


## MEMORANDUM

To: Jeff Guinn  
Advanced Tire Service

From: Vincent Spahr, P.E.  
Kimley-Horn and Associates, Inc. 

Date: December 12, 2023

Subject: Advanced Tire Retread Facility – Ocala, Florida – Parking Analysis

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### INTRODUCTION

This parking analysis is provided in support of a proposed expansion to the Advanced Tire Service at 2199 NW 10<sup>th</sup> Street in Ocala. The proposed expansion is planned to include a tire retread facility consisting of an approximately 20,000-square foot building, including a 300-square foot office. The tire retread facility is not a retail center and is expected to have minimal traffic other than employees working in the facility, delivery drop-off and pick-up, and occasional vendors.

Due to the unique nature of the proposed use, the parking requirements outlined in the City of Ocala Land Development Regulations (LDR) are not representative of the actual parking demand anticipated at the site. The City of Ocala LDR allow for deviation from the parking capacity requirement set forth in the LDR by submitting a parking study, subject to the approval of the site plan review committee or planning and zoning commission [Sec. 122-1016]. This parking analysis is provided in support of a request for deviation.

The analysis outlines the parking requirements established in the City of Ocala LDR, parking demand data from the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5<sup>th</sup> Edition), and actual expected parking demand according to The Goodyear Tire & Rubber Company, who is partnering with Advanced Tire Service to expand services with the proposed expansion.

### CITY OF OCALA PARKING REQUIREMENTS

The City of Ocala LDR Section 122-1010 governs the number of required parking spaces based on land use/zoning of a development. Per Section 122-1010(a)(17) Business, Professional, and Government Offices require one (1) parking space for each 300 square feet, so the 300-square foot office space would require one parking space.

The use most similar to the remainder of the proposed tire retread facility is 'Manufacturing Facilities.' Per Section 122-1010(a)(22), Manufacturing Facilities require one parking space for each 750 square feet for the first 20,000 square feet devoted to manufacturing and related uses. Based on this requirement, the remainder of the proposed tire retread facility would require approximately 26 parking spaces. In total, the proposed expansion would therefore require 27 parking spaces.

Section 122-1015(b) of the City of Ocala requires ADA accessible spaces based on the total number of parking spaces. **Table 1** outlines the total number of ADA accessible required according to the total

number of parking spaces. Based on this requirement, the proposed facility would require that two (2) of the 27 parking spaces be ADA accessible.

**Table 1: ADA Accesible Required Spaces**

Total Spaces	Required Spaces
1 to 100	1 per 25 spaces
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,000+	20 plus 1 for each 100 over 1,000

**ITE PARKING GENERATION**

The ITE *Parking Generation Manual* was reviewed for comparison with the parking capacity requirements outlined in the City of Ocala LDR. Per the *Parking Generation Manual*, the peak parking demand for a small office building (land use code 712) is approximately 2.56 spaces per 1,000 square feet gross floor area and the peak parking demand for a manufacturing facility (land use code 140) is approximately 0.92 spaces per 1,000 square feet gross floor area. The *Parking Generation Manual* would therefore suggest that at least 19 parking spaces be provided for the proposed facility.

**ACTUAL PARKING DEMAND**

The subject Advanced Tire Service partners with The Goodyear Tire & Rubber Company to run its existing business and to develop new services, including the proposed tire retread facility. The Goodyear Tire & Rubber Company provided a letter of support to Advanced Tire Service outlining the anticipated sales plan for the new facility upon buildout. Based on an estimated 10,000 units manufactured in year one of the operation increasing to 15,000 units by year five, The Goodyear Tire & Rubber Company estimates that the facility will require approximately four employees in year one and five employees by year five. The letter from The Goodyear Tire & Rubber Company is provided as an attachment.

Given that the proposed tire retread manufacturing facility is not a retail center, parking capacity is not needed to accommodate customers. Deliveries and pick-ups of inventory are expected, but these would primarily be conducted via a loading bay. The Goodyear Tire & Rubber Company did note that vendors would occasionally be expected on the site, so an additional two parking spaces could be provided to accommodate those visits.

In total, The Goodyear Tire & Rubber Company recommended 10-12 parking spaces be provided for the proposed tire retread facility expansion.

