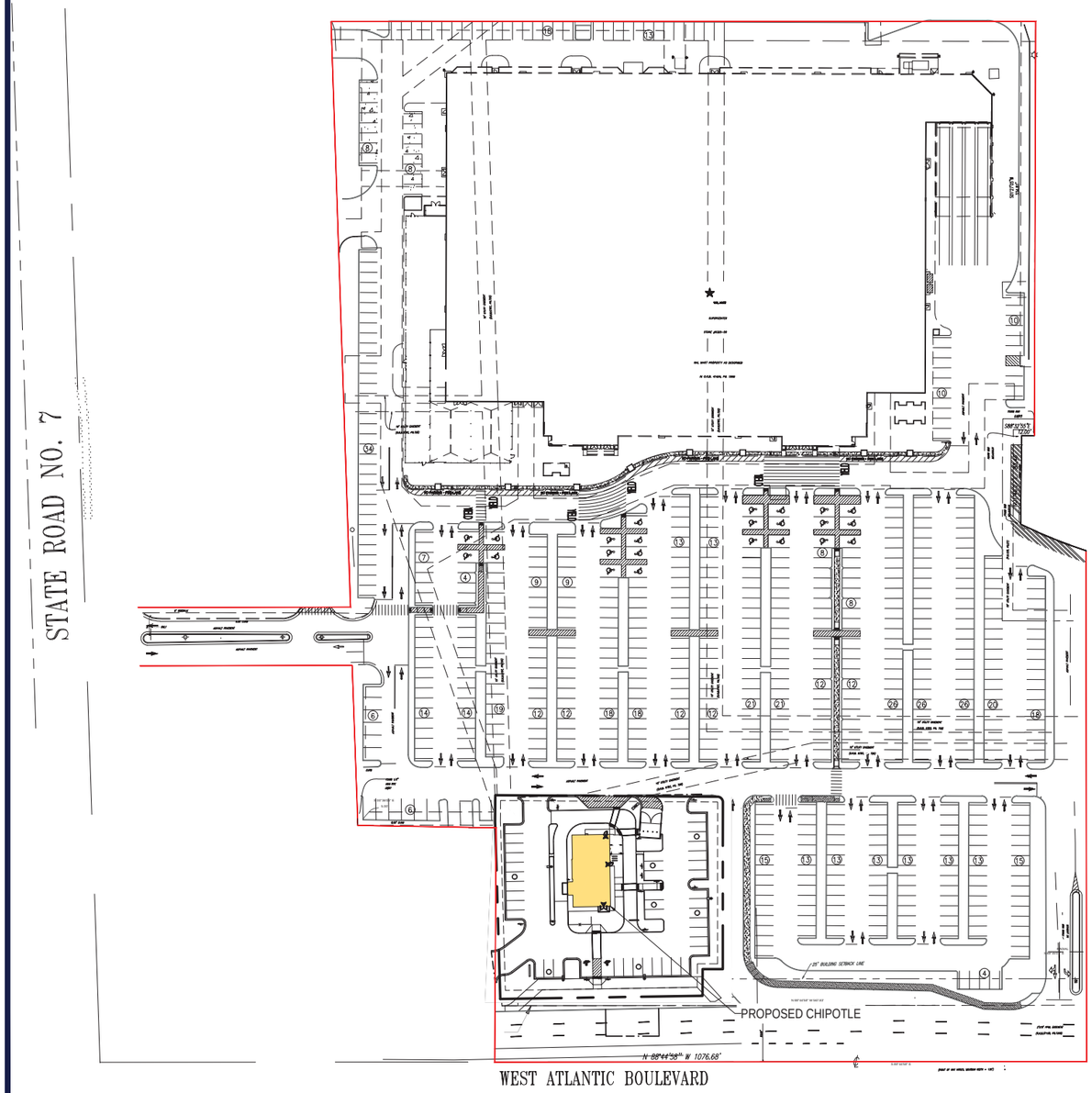
This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on September 9, 2021, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PARKING ANALYSIS			
	EXISTING WALMART	PROPOSED CHIPOTLE	REMAINING PARCEL
TOTAL BUILDING AREA:	153,275 S.F.	2,445 S.F.	N/A
REQUIRED PARKING RATE:	4 SPACES PER 1,000 S.F. GLA	1 SPACE PER 30 S.F. OF CUSTOMER SERVICE FLOOR AREA MINUS 3 SPACE MIN PARKING CREDIT (WITHIN 400 FT OF BROWARD COUNTY TRANSIT STOP)	
REQUIRED PARKING:	613 SPACES	37 SPACES	
PROPOSED PARKING:	739 SPACES	53 SPACES (PARCEL LOSES 96 SPACES, BUT PROVIDES 43, THEREFORE A NET OF 53 SPACES IS BEING REMOVED FROM THE SITE)	686 SPACES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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DATE:	6/11/2021
CAD I.D.:	EXHIBIT

