

TECHNICAL MEMORANDUM

To: City of Oakland Park

From: Thuha Nguyen, PE, PTOE - *via planning, inc.*
on behalf of *Mom's Kitchen Restaurant*

Date: October 2, 2023

Re: Mom's Kitchen Restaurant Expansion – Traffic and Parking Statement

This technical memorandum is prepared to document the traffic and parking evaluations associated with the expansion of *Mom's Kitchen Restaurant*, located at 1940 NE 45th Street/Florin Road, in the City of Oakland Park. The restaurant is approximately 1,230 sqft; of which 190 sqft is outdoor. The proposal is to expand the restaurant by adding 510 sqft of customer service area and 449 sqft of storage.

Trip Generation

Trip generation was determined based on the 11th edition of the Institute of Transportation Engineers (ITE)'s *Trip Generation Manual*, for Land Use Code (LUC) 932: High-Turnover Sit-Down Restaurant and is shown in the table below. Supporting documentation is in Attachment A.

Land Use	Land Use Code	Intensity	Units	Weekday Daily	A.M. Peak Hour			P.M. Peak Hour		
					In	Out	Total	In	Out	Total
Mom's Kitchen Restaurant	932	1.229	KSF	132	7	5	12	7	4	11
Pass-by Trips (43% of the PM trips)				-	-	-	-	3	2	5
<i>Existing External Trip</i>				132	7	5	12	4	2	6
Mom's Kitchen Restaurant (with expansion)	932	2.188	KSF	235	12	9	21	12	8	20
Pass-by Trips (43% of the PM trips)				-	-	-	-	5	3	9
<i>Proposed External Trip</i>				235	12	9	21	7	5	11
NET NEW TRIPS				103	5	4	9	3	2	5

Parking Generation

Parking generation was determined based on the 5th edition of the ITE's *Parking Generation Manual* and is shown in the table below. The calculation shows that, for a 2,200 sqft restaurant, there is a need for 21 parking spaces on a typical weekday and 25 parking spaces on a typical Sunday. Supporting documentation is in Attachment B.

	Rate	Weekday <i>9.44 spaces/ksqft</i>	Sunday <i>11.25 spaces/ksqft</i>
Mom's Kitchen's current area (including outdoor)	1.229	12	14
with Expansion	2.188	21	25

Based on the City of Oakland Park's codes, there is a requirement of 1 parking space per 50 sqft of customer service area. With the variance in place (included in Attachment B), the requirement is 1 space per 67 sqft of customer service area, resulting in a requirement of 26 spaces.

Parking Inventory

As can be seen in the site plan in Attachment C, there are 38 parking spaces and 2 ADA accessible spaces available to Mom's Kitchen Restaurant's patrons. The two parking lots are located directly in front and behind the restaurant. It should be noted that in addition to these lots, there are several other feasible parking options which will be discussed later in the memo.

Parking Utilization

The parking utilization data collection was completed based on the observed peak periods on both weekdays and weekend. The data collection was completed for the dates noted in the table below.

	Front Lot	Back Lot	Total	Vacant
Available Spaces	15	23	38	
Sunday 9/24/23, brunch time	13	12	25	13
Tuesday 9/26/23, lunch time	9	14	23	15
Wednesday 9/27/23, dinner time	6	1	7	31
Friday 9/29/23, lunch time	13	7	20	18

The maximum parking utilizations were observed on Sunday and Friday where the front lot had 13 out of 15 spaces occupied. However, there were ample parking spaces available behind the restaurant. It should be noted that not all the spaces behind the

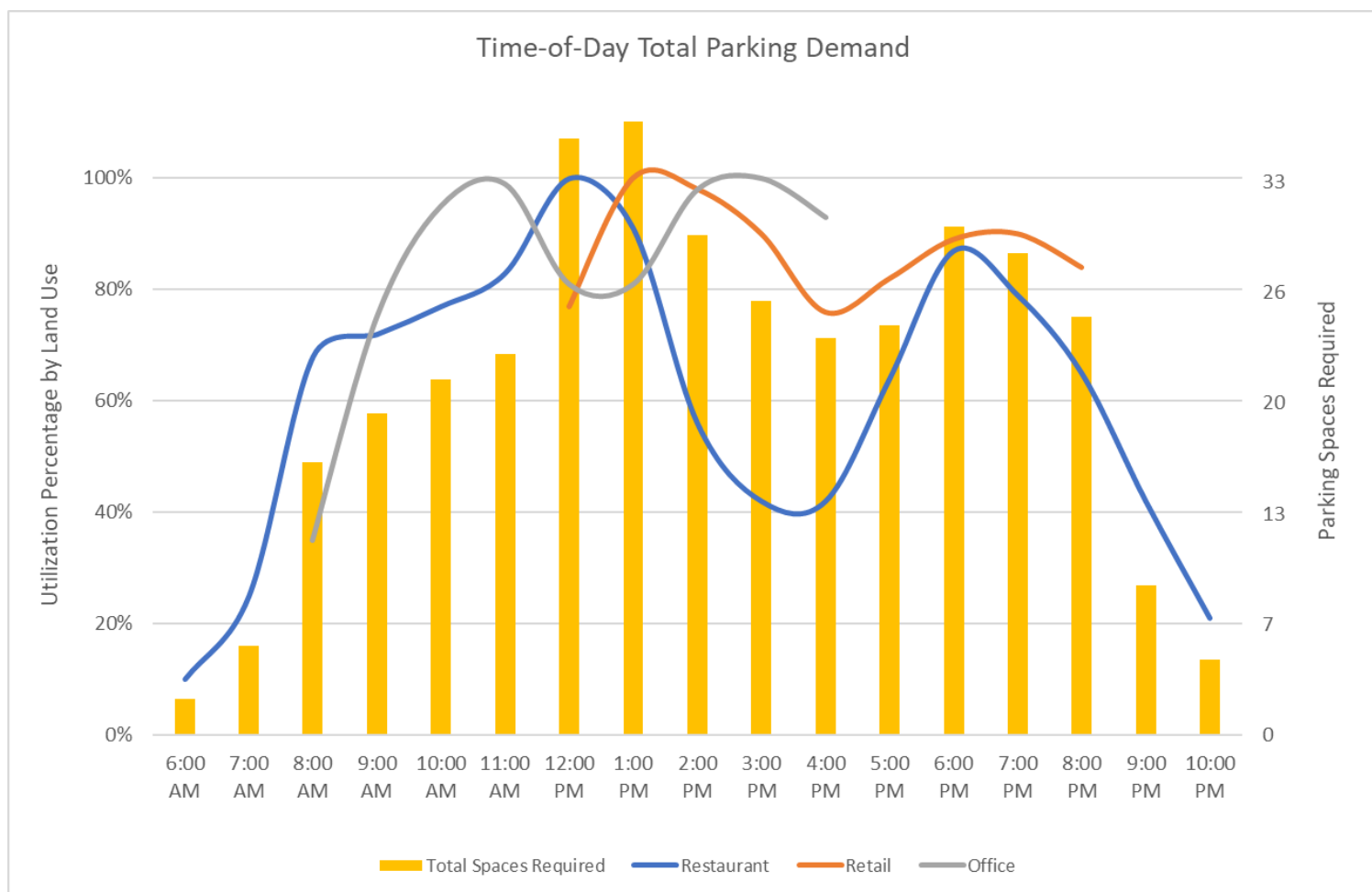
restaurant are used by the restaurant. Pictures from the field visit are included in Attachment D.

