

**Parking Study for Manatee Palms Multi- Family Residential Rezone to GDP, Project No. 00000728 (DS):**

The current trend by municipalities to encourage multi-modal transportation to reduce reliance on automobile trips on the road is beginning to yield results which have also reduced the number of parking spaces required for multi-family projects.

Based upon recent experience with developers with extensive experience in developing apartment and condominium complexes, the parking ratio requirement per unit has declined from what they were experiencing in the older complexes in their portfolios.

Information recently provided on parking space needs by two seasoned multi-family developers is furnished below:

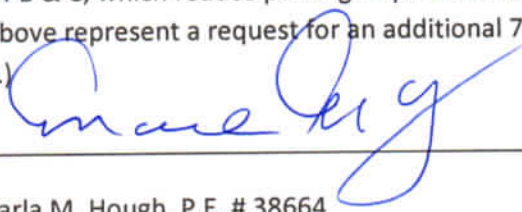
PAC Land Development Corporation has developed and placed into service five complexes in Florida (including a fairly recent one in Manatee County in the Lakewood Ranch area), totaling over 1,000 units. They typically use **1.6 – 1.7 parking spaces/unit** to serve their facilities. They typically experience a 92% occupancy rate as there are always residents moving in and out.

Waypoint Residential Services, LLC owns and manages +/-8,500- units. They typically use **1.7 – 1.8 parking spaces/unit** to serve their suburban communities. They typically experience 94-95% occupancy rates. When they provide more parking spaces than are needed, they tend to experience operational issues with people parking derelict vehicles in the extra spaces. Hough Engineering just permitted a 300 unit apartment complex in Sarasota County for this group with 1.74 spaces/unit approved administratively utilizing the Alternate Parking Plan process that is reviewed by the County's Zoning Administrator.

As shown in the Traffic Impact Statement exhibit, the site is located 937 feet from a bus stop along the north side of SR 64. There is an existing sidewalk along the west side of 65<sup>th</sup> Street East, and a proposed sidewalk along the site's frontage on the east side to provide a convenient connection to that mode of transportation. A proposed bike rack is located in the common area of the project.

The developer of this project wants to provide an affordable housing project, but would like to maintain an aesthetic appearance by preserving some of the onsite trees and maintaining the maximum amount of open space possible while still serving the necessary parking needs of this project.

We respectfully request 1.6 parking spaces/unit or 39 spaces total (for the 24 units) compared to 51 required by code. After taking advantage of the LDC 1005.4 B & C, which reduce parking requirements by 5 parking spaces, the industry requirements furnished above represent a request for an additional 7 parking space reduction (resulting in a total 24% reduction.)

  
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Dated: October 4, 2017