PROJECT:

PROP.
SITE PLAN
DOCUMENTS

FOR

FERBER

CHIPOTLE - MARGATE

5555 W ATLANTIC BOULEVARD
MARGATE, FL 33063

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

PARKING ANALYSIS EXHIBIT

SHEET NUMBER:

EX0

ORG. DATE - 6/11/2021

Jun 09, 2021
H:\2020\FLB200099\DRAWINGS\EXHIBIT\PARKING PLAN\MASTER PARKING PLAN——LAYOUT: CONCEPT

Exhibit 1

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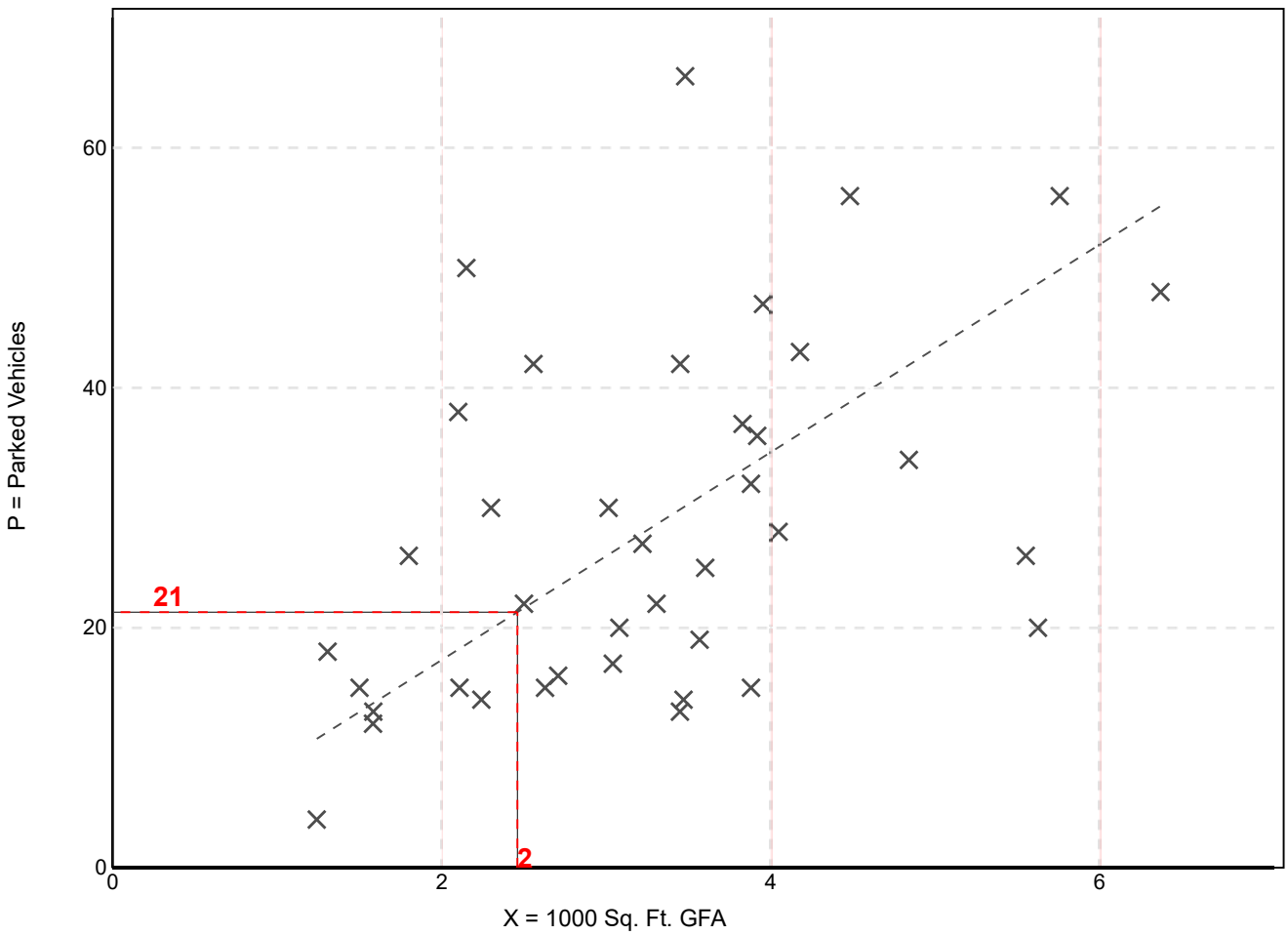
Fast-Food Restaurant with Drive-Through Window
(934)