Parking Demand and Supply Evaluation

This section of the memo focuses on the parking demand evaluation and the potential availability of additional parking supply.

Parking Demand Profile by Time-of-Day

As expected, not all developments have the same peak demand for parking spaces. A parking demand was determined using the ITE's time-of-day profile and average weekday parking demand rates for each use. For a breakfast restaurant like Mom's Kitchen, the peak demand hours are generally between 11 am and 2 pm (as shown in blue in the graphic below). For a retail store like Peter & Lace, the peak demand hours are later in the afternoon, between 1 pm and 3 pm (as shown in orange). Furthermore, the office's profile is shown in gray.



The peak demand for all the developments in this parcel is 36 spaces during the afternoon peak hour for a typical weekday. Supporting documents are included in Attachment E. Note that Smitty's is not within the parcel and its parking spaces are not counted.

U.S. Census

The 2020 Census data – focusing on means to work – was examined to better understand the travel mode of the area, well as nearby cities. Mom's Kitchen Restaurant is located within Census Tract 506.01. The data shows that 4.7% of the population use means other than a personal vehicle. These could include by bike, transit, walking, or ride hailing services (e.g., uber/lyft). The percentages are slightly higher for Cities of Oakland Park and Fort Lauderdale at 7.0% and 6.1%, respectively. Census data was also examined to determine the percentage of households that do not have vehicles. Based on the Census data, 5.6% of households in tract 506.01, 7.8% of households in the City of Oakland Park, and 8.9% of households in the City of Fort Lauderdale did not own any vehicles. It is expected that many patrons living away from walking/biking distance would use ride-sharing applications to get to the restaurant. Census data and calculations are included in Attachment F.

Available Parking Options

In addition to the spaces available to the patrons of Mom's Kitchen Restaurant, there are several other parking options within short walking distance of the restaurant. They are:

- Immediately to the west of the restaurant are 4 on-street parking spaces with direct access to the restaurant.
- There are 16 parking spaces, specially marked for Smitty's butcher shop. It should be noted that the operating hours for Smitty's are between 10 am and 5 pm, and the store does not open on Sunday or Monday. During the field visit, it was observed that only 5 of the 16 parking spaces for Smitty's butcher shop were occupied during a typical weekday peak hour.
- Along the west side of NE 20th Avenue, there are 4 parallel parking spaces, which were observed to be well utilized.
- Further east, against the 4440-4450 NE 20th Avenue building, there are another 10 unmarked parking spaces that can be utilized. Many of the stores in this building open later in the day, have shorter operating hours, and/or close on weekends.
- There are several medical/dental offices, located on the north side of NE 45th Street/Floranada Road, with ample parking spaces. Shared parking agreements can be explored should additional parking ever be needed, especially over the weekend.

Conclusion

It is believed that this evaluation adequately provides justification for ample parking spaces available for Mom's Kitchen's patrons. We respectfully ask for your approval of this traffic and parking statement.

APPENDIX A

Trip Generation Profile for High Turnover (Sit-down) Restaurant

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal.

Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Fast casual restaurant (Land Use 930), fine dining restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Georgia, Indiana, Kentucky, Massachusetts, Minnesota, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Vermont, and Wisconsin.

Source Numbers

126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728, 868, 884, 885, 903, 927, 939, 944, 961, 962, 977, 1048

High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 50

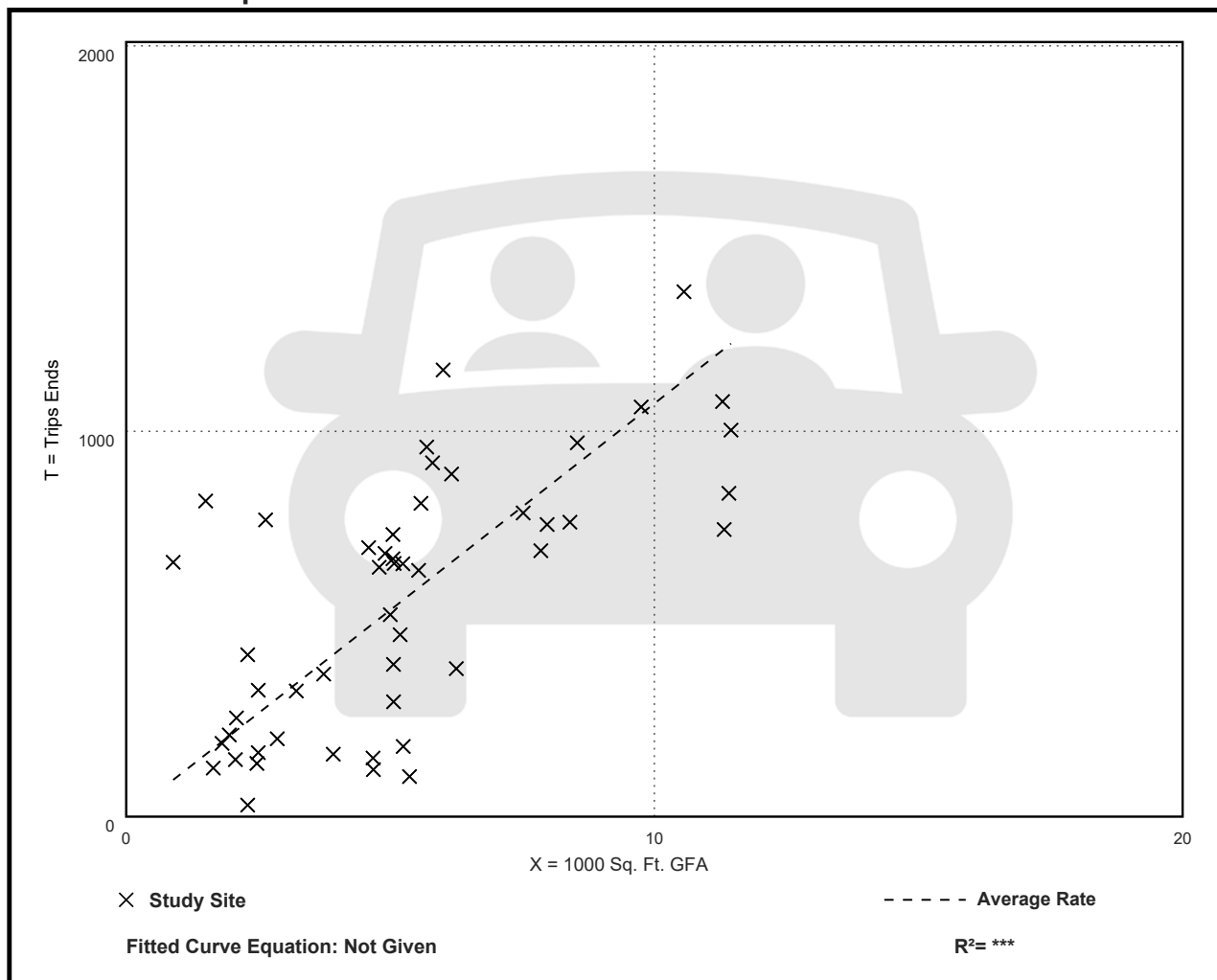
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 37

