

District I: The heart of the downtown



Jensen Beach Boulevard

District II: An extension of downtown



Ricou Terrace

District III: The northern anchor



North Pineapple Drive

District IV: The edge of the CRA



Pineapple Drive

District V: The scenic district



Indian River Drive

District VI: The Civic Center:



Maple Street Town Commons

District VII: The Jewel of the downtown:



Maple Street

District VIII: Special District



Parking Supply and Demand Calculations at Build-Out

	A	B	C	D	E	F	G	H
1	419,724	Land Area		100%	Max lot coverage		DISTRICT 1	
2	5,200	New Road		3	No. of Floors			
3	183,329	Excluded properties		2.5	Commercial Parking Req			
4	37,050	Garage footprint		100%	Percent Comm Off-site			
5	194,145	Developable		1	Residential Parking Req			
6	194,145	Max Bldg Coverage		100%	Percent Res Off-site			
7				0%	Open space maintained on-site			
8				350	On-site parking space size			
9								
10		1 Floor Residential, 2 Floors commercial			1 Floor commercial, 2 floors residential			
11								
12	194,145	Developable Area		194,145	Developable Area			
13	194,145	Total Buildable Area		194,145	Total Buildable Area			
14	194,145	Building footprints		194,145	Building footprints			
15	388,290	Commercial Floor area		194,145	Commercial Floor area			
16	194,145	Residential Floor area		388,290	Residential Floor area			
17	162	Residential Units (avg 1,200)		324	Residential Units (avg 1,200)			
18	162	Residential Parking		324	Residential Parking			
19	971	Commercial Parking		485	Commercial Parking			
20	1,133	Parking demand		809	Parking demand			
21	0	Residential On-site		0	Residential On-site			
22	0	Commercial On-site		0	Commercial On-site			
23	0	On-site Parking		0	On-site Parking			
24	0	On-site Parking Area		0	On-site Parking Area			
25	0%	Percent land area as parking		0%	Percent land area as parking			
26	100.00%	Percent land building		100%	Percent land building			
27	36.30	Residential Units per acre		72.60	Residential Units per acre			
28	1,133	Total off-site		809	Total off-site			
29								
30	93	On-street parking		93	On-street parking			
31	1,040	Garage demand		716	Garage demand			
32	832	With 20% reduction		573	With 20% reduction			
33								
34								

Parking Supply and Demand Calculations at Build-Out

	A	B	C	D	E	F	G	H	I	J	K
2	5,200	Roadway		3	No. of Floors						
3	25,819	Bank Property		2.5	Commercial Parking Req						
4	98,907	Developable		80%	Percent Comm Off-site						
5	79,126	Max bldg footprint		1	Residential Parking Req						
6				50%	Percent Res Off-site						
7				350	Parking space size						
8											
9		1 floor residential, 2 floors commercial			2 floors residential, 1 floor commercial						Bank property
10											
11	98,907	Developable Area		98,907	Developable Area		98,907	Developable Area		25,819	Developable Area
12	79,126	Total Buildable Area		79,126	Total Buildable Area		79,126	Total Buildable Area		20,655	Total Buildable Area
13	132,243	Commercial Floor area		67,437	Commercial Floor area		194,571	Commercial Floor area		21,974	Commercial Floor area
14	66,122	Building footprints		67,437	Building footprints		64,857	Building footprints		21,974	Building footprints
15	66,122	Residential Floor area		134,873	Residential Floor area		0	Residential Floor area		0	Residential Floor area
16	55	Residential Units (avg 1,200)		112	Residential units (avg 1,200)		0	Residential units (avg 1,200)		0	Residential units (avg 1,200)
17	55	Residential Parking		112	Residential Parking		0	Residential Parking		0	Residential Parking
18	331	Commercial Parking		169	Commercial Parking		486	Commercial Parking		55	Commercial Parking
19	386	Parking demand		281	Parking demand		486	Parking demand		55	Parking demand
20	28	Residential On-site		56	Residential On-site		0	Residential On-site		0	Residential On-site
21	66	Commercial On-site		34	Commercial On-site		97	Commercial On-site		11	Commercial On-site
22	94	On-site Parking		90	On-site Parking		97	On-site Parking		11	On-site Parking
23	32,785	On-site Parking Area		31,470	On-site Parking Area		34,050	On-site Parking Area		3,845	On-site Parking Area
24	33%	Percent land area as parking		32%	Percent land area as parking		34%	Percent land area as parking		15%	Percent land area as parking
25	67%	Percent land building		68%	Percent land building		66%	Percent land building		85%	Percent land building
26	30.33	Residential Units per acre		61.88	Residential Units per acre		0.00	Residential Units per acre		0.00	Residential Units per acre
27	292	Total off-site		191	Total off-site		389	Off-site parking		44	Total off-site
28	44	Additional from bank		44	Additional from bank		44	Additional from bank			
29	336	Total off-site		235	Total off-site		433	Total Off-site parking			
30											
31	101	On-street parking		101	On-street parking		101	On-street parking			
32	235	Garage demand		134	Garage demand		332	Garage demand			
33	188	With 20% reduction		107	With 20% reduction		266	With 20% reduction			
34											
35											