Peak Period Parking Demand vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday (Monday - Thursday)**
Setting/Location:	**General Urban/Suburban**
Peak Period of Parking Demand:	**12:00 - 1:00 p.m.**
Number of Studies:	39
Avg. 1000 Sq. Ft. GFA:	3.2

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)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 (49%)

Data Plot and Equation



Fitted Curve Equation: ***

R^2= ***

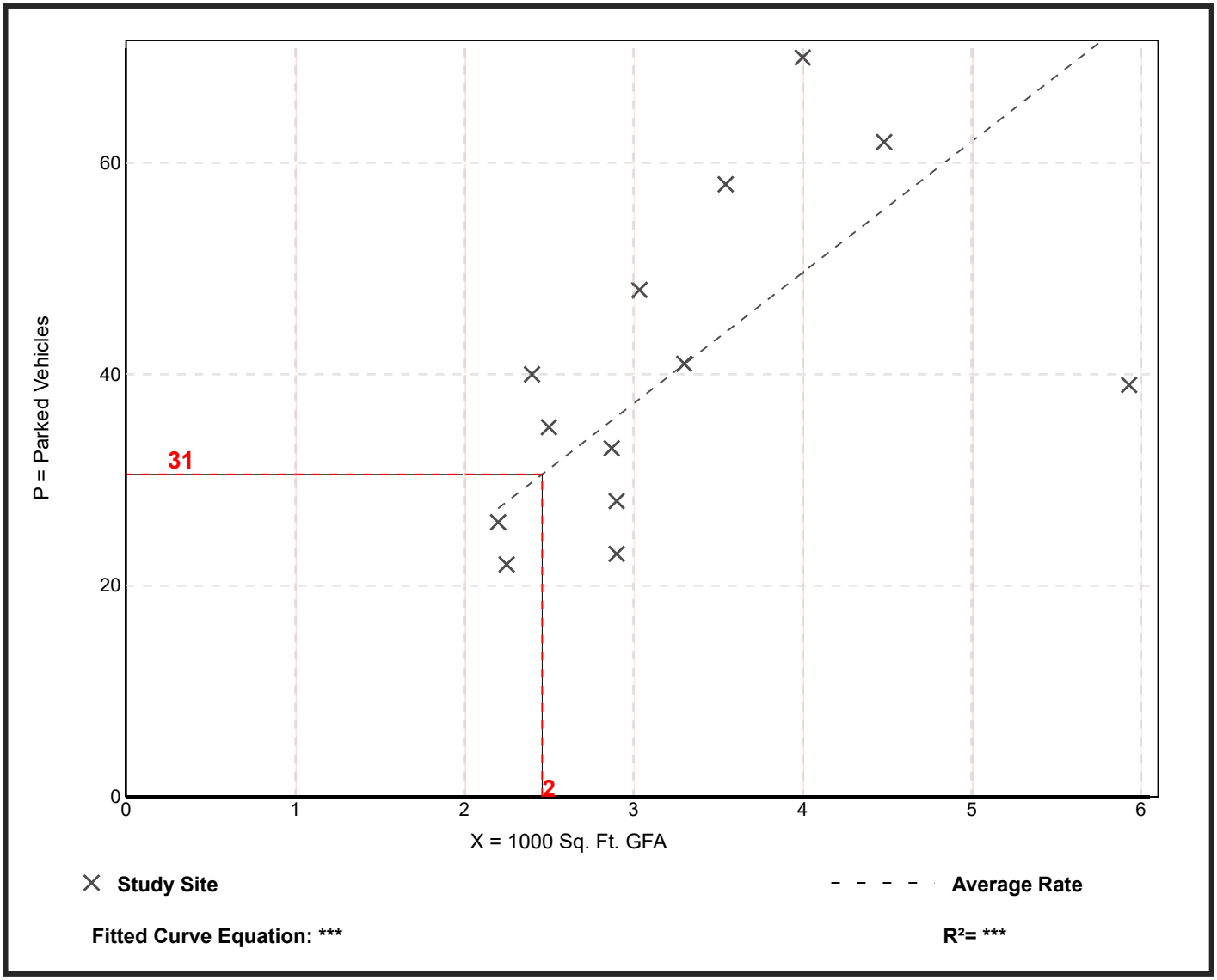
Fast-Food Restaurant with Drive-Through Window
(934)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Friday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **12:00 - 1:00 p.m.**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 3.2