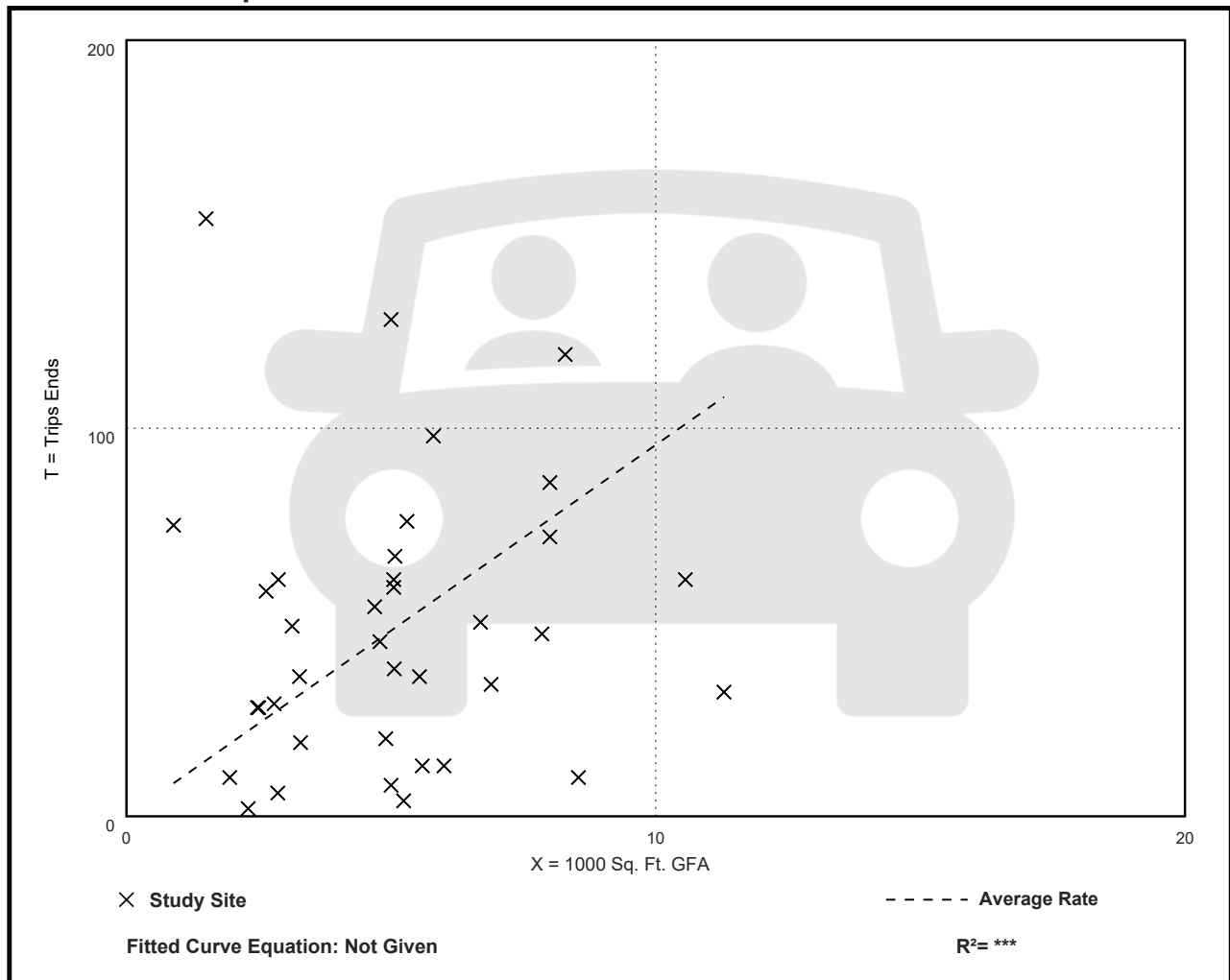
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.57	0.76 - 102.39	11.61