Parking Supply and Demand Calculations at Build-Out

M1		A	B	C	D	E	F	G	H	I	J	K
1	26,172	Land Area		80%	Max lot coverage				DISTRICT III			
2	5,234	Open Space (20 percent)		3	Maximum Floors							
3	20,938	Max Bldg Coverage		2.5	Commercial Parking Req							
4	20,938	Developable		70%	Percent Comm Off-site							
5				1	Residential Parking Req							
6				50%	Percent Res Off-site							
7				350	Parking space size							
8												
9	1 residential, 2 commercial			2 residential, 1 commercial				3 Floors commercial			1 residential, 1 commercial	
10												
11	20,938	Developable Area		20,938	Developable Area		20,938	Developable Area		20,938	Developable Area	
12	20,938	Total Buildable Area		20,938	Total Buildable Area		20,938	Total Buildable Area		20,938	Total Buildable Area	
13	25,062	Commercial Floor area		13,472	Commercial Floor area		35,140	Commercial Floor area		15,344	Commercial Floor area	
14	12,531	Building footprints		13,472	Building footprints		11,713	Building footprints		15,344	Building footprints	
15	12,531	Residential Floor area		26,944	Residential Floor area		0	Residential Floor area		15,344	Residential Floor area	
16	10	Res. units (avg 1,200)		22	Res. units (avg 1,200)		0	Res. units (avg 1,200)		13	Res. units (avg 1,200)	
17	10	Residential Parking		22	Residential Parking		0	Residential Parking		13	Residential Parking	
18	63	Commercial Parking		34	Commercial Parking		88	Commercial Parking		38	Commercial Parking	
19	73	Parking demand		56	Parking demand		88	Parking demand		51	Parking demand	
20	5	Residential On-site		11	Residential On-site		0	Residential On-site		6	Residential On-site	
21	19	Commercial On-site		10	Commercial On-site		26	Commercial On-site		10	Commercial On-site	
22	24	On-site Parking		21	On-site Parking		26	On-site Parking		16	On-site Parking	
23	8,406	On-site Parking Area		7,466	On-site Parking Area		9,224	On-site Parking Area		5,594	On-site Parking Area	
24	32%	Percent land area parking		29%	Percent land area parking		44%	Percent land area parking		21%	Percent land area parking	
25	48%	Percent land building		51%	Percent land building		45%	Percent land building		59%	Percent land building	
26	21.73	Residential Units per acre		46.71	Residential Units per acre		0.00	Residential Units per acre		26.60	Residential Units per acre	
27	49	Total off-site		35	Total off-site		61	Total off-site		35	Total off-site	
28												
29	14	On-street parking		14	On-street parking		14	On-street parking		14	On-street parking	
30	35	Garage demand		21	Garage demand		47	Garage demand		21	Garage demand	
31	28	With 20% reduction		17	With 20% reduction		38	With 20% reduction		17	With 20% reduction	
32												
33												
34												