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)
12.41	6.58 - 17.50	10.84 / 16.64	***	3.77 (30%)

Data Plot and Equation



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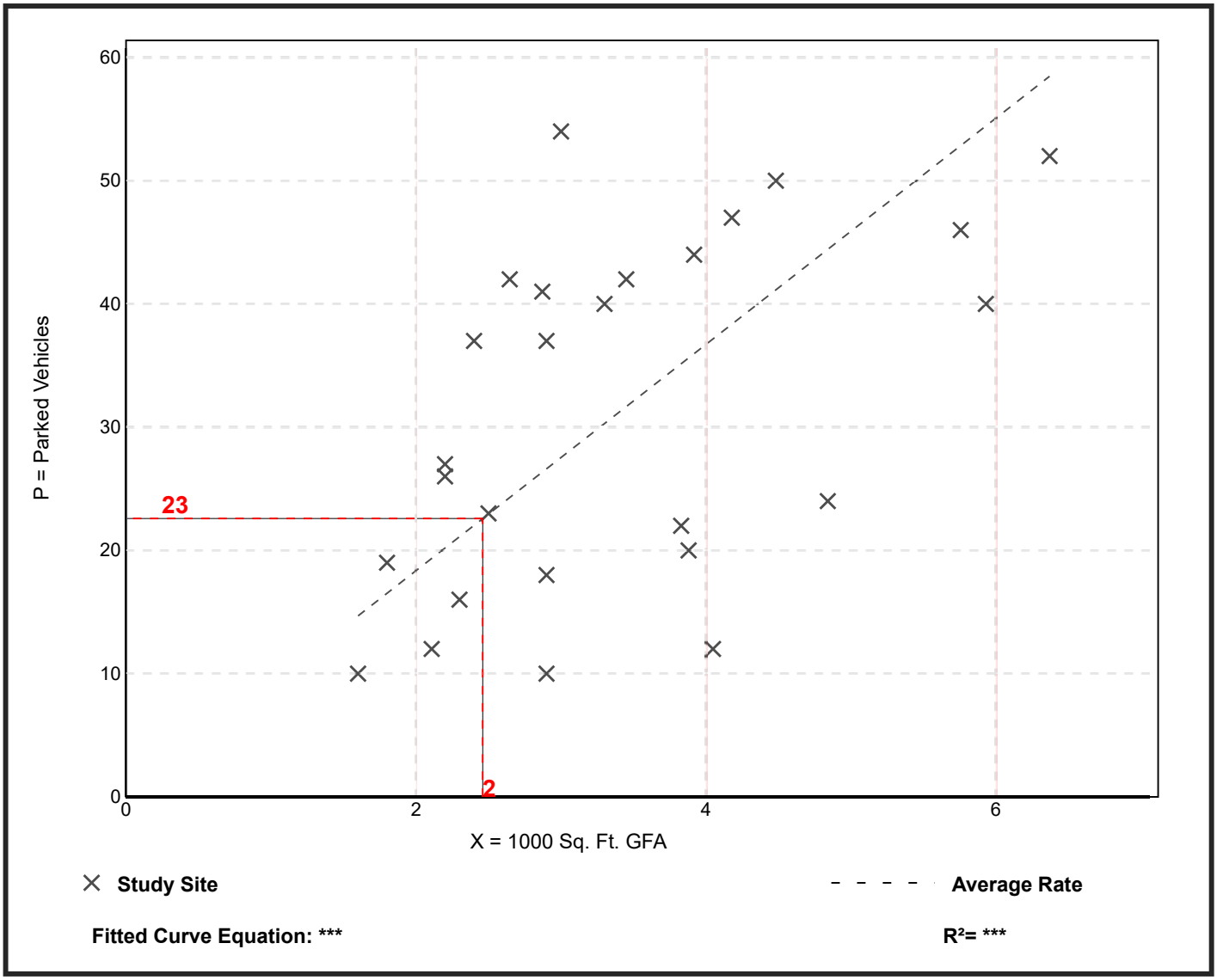
Fast-Food Restaurant with Drive-Through Window
(934)

