

PARKING ANALYSIS
FOR THE
ST. ANDREWS EPISCOPAL ACADEMY

Prepared for:

St. Andrews Episcopal Academy
210 S. Indian River Drive
Ft. Pierce, Florida 34950

Prepared by

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April 28, 2015

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Ms. Trina Angelone
Head of School
St. Andrews Episcopal Academy
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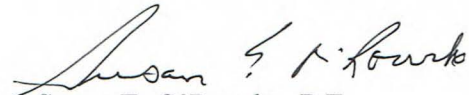
Re: St. Andrews Episcopal Academy

Dear Ms. Angelone:

Susan E. O'Rourke, PE, Inc. has completed the analysis of the parking associated with the expansion of the existing St. Andrews Episcopal Academy located off Indian River Drive in Ft. Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
SUSAN E. O'ROURKE, P.E., INC.


Susan E. O'Rourke, P.E.
Registered Civil Engineer- Traffic

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INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a parking analysis to demonstrate that the addition of 8 classrooms to the St. Andrews Academy will have sufficient parking within the local area. Section 22-60(4)b City of Ft. Pierce Code of Ordinances exempts the project from the parking requirements. However, the City has asked for further discussion regarding the parking.

To that end we have provided a summary of the parking demand based on code and the availability of on- site and off-site parking. Each component is discussed herein.

PROJECT DESCRIPTION- Parking Demand

St. Andrews Episcopal Academy is an existing pre-Kindergarten through 12th Grade private school. Parking for schools is based on the number of classrooms. City code states that each classroom under 9th grade, should have 2 spaces per classroom. Each classroom for 9th grade and over should have 8 spaces. By 2017 the school will add 1 additional classroom for grades 9 through 12, requiring 8 additional parking spaces. By buildout in or around 2024, the school proposes to add 6 more classroom for the 6th through 8th grade which require 2 spaces per classroom and 2 more high school classrooms which require an additional 8 spaces per classroom. There will be a demand for a total of 36 additional parking spaces. (8 x 3 High School Classrooms= 24 spaces; 2 x 6 6th – 8th grade classroom= 12 spaces; Total demand= 36 spaces)

The current school has 24 classrooms for students in pre-k through 8th grade and 5 classrooms for 9th through 12th grades. For the existing school, 88 spaces would be needed.