## CONCLUSION

This parking analysis is provided in accordance with City of Ocala LDR Section 122-1016 to justify a deviation from City of Ocala LDR parking requirements for the proposed tire retread facility at the Advanced Tire Service property at 2199 NW 10<sup>th</sup> Street in Ocala.

The City of Ocala LDR Section 122-1010, which outlines the number of parking spaces required for specific uses, does not have a land use that accurately represents the proposed tire retread facility. The 300-square foot office would require one (1) parking space. For the remainder of the proposed tire retread facility, the most similar use in Section 122-1010 is the Manufacturing use, which would require 26 parking spaces based on the 19,700-square foot floor area. The total 27 spaces at the proposed facility would be required to include two (2) ADA accessible parking spaces.

The ITE *Parking Generation Manual* is similarly limited in land uses. The peak parking demand for the office use is approximately 2.56 parking spaces per 1,000 square feet, which suggests one (1) parking space for the 300-square foot office space. The peak parking demand for the most similar use for the remainder of the proposed tire retread facility, manufacturing facility, is approximately 0.92 spaces per 1,000 square feet gross floor area. Combined, the ITE *Parking Generation Manual* suggests approximately 19 parking spaces be provided for the proposed facility.

Due to the unique characteristics of the site, most specifically that the site would not be a retail center and therefore does not need parking capacity for customers, this parking analysis concludes that the anticipated parking demand will be much less than either the LDR or the *Parking Generation Manual* suggests. **Based on the anticipated sales at the facility and input from The Goodyear Tire & Rubber Company, it is recommended that a parking supply of 12 spaces be provided at the facility, including one (1) ADA accessible space.**

### Attachments:

The Goodyear Tire & Rubber Company – Anticipated Sales and Parking Needs Letter

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# The Goodyear Tire & Rubber Company

Akron, Ohio 44316 - 0001

Jeff Guinn, Owner  
Advanced Tire Service  
Ocala, Florida

Mr. Guinn

Thank you for your continued partnership with The Goodyear Tire & Rubber Company to further develop the business at Advanced Tire with the construction and installation of a new retread manufacturing facility in Ocala Florida.

The Goodyear Tire & Rubber Company has historically worked closely with our business partners through the construction and installation process to ensure these projects are customized to fit the business at hand and are scalable to forward growth.

Regarding the project consultancy being provided to construct and install a retread manufacturing plant at Advanced Tire in Ocala Florida, included are some excerpts from the current project plan that may help to address the associate and visitor parking needs in question.

Goodyear and Advanced Tire have worked together to create the below sales plan assumptions. Year one projects 10,000 units manufactured and growing to 15,000 units in the first 5 years of operation. Based on these sales assumptions, we project the daily production needs starting at 38 units per day and growing to 58 units per day. To achieve these production needs will require 4 employees in the retread manufacturing facility.

Retread manufacturing plants are not retail centers and have minimal traffic other than the employees working in the plant, employees moving inventory in and out of the plant, and on occasion you will have vendors. Ten to twelve parking spaces for the retread manufacturing plant should suffice for all your forward parking needs.

SALES PLAN ASSUMPTIONS					
<b>Annual Units</b>	10,000	11,000	12,000	13,500	15,000
<b>Monthly Units</b>	833	916	1,000	1,115	1,250
<b>Weekly units</b>	192	211	231	257	288
<b>UNITS PER DAY</b>	<b>38</b>	<b>42</b>	<b>46</b>	<b>52</b>	<b>58</b>

Minutes/Tire = Daily Production and # of Associates					Minutes/Tire = Daily Production and # of Associates				
Retreads Produced per Day	Minutes per Tire	Total Minutes Needed	Number Associates Needed	Minutes per Tire	Retreads Produced per Day	Minutes per Tire	Total Minutes Needed	Number Associates Needed	Minutes per Tire
50	40	2000	4.2	40	50	40	2000	4.2	40
75	40	3000	6.3	40	75	40	3000	6.3	40
100	40	4000	8.3	40	100	40	4000	8.3	40

200 Innovation Way, Akron OH 44316

Attachment: Anticipated Sales and Parking Needs