Peak Period Parking Demand vs:	**1000 Sq. Ft. GFA**
On a:	**Saturday**
Setting/Location:	**General Urban/Suburban**
Peak Period of Parking Demand:	**12:00 - 2:00 p.m.**
Number of Studies:	26
Avg. 1000 Sq. Ft. GFA:	3.4

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)
9.18	2.96 - 18.00	6.70 / 14.20	7.69 - 10.67	3.88 (42%)

Data Plot and Equation



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Fast-Food Restaurant with Drive-Through Window
(934)

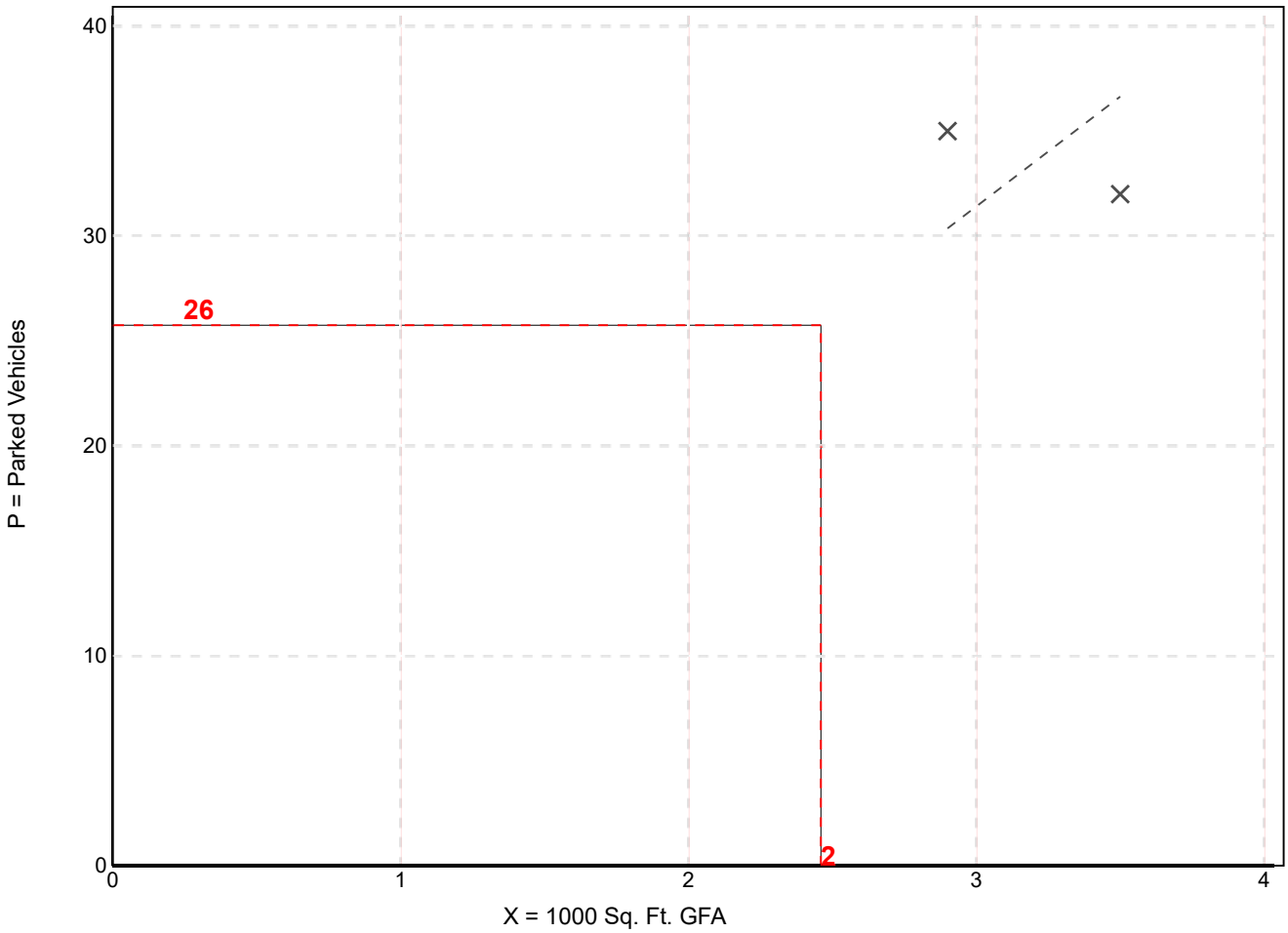
Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **12:00 - 3:00 p.m.**
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 3.2