Parking Supply and Demand Calculations at Build-Out

K1		A	B	C	D	E	F	G	H	I
1	97,568	Land Area		60%	Max lot coverage (after setbacks)				DISTRICT IV	
2	9,757	Open Space (10%)		3	No. of Floors					
3	87,811	Developable (Building + Parking)		2.5	Commercial Parking Req					
4	58,541	Buildable		75%	Percent Comm Off-site					
5				1	Residential Parking Req					
6				50%	Percent Res Off-site					
7				350	Parking space size					
8										
9	1 Floor Residential, 2 Floors commercial			2 Floors residential, 1 floor commercial				3 Floors commercial		
10										
11	87,811	Developable Area		87,811	Developable Area		87,811	Developable Area		
12	58,541	Total Buildable Area		58,541	Total Buildable Area		58,541	Total Buildable Area		
13	110,919	Commercial Floor area		58,137	Commercial Floor area		159,054	Commercial Floor area		
14	55,460	Building footprints		58,137	Building footprints		53,018	Building footprints		
15	55,460	Residential Floor area		116,274	Residential Floor area		0	Residential Floor area		
16	46	Residential Units (avg 1,200)		97	Residential Units (avg 1,200)		0	Residential Units (avg 1,200)		
17	46	Residential Parking		97	Residential Parking		0	Residential Parking		
18	277	Commercial Parking		145	Commercial Parking		398	Commercial Parking		
19	324	Parking demand		242	Parking demand		398	Parking demand		
20	23	Residential On-site		48	Residential On-site		0	Residential On-site		
21	69	Commercial On-site		36	Commercial On-site		99	Commercial On-site		
22	92	On-site Parking		85	On-site Parking		99	On-site Parking		
23	32,351	On-site Parking Area		29,674	On-site Parking Area		34,793	On-site Parking Area		
24	33%	Percent land area as parking		30%	Percent land area as parking		40%	Percent land area as parking		
25	57%	Percent land building		60%	Percent land building		54%	Percent land building		
26	34.39	Residential Units per acre		72.10	Residential Units per acre		0.00	Residential Units per acre		
27	231	Total off-site		157	Total off-site		298	Total off-site		
28										
29	49	On-street parking		49	On-street parking		49	On-street parking		
30	182	Garage demand		108	Garage demand		249	Garage demand		
31	146	With 20% reduction		87	With 20% reduction		199	With 20% reduction		
32										
33										
34										

Parking Supply and Demand Calculations at Build-Out

J1	A	B	C	D	E	F	G	H	I
1	144,709	Land Area		50%	Max lot coverage			DISTRICT V	
2	28,942	Open Space (20 percent)			3 No. of Floors				
3	72,355	Max Building Coverage (50%)		2.5	Commercial Parking Req				
4	115,767	Developable		50%	Percent Comm Off-site				
5				1	Residential Parking Req				
6				50%	Percent Res Off-site				
7				350	Parking space size				
8									
9	1 Floor of Residential, 2 Floors commercial			2 Floor of residential, 1 floor of commercial				1 Floor of commercial, 1 floor residential	
10									
11	115,767	Developable Area		115,767	Developable Area		115,767	Developable Area	
12	72,355	Total Buildable Area		72,355	Total Buildable Area		72,355	Total Buildable Area	
13	114,574	Commercial Floor area		66,950	Commercial Floor area		59,880	Commercial Floor area	
14	57,287	Building footprints		66,950	Building footprints		59,880	Building footprints	
15	57,287	Residential Floor area		133,899	Residential Floor area		59,880	Residential Floor area	
16	48	Residential Units (avg 1,200)		112	Residential Units (avg 1,200)		50	Residential Units (avg 1,200)	
17	48	Residential Parking		112	Residential Parking		50	Residential Parking	
18	286	Commercial Parking		167	Commercial Parking		150	Commercial Parking	
19	334	Parking demand		279	Parking demand		200	Parking demand	
20	24	Residential On-site		56	Residential On-site		25	Residential On-site	
21	143	Commercial On-site		84	Commercial On-site		135	Commercial On-site	
22	167	On-site Parking		139	On-site Parking		160	On-site Parking	
23	58,480	On-site Parking Area		48,817	On-site Parking Area		55,888	On-site Parking Area	
24	40%	Percent land area as parking		34%	Percent land area as parking		48%	Percent land area as parking	
25	40%	Percent land building		46%	Percent land building		41%	Percent land building	
26	28.74	Residential Units per acre		67.18	Residential Units per acre		30.04	Residential Units per acre	
27	167	Total off-site		139	Total off-site		40	Total off-site	
28									
29	98	On-street parking		98	On-street parking		98	On-street parking	
30	69	Garage demand		41	Garage demand		-58	Garage demand	
31	55	With 20% reduction		33	With 20% reduction				
32									