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 104

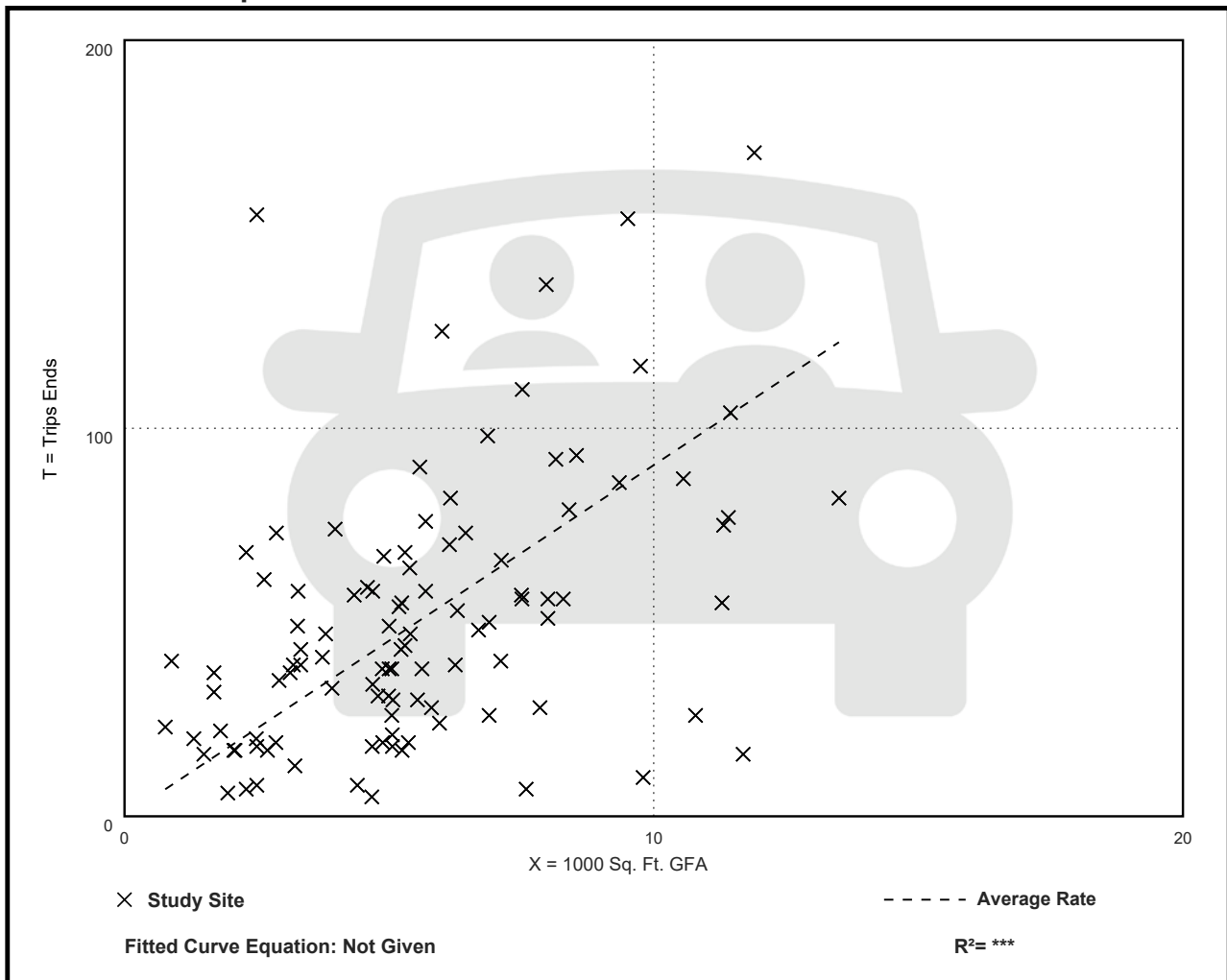
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.05	0.92 - 62.00	6.18

Data Plot and Equation



APPENDIX B

Parking Generation Profile for High Turnover (Sit-down) Restaurant
and Variance

Land Use: 932 High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. They are commonly referred to as casual dining. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain lounge or bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

The analysis of parking demand for this land use has identified different parking demand rates between high-turnover restaurants with and without lounges. The term “family restaurant” is used interchangeably as an abbreviated version of “high-turnover (sit-down) restaurant without lounge or bar facilities.”

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand **on a weekday** at family restaurants that serve breakfast, lunch, and dinner (12 study sites); family restaurants that serve lunch and dinner (38 sites), and restaurants with a lounge or bar (four sites).

Hour Beginning	Percent of Weekday Peak Parking Demand		
	Family (breakfast, lunch, and dinner)	Family (lunch and dinner)	Lounge or Bar
12:00–4:00 a.m.	–	–	–
5:00 a.m.	–	–	–
6:00 a.m.	10	–	–
7:00 a.m.	25	–	–
8:00 a.m.	68	–	–
9:00 a.m.	72	–	–
10:00 a.m.	77	26	9
11:00 a.m.	83	43	15
12:00 p.m.	100	95	100
1:00 p.m.	91	95	81
2:00 p.m.	56	49	54
3:00 p.m.	42	39	33
4:00 p.m.	42	37	26
5:00 p.m.	64	62	29
6:00 p.m.	87	99	58
7:00 p.m.	79	100	70
8:00 p.m.	65	83	77
9:00 p.m.	42	51	61
10:00 p.m.	21	28	41
11:00 p.m.	–	–	–

High-Turnover (Sit Down) Restaurant - Family (932)

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.; 6:00 - 8:00 p.m.