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)
10.47	9.14 - 12.07	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



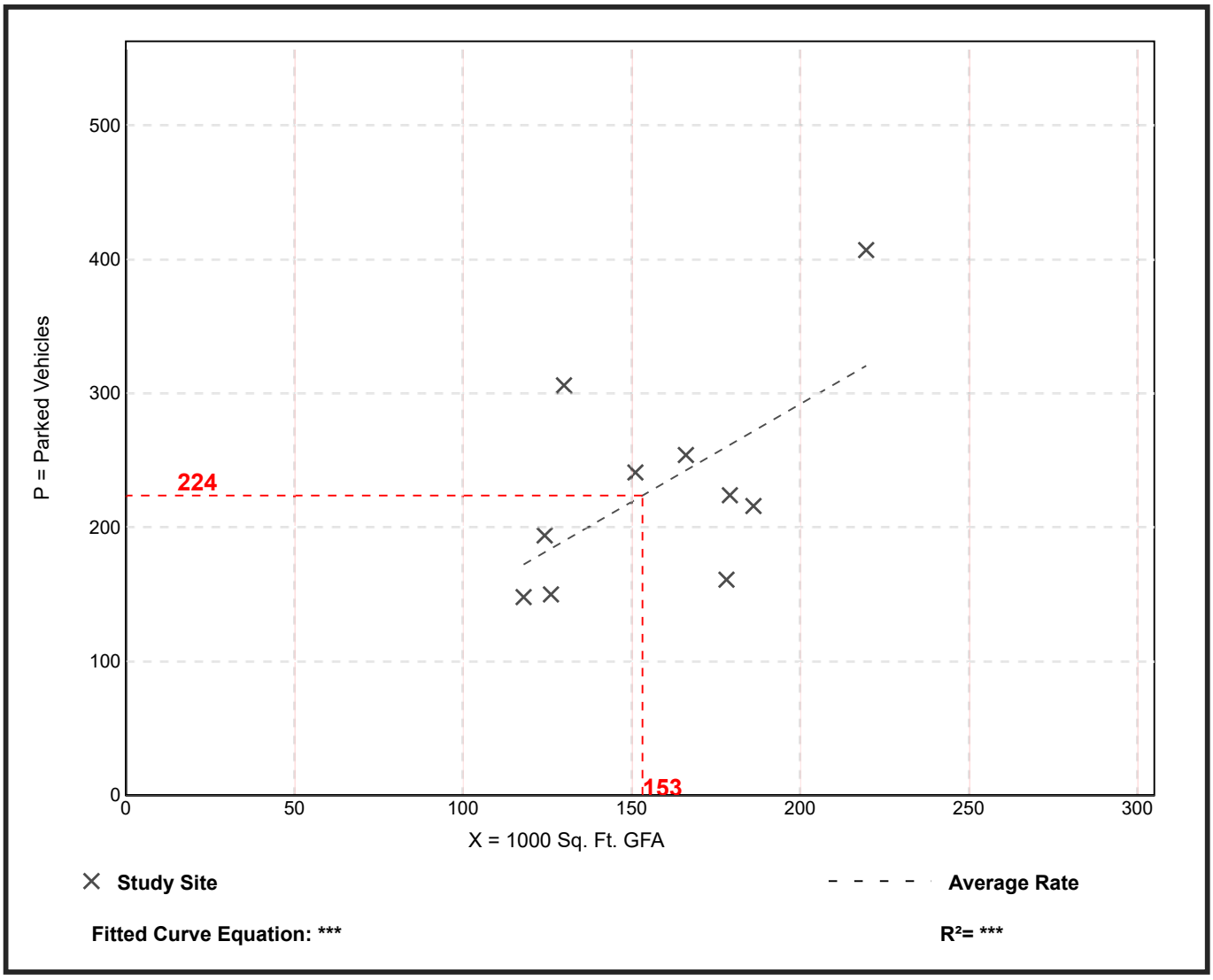
Free-Standing Discount Superstore - Non-December
(813)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **12:00 - 5:00 p.m.**
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 158