PARKING SUPPLY

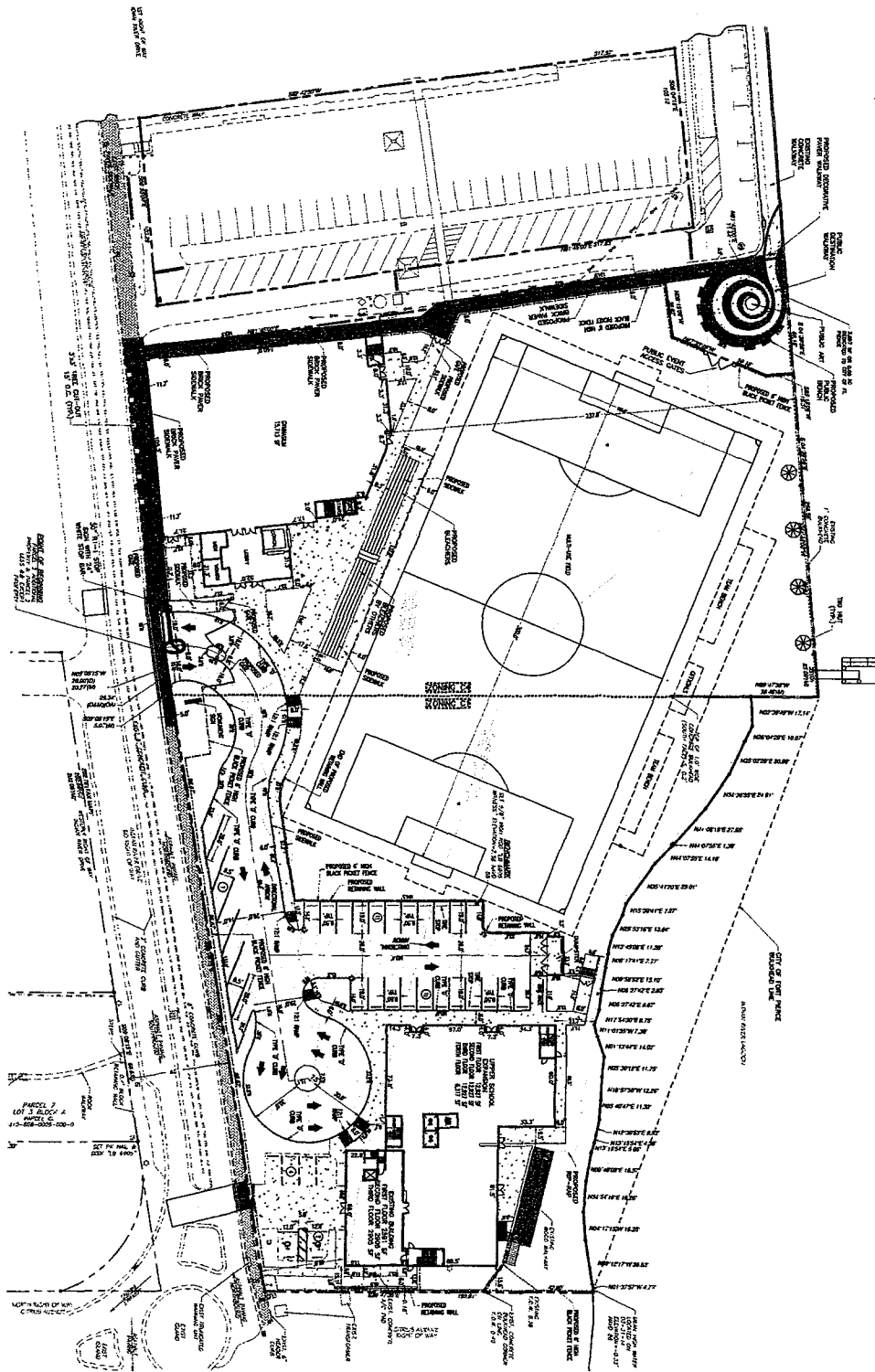
The current school provides 30 parking spaces. Those spaces are located along the north side of the lower school property and 6 near the upper school. The balance of the existing parking takes place within the public parking along Melody Street, within the County lot on the south side of the property and other nearby parking areas.

An additional 29 spaces will be provided on-site to accommodate the proposed additional classrooms. As noted, the demand by the new classrooms and activities is for 36 spaces. An additional 7 spaces would be needed off-site to address the increased demand for parking.

Figure 1 shows the site plan and the proposed parking area.

PARKING SURVEY

Since the site will rely on off-site parking to satisfy some of the parking demand, a survey of area parking lots that could serve the school, was undertaken. **Figure 2** shows the location of the area parking lots that were considered.



COURTESY OF

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FIGURE 1
 SITE PLAN WITH ON SITE PROPOSED PARKING
 ST. ANDREWS EPISCOPAL ACADEMY

APRIL 29 2015



FIGURE 2

PARKING LOT LOCATION WITHIN STUDY AREA

ST. ANDREWS EPISCOPAL ACADEMY

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RESULTS

The parking surveys were undertaken on April 8 and 9 and April 28 and 29th. The surveys were taken for the periods during school hours which would 7:00 am to 5:00 PM. The number of cars in each parking lot was totaled and then the 14 spaces of demand for St. Andrews Academy added to that figure. The results of the surveys are shown in **Table 1** and **Table 2**.

The total demand is evaluated against the nearby surface lots (C through F) and the parking garages (A and B) totaled together and then again excluding the parking garages. The Surveys show that the increased demand associated with the upper school expansion can be accommodated within the nearby surface lots. However, it also shows that there is plenty of parking within the City and County parking garages. In all cases, the lots provide sufficient parking to accommodate the additional; demand at St. Andrews with surplus parking for other uses in the area.