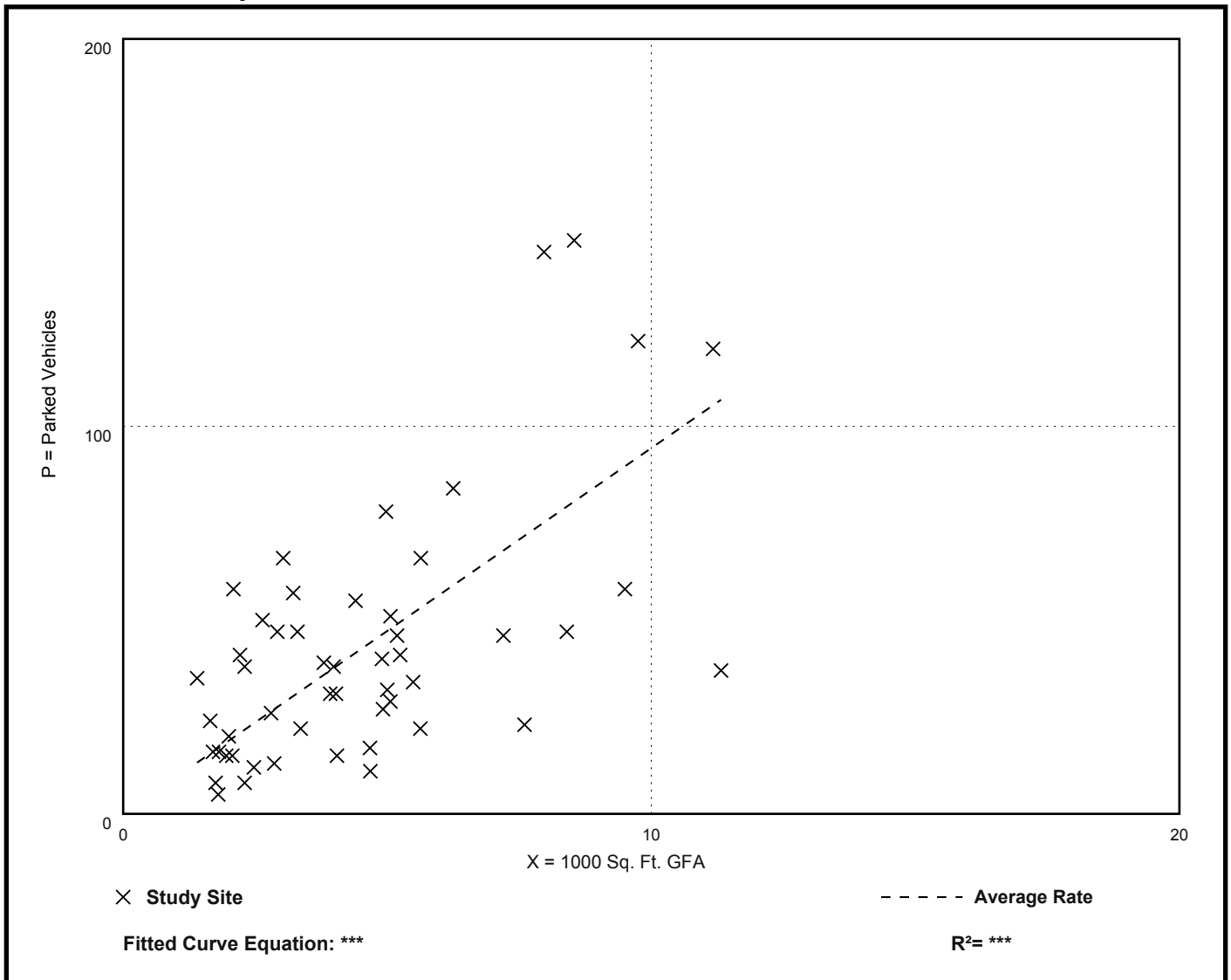
Number of Studies: 51

Avg. 1000 Sq. Ft. GFA: 4.5

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)
9.44	2.35 - 27.78	6.39 / 17.40	7.96 - 10.92	5.38 (57%)

Data Plot and Equation



High-Turnover (Sit Down) Restaurant - Family (932)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Sunday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 12:00 p.m.; 5:00 - 6:00 p.m.

Number of Studies: 5

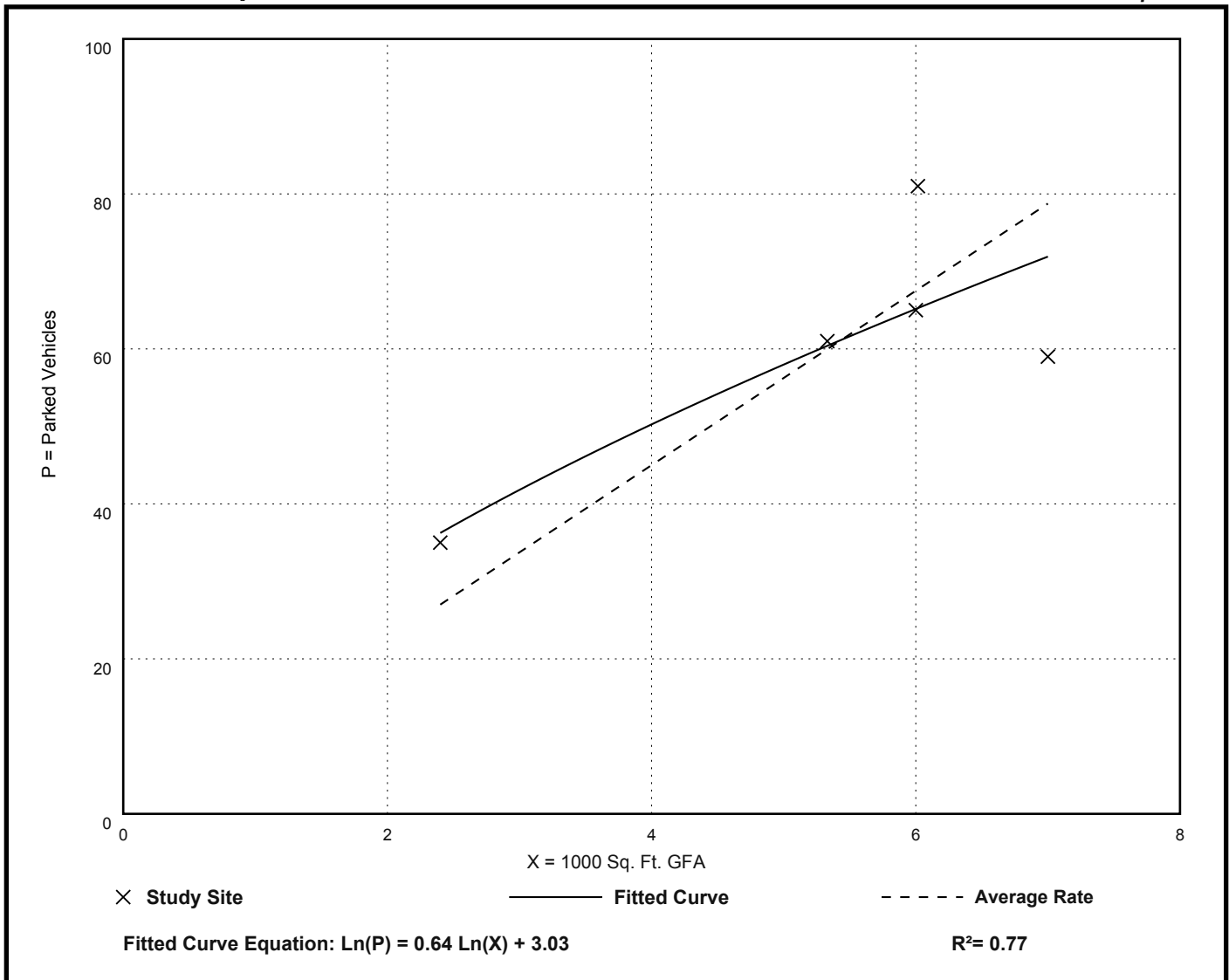
Avg. 1000 Sq. Ft. GFA: 5.4

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)
11.25	8.43 - 14.58	10.79 / 14.58	***	2.30 (20%)

Data Plot and Equation

Caution – Small Sample Size



PARKING VARIANCE

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RESOLUTION NO. R-95-96

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AN APPLICATION FOR A VARIANCE (CD 95-30V) SEEKING RELIEF FROM THE FOLLOWING SECTIONS OF THE CODE OF ORDINANCES; SECTION 24-80(C)(1), TO PERMIT ONE (1) PARKING SPACE PER 67 SQUARE FEET OF CUSTOMER SERVICE AREA FOR A TOTAL OF TWELVE (12) VS. ONE (1) PARKING SPACE PER 40 SQUARE FEET FOR A TOTAL OF TWENTY (20); AND SECTION 24-83(B)(1), TO PERMIT TWO (2) CURB CUTS ON NORTHEAST 19TH TERRACE HAVING A CENTERLINE TO CENTERLINE SEPARATION OF 39 FEET VS. 50 FEET; ON REAL PROPERTY LOCATED AT 1940 NORTHEAST 45TH STREET, OAKLAND PARK, FLORIDA, AS SUBMITTED BY BERNARD McMAHON/MOM'S KITCHEN; APPROVAL OF CITY COMMISSION SUBJECT TO CONDITION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the best interest of the citizens and residents of the City of Oakland Park, Florida, to approve the application for a Variance (CD 95-30V) to Sections 24-80(C)(1) and 24-83(B)(1), of the Code of Ordinances of the City of Oakland Park, Florida;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, THAT:

1 Section 1. The City Commission of the City of Oakland
2 Park, Florida, hereby determines that a hardship exists and
3 approves a variance (CD 95-30) from Section 24-80(C)(1), to permit
4 one (1) parking space per 67 square feet of customer service area
5 for a total of twelve (12) vs. one (1) parking space per 40 square
6 feet for a total of twenty (20) and Section 24-83(B)(1), to permit
7 two (2) curb cuts on Northeast 19th Terrace having a centerline to
8 centerline separation of 39 feet vs. 50 feet on real property
9 located at 1940 Northeast 45th Street, Oakland Park Florida, as
10 submitted by Bernard McMahon/Mom's Kitchen.

11
12 Section 2. The approval of the City Commission is
13 subject to the following condition:

14 The proposed restaurant shall limit its hours of
15 operation from 6:00 a.m. to 2:00 p.m. If the hours of
16 operation are expanded, the variance shall be
reconsidered by the City commission.

17 Section 3. If any clause, section, or other part of this
18 Resolution shall be held by any court of competent jurisdiction to
19 be unconstitutional or invalid, such unconstitutional or invalid
20 part shall be considered as eliminated and shall in no way affect
21 the validity of the other provisions of this Resolution.

22 Section 4. All Resolutions or parts of Resolutions in
23 conflict herewith are hereby repealed to the extent of such
24 conflict.
25

1 Section 5. This Resolution shall become effective upon
2 its passage and adoption.

3
4 PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF OAKLAND
5 PARK, FLORIDA, THIS 20TH DAY OF SEPTEMBER, 1995.

6
7 CITY OF OAKLAND PARK, FLORIDA

8
9 BY: Layne Dallett Walls
10 LAYNE DALLETT WALLS, MAYOR

11 ARNST YES

12 SPROC YES

13 STEVENS YES

14 WILSON YES

15 WALLS YES

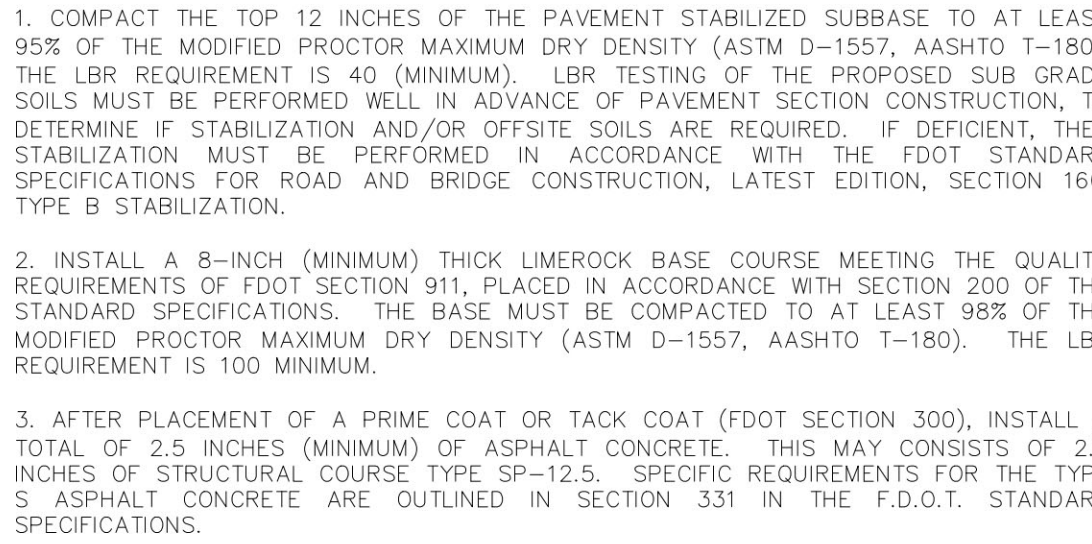
16 ATTEST:

17 Carol Gold
18 CAROL GOLD
19 CITY CLERK

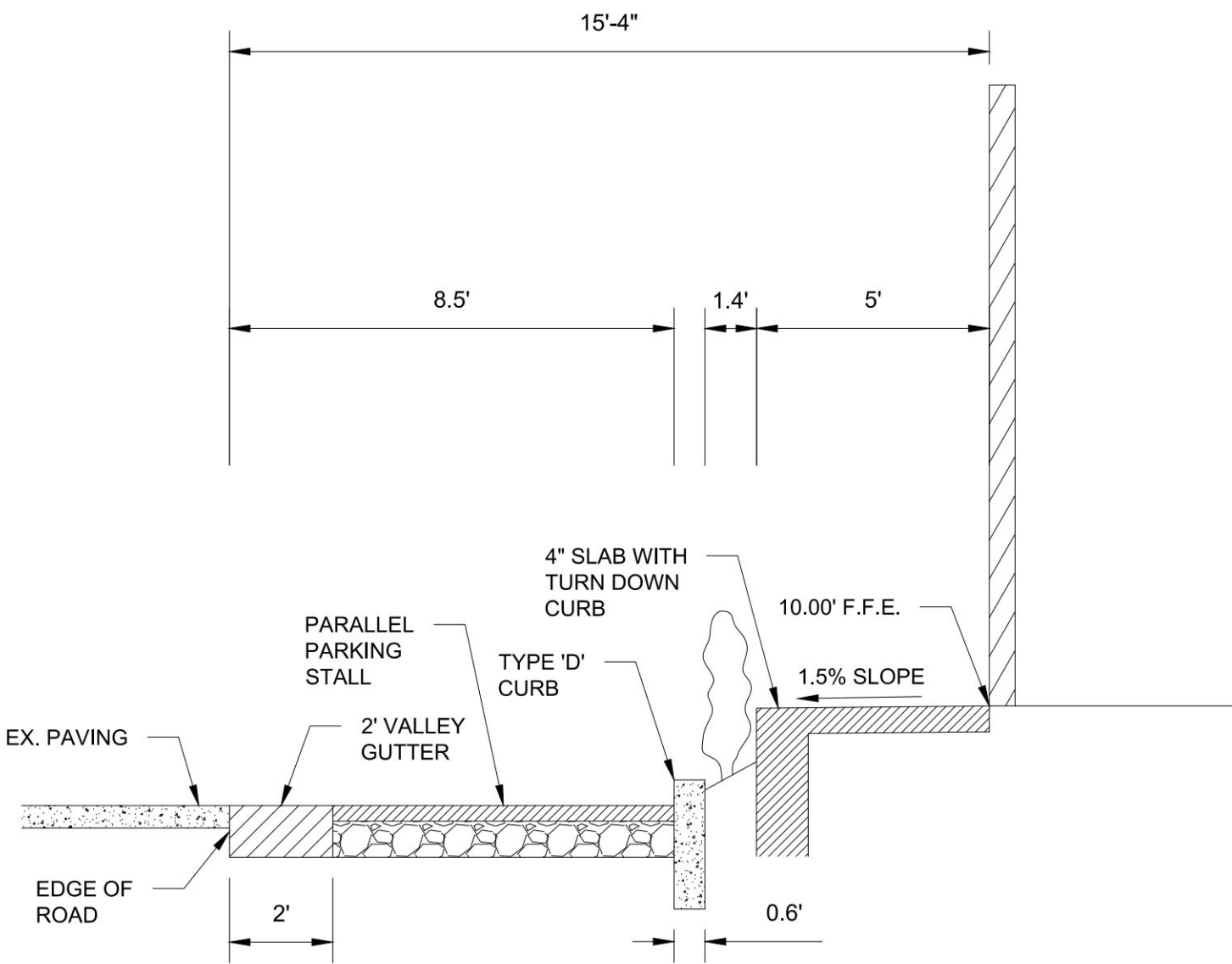
20 24-80C1.83B 9/20/94 SM

APPENDIX C

Site Plan with current parking



SCALE: NONE



SCALE: NONE



* 1 SPACE PER EMPLOYEE PARKING - EAST SIDE OF THE BUILDING



APPENDIX D

Field Visit Photos



Parking in front of Mom's Kitchen Restaurant



Parking in front of Mom's Kitchen Restaurant



Parking behind Mom's Kitchen Restaurant



Parallel parking space immediately west of the restaurant



Parking spaces along east side of NE 19th Terrace/ NE 20th Avenue



Parallel parking spaces along west side of NE 19th Terrace/ NE 20th Avenue



Smitty's Operating Hours



Smitty's unutilized parking spaces (weekday)



Parking spaces along north of Floranada Road (weekend)



Parking spaces along north of Floranada Road (weekday)

APPENDIX E

Parking Profile of Retail and Office

Land Use: 820 Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand **during the month of December** on a weekday (seven study sites), a Friday (eight study sites), and a Saturday (19 study sites).

Hour Beginning	Percent of Peak Parking Demand during December		
	Weekday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	—	—	—
9:00 a.m.	—	—	—
10:00 a.m.	—	74	—
11:00 a.m.	—	87	85
12:00 p.m.	77	97	97
1:00 p.m.	100	100	98
2:00 p.m.	98	92	100
3:00 p.m.	90	85	97
4:00 p.m.	76	84	88
5:00 p.m.	82	78	77
6:00 p.m.	89	75	64
7:00 p.m.	90	63	—
8:00 p.m.	84	—	—
9:00 p.m.	—	—	—
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Shopping Center - Non-December (820)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 6:00 p.m.

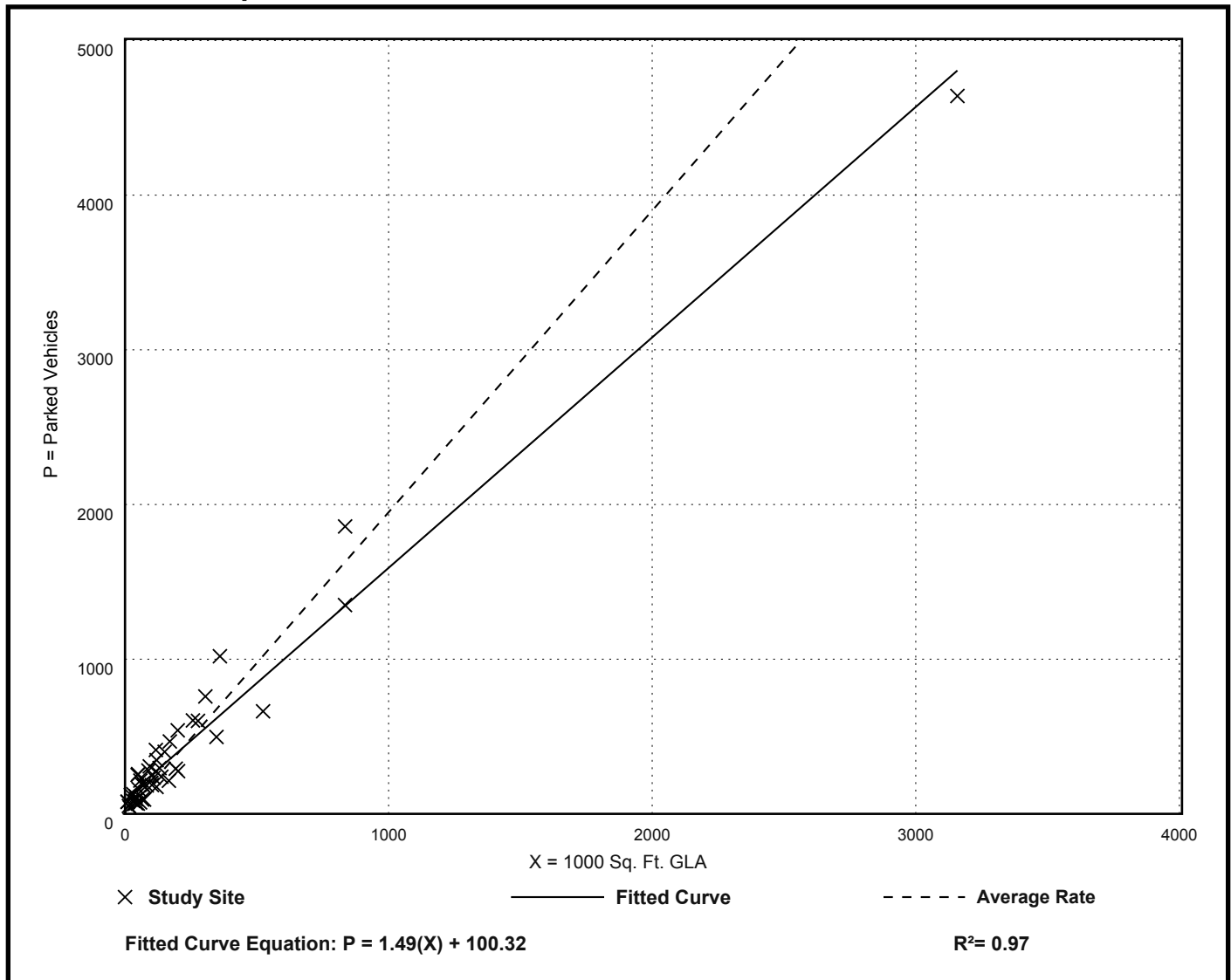
Number of Studies: 46

Avg. 1000 Sq. Ft. GLA: 218

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	1.27 - 7.98	1.99 / 3.68	1.73 - 2.17	0.75 (38%)