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)
1.46	0.90 - 2.35	1.23 / 2.03	***	0.41 (28%)

Data Plot and Equation



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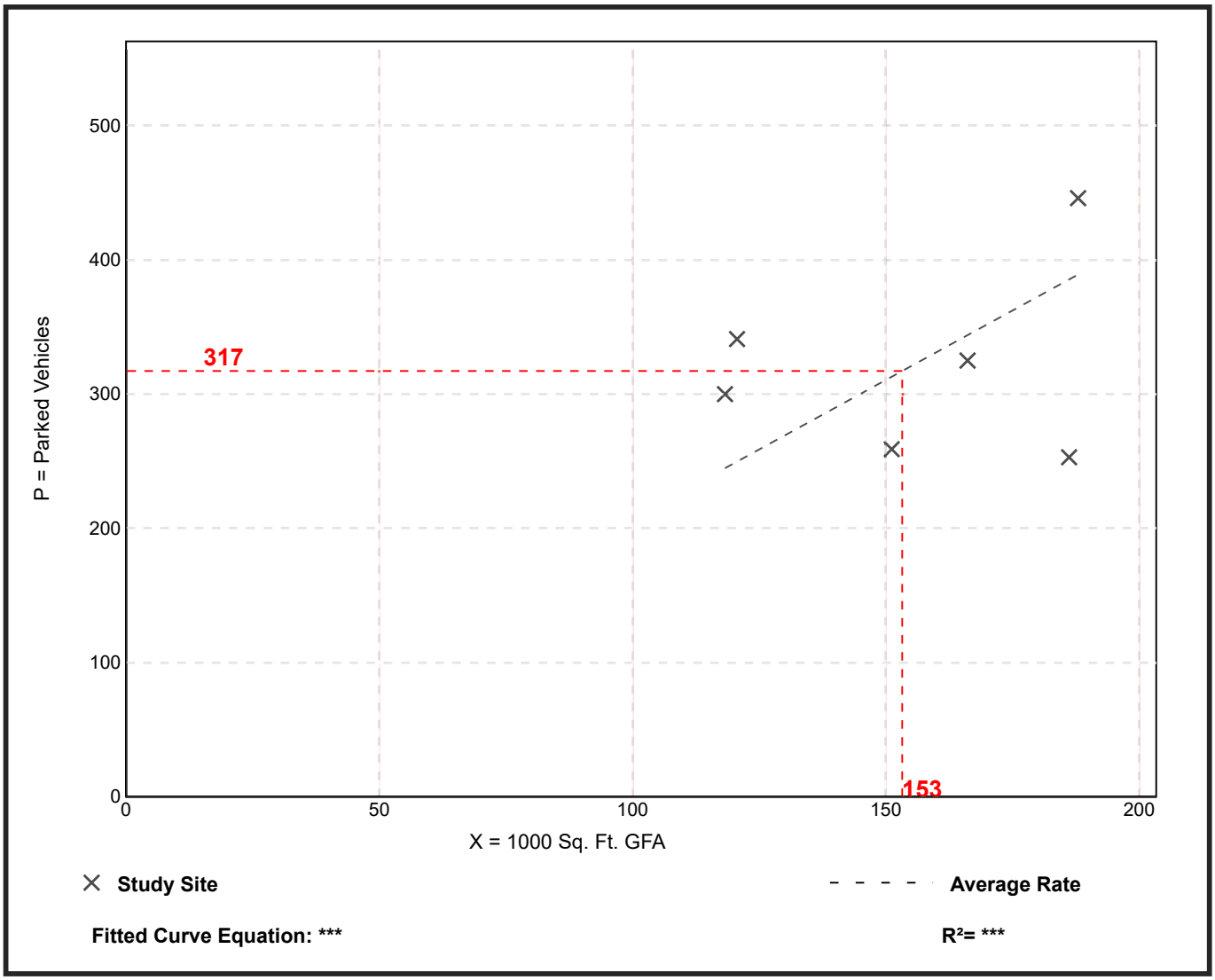
Free-Standing Discount Superstore - Non-December
(813)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **11:00 a.m. - 5:00 p.m.**
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 155