Parking Supply and Demand Calculations at Build-Out

L1	A	B	C	D	E	F	G	H	I	J	K
1	21,263	Land Area		80%	Max lot coverage			DISTRICT VI (SOUTH)			
2	17,010	Max Bldg Coverage (80%)			3 No. of Floors						
3	4,253	Open space (20%)		2.5	Commercial Parking Req						
4	17,010	Developable Area		0%	Percent Comm Off-site						
5				1	Residential Parking Req						
6				25%	Percent Res Off-site						
7				250	Parking space size						
8											
9		Townhomes and live/work									
10											
11	17,010	Developable Area									
12	17,010	Total Buildable Area									
13	0	Commercial Floor area									
14	14,712	Building footprints									
15	29,423	Residential Floor area									
16	12	Residential Units (avg 2,400)									
17	12	Residential Parking									
18	0	Commercial Parking									
19	12	Parking demand									
20	9	Residential On-site									
21	0	Commercial On-site									
22	9	On-site Parking									
23	2,299	On-site Parking Area									
24	10.81%	Percent									
25	14,712	Building footprints									
26	69%	Percent land building									
27	31.39	Residential Units per acre									
28	3	Total off-site									
29											
30	14	On-street									
31	-11	Garage demand									
32											

Parking Supply and Demand Calculations at Build-Out

L1	A	B	C	D	E	F	G	H	I	J	K
1	55,968	Land Area		80%	Max lot coverage			DISTRICT VI (NORTH)			
2	44,774	Max Bldg Coverage (80%)		3	No. of Floors						
3	11,194	Open space (20%)		2.5	Commercial Parking Req						
4	44,774	Developable Area		0%	Percent Comm Off-site						
5				1	Residential Parking Req						
6				25%	Percent Res Off-site						
7				250	Parking space size						
8											
9		Townhomes and live/work									
10											
11	44,774	Developable Area									
12	44,774	Total Buildable Area									
13	0	Commercial Floor area									
14	38,724	Building footprints									
15	77,448	Residential Floor area									
16	32	Residential Units (avg 2,400)									
17	32	Residential Parking									
18	0	Commercial Parking									
19	32	Parking demand									
20	24	Residential On-site									
21	0	Commercial On-site									
22	24	On-site Parking									
23	6,051	On-site Parking Area									
24	10.81%	Percent									
25	38,724	Building footprints									
26	69%	Percent land building									
27	31.39	Residential Units per acre									
28	8	Total off-site									
29											
30	0	On-street parking									
31	8	Garage demand									
32											

Parking Supply and Demand Calculations at Build-Out

K1	A	B	C	D	E	F	G	H	I	J	
1	225,002	Land Area		50%	Max lot coverage			DISTRICT VII			
2	45,000	Open Space (20 percent)		3	No. of Floors						
3	112,501	Max Building Coverage (50%)		2.5	Commercial Parking Req						
4	180,002	Developable Area		0%	Percent Comm Off-site						
5				1	Residential Parking Req						
6				0%	Percent Res Off-site						
7				250	Parking space size						
8											
9		Single Family Homes									
10											
11											
12											
13	180,002	Developable Area									
14	112,501	Total Buildable Area									
15											
16		Assume avg home 3,000 sf									
17	75	Number of units									
18	14.5	Residential Density									
19											
20		Assume avg home 2,700 sf									
21	83	Number of units									
22	16.1	Residential Density									
23											
24		Assume avg home 2,500 sf									
25	90	Number of units									
26	17.4	Residential Density									
27											
28											
29											
30											
31											
32											

