



# VILLAGE OF KEY BISCAYNE

## Office of the Village Manager

*Village Council*  
Robert L. Vernon, *Mayor*  
Jorge E. Mendia, *Vice Mayor*  
Michael Davey  
Enrique Garcia  
Steve Liedman  
Thomas Thornton  
Patricia Weinman

*Village Manager*  
Genaro "Chip" Iglesias

**DT:** October 17, 2007  
**TO:** Honorable Mayor and Members of the Village Council  
**FR:** Genaro "Chip" Iglesias, Village Manager  
**RE:** 800 Crandon Boulevard: Variance Request to Waive 7 of the Required 34 Parking Spaces

### RECOMMENDATION

It is recommended that the request be approved subject to the conditions as set forth the attached memorandum from our Building, Zoning, and Planning Director.

### EXPLANATION

The Zoning and Land Development Regulations require each use in a building to provide parking based on formulas. For example, retail space is required to provide 1 parking space per 250 sq. ft., office 1 space per 300 sq. ft. and storage at 1 space per 2,000 sq. ft.

This building received a Certificate of Occupancy (C.O.) on June 19, 2002. At that time, the building contained 5,118 sq. ft. of retail, 2,030 sq. ft. of office, and 3,932 sq. ft. of storage. When the building received the C.O., the parking lot contained the 28 parking spaces that was required for each of the uses and the size of the floor area they occupied.

Sometime after final inspections were made, the owner changed the uses on the second floor by replacing storage space with office space. This increased the parking space requirements. Also, one (1) parking space was converted to a golf cart space thereby reducing the number of parking spaces to 27. The Zoning Code does not count golf cart spaces as parking spaces.

In order to resolve this situation, the applicant is requesting a variance to waive 7 of the required 34 parking spaces. If this request is denied, he will be required to re-configure the uses on the second floor to comply with the 27 spaces that are in the parking lot.

The attached report from the Building, Zoning, and Planning Director, the applicant's parking study, and our traffic consultant have all determined there are sufficient spaces in the parking lot to handle the parking demands at peak times.



# VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning

DT: October 17, 2007

*Village Council*  
Robert L. Vernon, *Mayor*  
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Patricia Weinman

TO: Genaro "Chip" Iglesias, Village Manager

*Director*  
Jud Kurlancheek, AICP

FR: Jud Kurlancheek, AICP, Director  
Building, Zoning and Planning Department

*Chief Building Official*  
Eugenio M. Santiago, P.E.

RE: 800 Crandon Boulevard: Variance Request to Waive 7 of the Required 34 Parking Spaces

## APPLICATION SUMMARY

<b>Applicant</b>	TRC Real Estate Investment Inc.
<b>Request</b>	Waive 7 of the Required 34 Parking Spaces
<b>Site Address</b>	800 Crandon Boulevard
<b>Master Plan Land Use</b>	Commercial
<b>Zoning District</b>	C-1 Light Intensity Commercial
<b>File Number</b>	RV - 25
<b>Recommendation</b>	Approval with Conditions

## EXPLANATION AND ANALYSIS

The Zoning and Land Development Regulations require each use in a building to provide parking based on set formulas. For example, retail space is required to provide 1 parking space per 250 sq. ft., office 1 space per 300 sq. ft. and storage at 1 space per 2,000 sq. ft.

This building received a Certificate of Occupancy (C.O.) on June 19, 2002. At that time, the building contained 5,118 sq. ft. of retail, 2,030 sq. ft. of office, and 3,932 sq. ft. of storage. When the building received the C.O., the parking lot contained the 28 parking spaces that was required for each of the forgoing uses and floor area.

Sometime after final inspections were made, the owner changed the uses on the second floor by replacing storage space with office space. This increased the parking space requirements. Also, one (1) parking space was converted to a golf cart space thereby reducing the number of parking spaces to 27. The Zoning Code does not count golf cart spaces as parking spaces.

In order to resolve this situation, the applicant is requesting a variance to waive 7 of the required 34 parking spaces. If this request is denied, he will be required to re-configure the uses on the second floor to comply with the 27 spaces that are in the parking lot.

As per code, the applicant was required to plant trees in the parking lot. Two have been removed and the others are struggling to survive. The problem is most likely poor soil conditions or lack of irrigation.

**Variance Review Criteria:** The Village's Zoning Ordinance provides for the granting of variance(s) subject to a finding that the petition meets the following criteria:

**Criteria 1** Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

**Analysis** The building is a two story CBS structure and the parking lot is paved with asphalt. The variance will not have any impact on stability or appearance of the community.