Data Plot and Equation



Land Use: 715 Single Tenant Office Building

Description

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), small office building (Land Use 712), corporate headquarters building (Land Use 714), office park (Land Use 750), and research and development center (Land Use 760) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at two study sites in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	35
9:00 a.m.	75
10:00 a.m.	95
11:00 a.m.	99
12:00 p.m.	81
1:00 p.m.	81
2:00 p.m.	98
3:00 p.m.	100
4:00 p.m.	93
5:00 p.m.	—
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

The average parking supply ratios for the 10 study sites with parking supply information are 3.7 spaces per 1,000 square feet GFA and 0.9 spaces per employee.

The sites were surveyed in the 1980s and the 1990s in California, New Jersey, and Washington.

Source Numbers

14, 122, 209

Single Tenant Office Building (715)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 4:00 p.m.

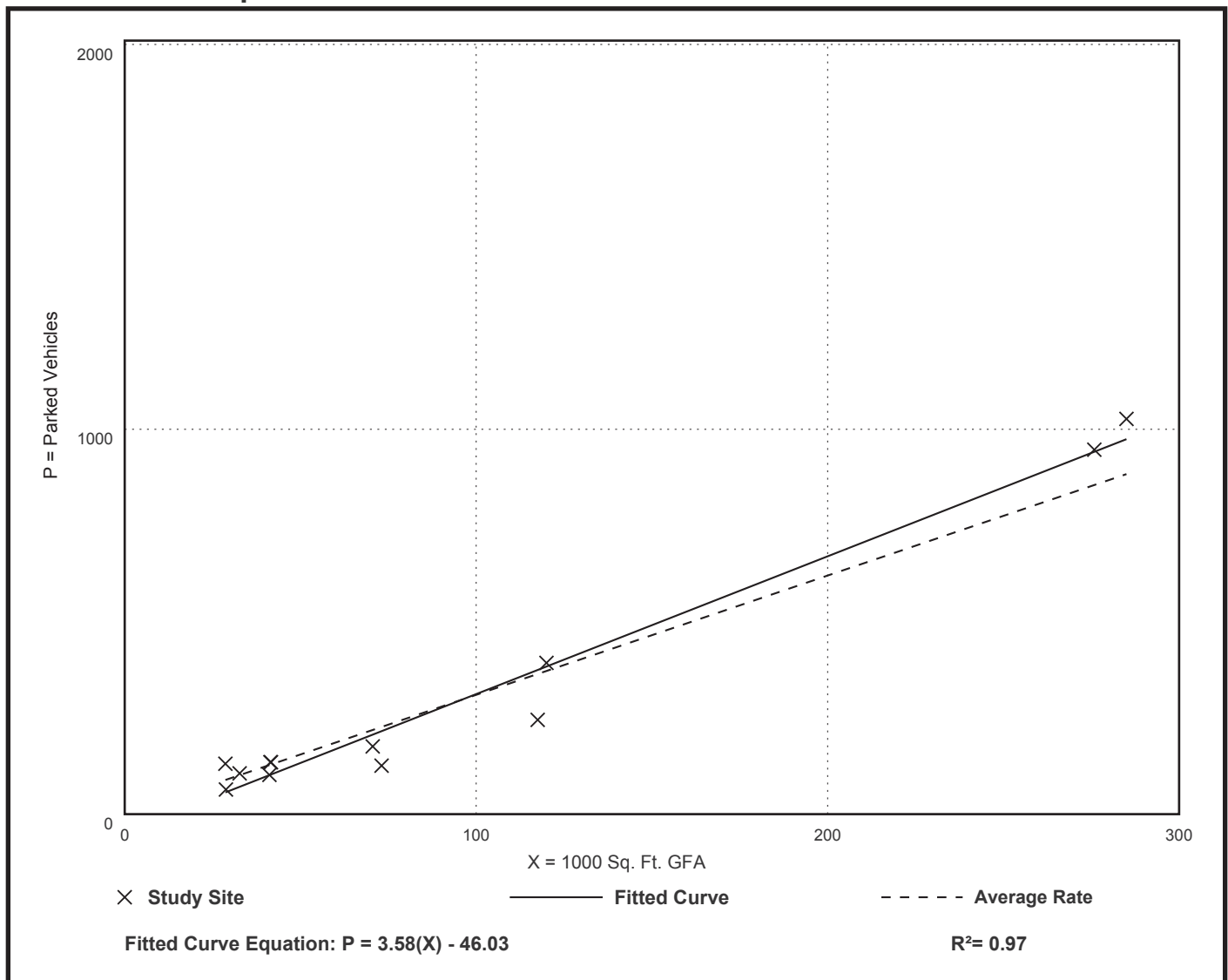
Number of Studies: 12

Avg. 1000 Sq. Ft. GFA: 96

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)
3.10	1.72 - 4.57	2.48 / 3.65	***	0.68 (22%)

Data Plot and Equation



APPENDIX F

Census Data and Calculations

MEANS OF TRANSPORTATION TO WORK (2020)

	Census Tract 506.01		City of Oakland Park		City of Fort Lauderdale	
1. Workers 16 years and over	2,143		24,449		90,584	
2. Car, truck, or van (drove alone or carpooled)	1,745	81.4%	20,143	82.4%	75,618	83.5%
3. Public transportation (excluding taxicab)	14	0.7%	877	3.6%	3,099	3.4%
4. Car Hailing Service (Taxicab/Uber/Lyft)	0	0.0%	170	0.7%	219	0.2%
5. Motorcycle	0	0.0%	62	0.3%	140	0.2%
6. Bicycle	0	0.0%	278	1.1%	704	0.8%
7. Walked	87	4.1%	392	1.6%	1,526	1.7%
8. Other means	73	3.4%	353	1.4%	1,694	1.9%
9. Worked from home	224	10.5%	2,174	8.9%	7,584	8.4%
Total Multimodal Percentage (via transit, car hailing service, by bike, and on		4.7%		7.0%		6.1%

	Census Tract 506.01		City of Oakland Park		City of Fort Lauderdale	
Total Households	1,490		16,515		74,160	
No vehicle available	84	5.6%	1,286	7.8%	6,631	8.9%
1 or more vehicles available	1,406	94.4%	15,229	92.2%	67,529	91.1%