Parking Supply and Demand Calculations at Build-Out

	A	B	C	D	E	F	G	H	I	J	K
1	83235	Land Area			2.5	Commercial Parking Req			DISTRICT VIII		
2	66588	Max Bldg (80%)			1	Residential Parking Req					
3		New Streets			0%	Percent Res Off-site					
4	66588	Developable Area			0%	Percent Comm Off-site					
5	66588	Buible				No. On-street Parking					
6					3	No. of Floors					
7											
8											
9		Proposal: This special district should handle its own parking									
10											
11											
12											
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26											
27											
28											
29											
30											
31											
32											

Proposed Off-Site Parking Allowances

District I: Jensen Beach Boulevard

100% of the required commercial parking can be provided off-site

100% of the required residential parking can be provided off-site

100% of the required parking for other uses can be provided off-site

Proposed Off-Site Parking Allowances

District II: Ricou Terrace

80% of the required commercial parking can be provided off-site

50% of the required residential parking can be provided off-site

80% of the required parking for other uses can be provided off-site

Proposed Off-Site Parking Allowances

District III: Pineapple Avenue North

70% of the required commercial parking can be provided off-site

50% of the required residential parking can be provided off-site

70% of the required parking for other uses can be provided off site

Proposed Off-Site Parking Allowances

District IV: Pineapple Drive

75% of the required commercial parking can be provided off-site

50% of the required residential parking can be provided off-site

50% of the required parking for other uses can be provided off-site

Proposed Off-Site Parking Allowances

District V: Indian River Drive

50% of the required commercial parking can be provided off-site

50% of the required residential parking can be provided off-site.

50% of the required parking for other uses can be provided off-site

Proposed Off-Site Parking Allowances

District VI: Maple Street Town Commons

25% of the required commercial parking can be provided off-site

25% of the required residential parking can be provided off-site

25% of the required parking for other uses can be provided off-site

Proposed Off-Site Parking Allowances

District VII: Maple Street

0% of the required commercial parking can be provided off-site

25% of the required residential parking can be provided off-site.

0% of the required parking for other uses can be provided off-site

Proposed Off-Site Parking Allowances

District VIII: Special District

100% of the required commercial parking shall be provided within the boundaries of this district

100% of the required residential parking shall be provided within the boundaries of this district

100% of the required parking for other uses shall be provided within the boundaries of this district

Current On-Site Parking Requirements

3.261.C. Parking. Parking shall conform with Article 4, Division 14, Parking and Loading, of the Land Development Regulations or as specified in Figures 10 through 14. When the specifications shown in figures 10 through 14 are in conflict with Article 4, Division 14, Parking and Loading, of the Land Development Regulations, then the specifications in figures 10 through 14 shall be applicable.

On-site parking will be provided as follows:

1. Residence: One per residential unit
2. Retail/office: Three per 1,000 square feet of floor area.
3. Medical office: Four per 1,000 square feet of floor area.
4. Restaurant: Five per 1,000 square feet of floor area.
5. There shall be a visual barrier between parking areas and adjacent residential uses.

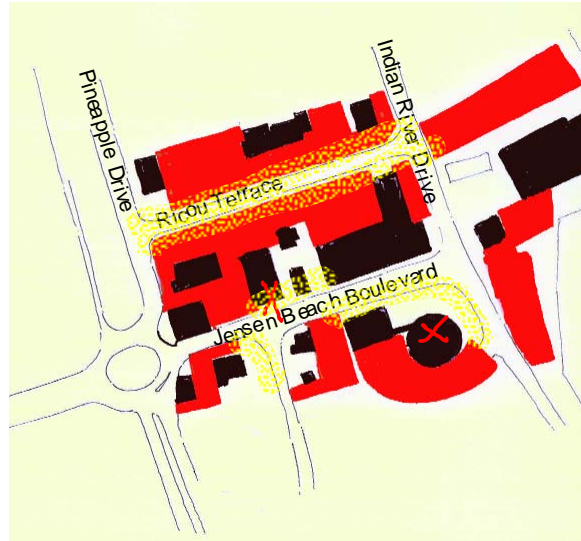
Proposed Modifications:

3.261.C. Parking. Parking shall conform with Article 4, Division 14, Parking and Loading, of the Land Development Regulations or as specified in Figures 10 through 14. When the specifications shown in figures 10 through 14 are in conflict with Article 4, Division 14, Parking and Loading, of the Land Development Regulations, then the specifications in figures 10 through 14 shall be applicable.