The analysis has demonstrated that the St. Andrews Academy parking demand will not overwhelm the parking supply in the downtown area. The combination of on-site and nearby off-site parking will accommodate the demand while demonstrating a surplus of parking for other uses in the area.

Table 1: Parking Survey 4/8/15

Time Period	Parking Lot	Number of Parking Spaces Filled, by Lot						Parking Spaces								
		A	B	C	D	E	F	Total Existing Demand	Total Existing Demand Seasonally Adjusted	Existing Vacant Spaces	St. Andrews Demand	Total Existing +SAEC	Remaining Spaces Available	Demand W/out Garages seasonally adjusted	Total existing + SAEC w/out garages	Spaces Available without garages
7:00-8:00 AM		39	41	25	0	0	1	106	115	662	7	122	655	27	34	96
8:00-9:00 AM		142	94	55	8	0	11	310	336	441	7	343	434	76	83	47
9:00-10:00 AM		162	130	76	2	7	15	392	424	353	7	431	346	103	110	20
10:00-11:00 AM		157	112	78	2	7	16	372	402	375	7	409	368	106	113	17
11:00-12:00		123	110	75	10	7	13	338	364	413	7	371	406	108	115	15
12:00-1:00		99	108	71	10	8	8	304	328	449	7	335	442	100	107	23
1:00-2:00 PM		131	118	76	13	6	9	353	381	396	7	388	389	107	114	16
2:00-3:00 PM		124	114	81	11	7	10	347	374	403	7	381	396	112	119	11
3:00-4:00 PM		116	113	73	11	5	10	328	354	423	7	361	416	102	109	21
4:00-5:00 PM		116	113	72	5	3	7	316	342	435	7	349	428	90	97	33

	Spaces In Lot
A= Orange and US 1	188
B= 2nd St Garage	459
C= Lot South of School	85
D= Melody to St Andrews	13
E= Melody to Atlantic	7
F= St. Andrews	25

Table 2: Parking Survey 4/9/15

Time Period	Parking Lot	Number of Parking Spaces Filled, by Lot						Parking Spaces								
		A	B	C	D	E	F	Total Existing Demand	Total Existing Demand Seasonally Adjusted	Existing Vacant Spaces	St. Andrews Demand	Total Existing +SAEC	Remaining Spaces Available	Demand W/out Garages seasonally adjusted	Total existing + SAEC w/out garages	Spaces Available without garages
7:00-8:00 AM		39	41	27	0	0	2	109	118	659	7	125	652	30	37	93
8:00-9:00 AM		142	94	55	9	0	10	310	336	441	7	343	434	76	83	47
9:00-10:00 AM		162	130	65	6	1	9	373	405	372	7	412	365	83	90	40
10:00-11:00 AM		157	112	57	3	5	11	345	374	403	7	381	396	78	85	45
11:00-12:00		123	110	62	9	6	15	325	351	426	7	358	419	95	102	28
12:00-1:00		99	108	59	9	6	17	298	321	456	7	328	449	94	101	29
1:00-2:00 PM		131	118	65	7	7	20	348	376	401	7	383	394	102	109	21
2:00-3:00 PM		124	114	57	8	6	19	328	355	422	7	362	415	93	100	30
3:00-4:00 PM		116	113	62	11	6	10	318	344	433	7	351	426	92	99	31
4:00-5:00 PM		116	113	70	7	5	8	319	345	432	7	352	425	93	100	30

	Spaces In Lot
A= Orange and US 1	188
B= 2nd St Garage	459
C= Lot South of School	85
D= Melody to St Andrews	13
E= Melody to Atlantic	7
F= St. Andrews	25
Total Spaces Available	777
Spaces without Garages	130

Note: Garages surveyed 4/28 to 4/29 seasonal adjustment 10%
 Surface Lots surveyed 4/8 and 4/9 seasonal adjustment 3%