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)
2.07	1.36 - 2.83	1.79 / 2.81	***	0.54 (26%)

Data Plot and Equation



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Free-Standing Discount Superstore - Non-December
(813)

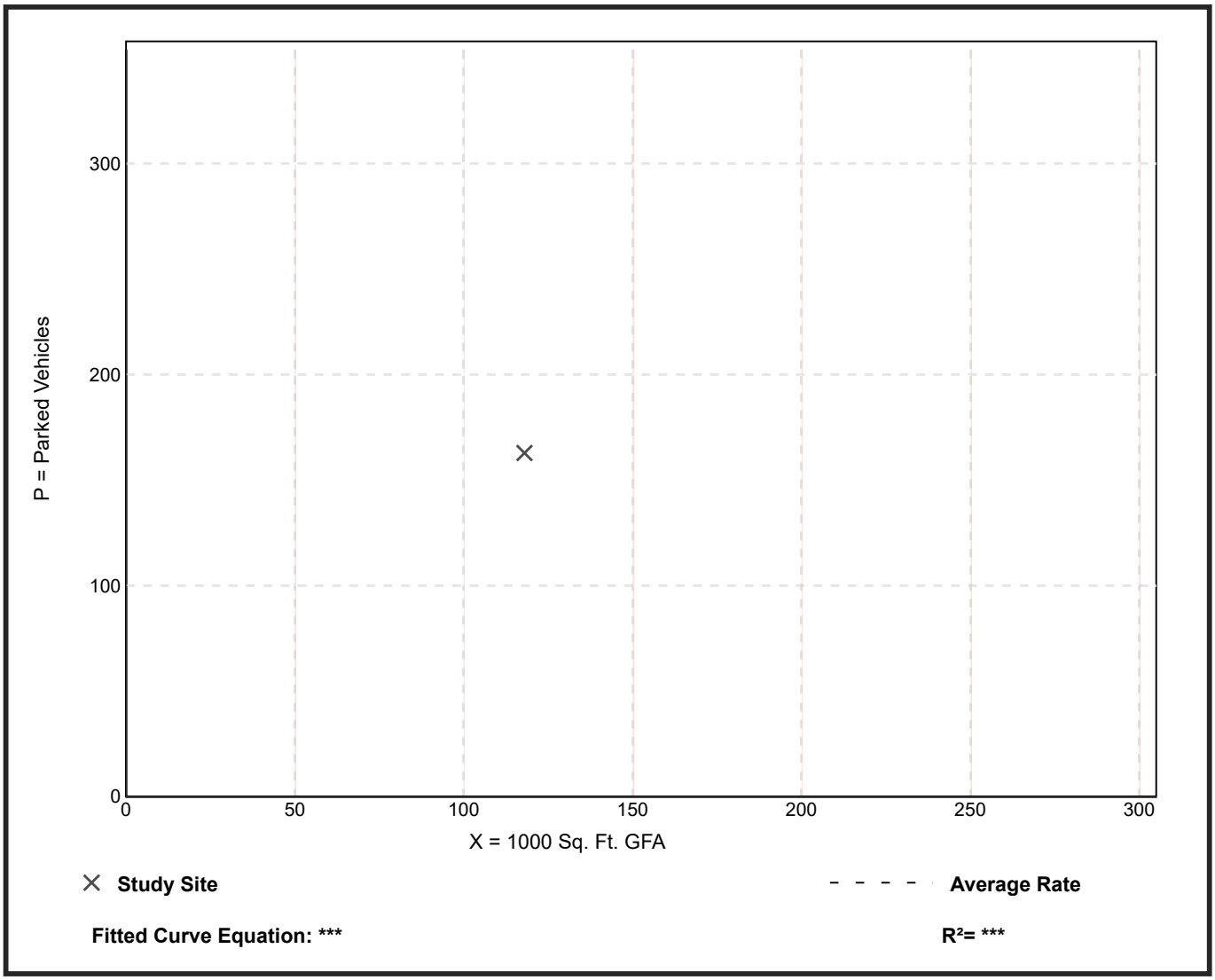
Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **12:00 - 4:00 p.m.**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 118

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)
1.38	1.38 - 1.38	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



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