On-site parking will be provided as follows:

1. Residence: One per residential unit
2. Retail/office: Three per 1,000 square feet of floor area.
3. Medical office: Four per 1,000 square feet of floor area.
4. Restaurant: Five per 1,000 square feet of floor area.
5. There shall be a visual or physical barrier between parking areas and adjacent residential uses. An alley is considered an optimal element to separate parking areas or commercial uses from residential uses.
6. Exceeding the required number of parking spaces will require the provision of additional open space (public or private) in the amount of 200sf per additional parking space.
7. Off-Site Parking, including on-street parking, shall be permitted. The amount of off-street parking permitted shall vary from district to district.

A District-Wide Parking Strategy



Parking Eroding the Fabric

Immediately Available Parking Spaces



The First Step Towards a PILOP Program

Future Parking Spaces



A PILOP Program for the Jensen Beach CRA

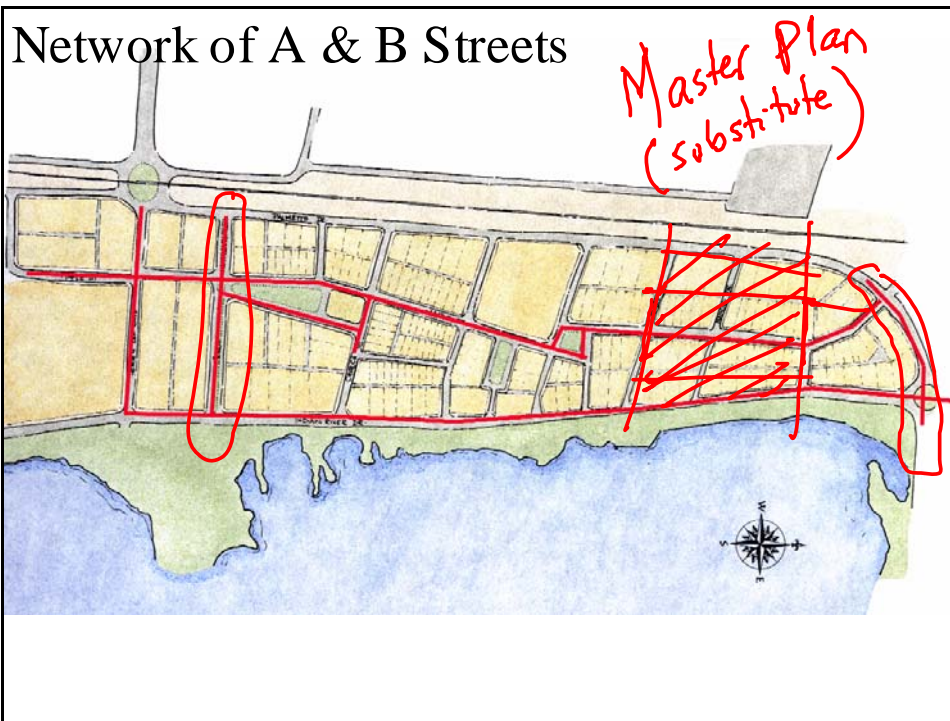
Parking and Building Height



Shared Parking and the Mixed Use Formula

$$\mathbf{RB/TP \times PA \times MD = TU}$$

*(Residential square footage/total building area x
acreage of the site x maximum density allowed in
the area = total number of residential units)*



The Steps to Follow

Step 1: Get Organized – ✓

Step 2: Gather Data and Analyze Demand – ✓

Step 3: Increase the Effectiveness of Existing parking:

Step 4: Plan and Develop New parking Facilities

Step 5: Promote the Parking Program or Programs selected for the Community.

Step 6: Manage the Parking System.

Step 7: Put it Together.... and Keep it Together.

"The Parking Handbook for Small Communities" (Edwards 1994).

- Information On-line / code of parking
- Parking counts per street

www.tcrpc.org
urban design studio

input:

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221-4060