

September 23, 2019

To: City of Delray Beach, Planning & Zoning

Re: Tzikas Medical Center  
526 SE 5<sup>th</sup> Avenue  
Delray Beach, Florida  
#2019-035

Planning & Zoning Dept:

[Peak Parking Demand Accumulation](#)

To determine the actual use specific peak parking accumulation of the existing (5,319 s.f.) and proposed 2-story addition (5,464 s.f.) to the Tzikas Medical Center totaling 10,783 s.f., data was obtained from the existing facial plastic surgery center operation. Data including staff member and patient information was collected and reviewed for the prior year of 2018.

The total number of staff members for the existing and proposed 2-story addition to the Tzikas Medical Center has been determined to be 12 staff members. However, please note that not all 12 staff members will be working on the same days.

The peak demand for staff members on site occurs on Mondays and Wednesdays where the demand is 8 staff members. This demand is compared to a slightly lower demand of 6 or fewer staff members on Tuesdays and Thursdays.

Based on patient load data from 2018, the anticipated maximum patient load occurring on Mondays and Wednesdays has been determined to be 19 patients on site at any one time. Also based on patient load data from 2018, the anticipated maximum patient load occurring on Tuesdays and Thursdays has been determined to be 13 patients on site at any one time.

Therefore, the anticipated maximum parking demand for the existing and proposed 2-story addition to the Tzikas Medical Center based on staffing needs and patient load data provided above:

- Total of 27 spaces required (8 staff members & 19 patients on peak days of Mondays and Wednesdays) with 32 spaces provided. This parking space demand leaves a surplus of 5 spaces during peak demand on Mondays & Wednesdays and a surplus of 13 spaces during low demand on Tuesdays and Thursdays. See sheet SP-1 for parking layout reflecting 32 parking spaces.

[Technical Reduction in Parking Spaces Provided](#)

The applicant proposes a technical reduction with regard to the number of required parking spaces based on the code requirement of 46 spaces to a use specific of 27 spaces.

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There are 32 parking spaces proposed that will sufficiently meet the long-term peak parking accumulation plus 10 percent to allow for an orderly turnover of parking spaces. Therefore, the proposed 32 parking spaces provide adequate parking for the existing and proposed 2-story addition during low and peak demand with a minimum buffer of 5 additional parking spaces provided. It should be noted that public parking is also available located north and south.

### Conclusion

The existing and proposed 2-story addition to the Tzikas Medical Center development is located on a constrained site. The proposed technical reduction allows for reduction in required parking when the use specific parking demand calculations are utilized. In addition, on-street parking observations indicate that on-street parking will be available directly across the site on a consistent basis if needed.

The proposed site plan maximizes the use of the existing parking areas, while trying to preserve the existing open/green space and meet the parking demands of the proposed use. Therefore, the proposed Tzikas Medical Center's parking demand can be met by the proposed 32 parking spaces provided as shown on sheet SP-1.

If there any questions regarding this analysis, please do not hesitate to call.

Sincerely,

**Randall E. Stofft, AIA**  
**President**  
**RES. Donald W. Durante**