At the time the building received a Certificate of Occupancy from the Village, there were sufficient trees on the property. Since that time, two trees have been removed and the others have failed to grow due to poor soil conditions.

**Recommendation** Consistent

**Criteria 2** Is compatible with the surrounding land uses and would not be detrimental to the community.

**Analysis** The surrounding land uses include an office building to the west, an apartment building to the north, Crandon Blvd/Ocean Club to the east, and a single family home to the south. The use of the subject property is commercial which is consistent with the Zoning and Land Development Regulations and the Master Plan.

The owner has submitted a Parking Study that was prepared by Richard Garcia and Associates. The Study found (page 9)

the current mix of uses require 2.5 spaces and the parking lot contains 28, that at peak demand there will be a surplus of 5 spaces, and at average peak demand there will be a surplus of 9 spaces.

Staff has randomly visited the property during the past 30 days. There was no instance when the lot was approaching capacity. Staff requested Civil Works Inc. (CWI), our traffic consultant, Inc. to review the parking study. CWI also found that the site contains sufficient parking spaces at peak demand periods. Their report is attached to this memorandum.

Recommendation Consistent

### ***RECOMMENDATION***

Staff recommends approval of the variance subject to the planting of two oak trees to replace those that have been removed and the replacement of the other oak trees with those that meet the following conditions:

1. Soil within 5 feet of all trees in the parking lot shall be removed and replaced with new soil that is free of rocks and debris. The trees are to be planted in holes that are 4 ft. deep and 5 ft. in diameter.
2. The new trees shall have a trunk diameter of 3 inches, 6 ft. of clear trunk, and 14 ft. height
3. The owner shall demonstrate to staff that the irrigation system is in working condition and that it is automatically activated when watering is required.
4. The above work shall be completed and approved by the Village in 60 days.

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**CWI**      **MEMO**

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**To:** Mr. Ramon Castella, PE, Project Manager  
**Firm:** Corzo Castella Carballo Thompson Salman, P.A.  
**From:** Mr. James Gran, P.E.  
**Subject:** Review of a Parking Study for 800 Crandon Blvd., Key Biscayne, Florida  
**Date:** October 15, 2007  
**CWI No.** 27162.00

Dear Ramon:

*Civil Works, Inc.* has completed our review of the Parking Study conducted for 800 Crandon Blvd., dated July 26<sup>th</sup>, 2007 prepared by Richard Garcia & Associates, Inc. Based upon our review and the four existing on-street parking spaces which have not been included in this analysis, CWI has no issues with the study methodology or conclusions.

The following is another way to look at the parking results which arrives at the same conclusion that there is sufficient parking on site for the 900 square foot conversion of storage space to office. During the studied, the maximum number of parking spaces which were occupied at any time was a total of 21 parking spaces. The parking required for Office use is 1 parking space per 300 square feet of Office space, therefore, the 900 square foot conversion of storage space to office space would require 3 additional parking spaces.

Maximum Parking Demand:	21 Parking Spaces
Proposed Parking Demand:	<u>3 Parking Spaces</u>
Total Required:	24 Parking Spaces
Total Existing Parking:	28 Parking Spaces onsite & 4 on-street spaces

Based upon the existing parking demand at 800 Crandon Boulevard, there appears to be sufficient parking spaces to support the conversion of the 900 square feet of storage space to Office space. However, we would recommend that the Village approve this Parking Variance with the following conditions;

1. The Office space cannot be used for any form of retail space.
2. The 900 square feet of Office Space cannot be used for any Medical Office uses.

If you should have any questions concerning the above, please do not hesitate to contact me at 305-448-5955.

Sincerely:



James Gran, P.E.

MEMO-01.wpd



# VILLAGE OF KEY BISCAIYNE

Department of Building, Zoning and Planning

*Village Council*  
Robert Oldakowski, Mayor  
Robert L. Vernon, Vice Mayor  
Enrique Garcia  
Steve Liedman  
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Thomas Thornton  
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*Director*  
Jud Kurlancheck, AICP

*Chief Building Official*  
Eugenio M. Santiago, P.E.

## PLANNING AND ZONING APPLICATION

Date Filed: 8-9-07

File # RV-25  
to be completed by staff

1. REQUEST FOR:

- |   |  |
|---|--|
| <input type="checkbox"/> SUPERVISORY VARIANCE                 | <input type="checkbox"/> AMENDMENT TO ZONING ORDINANCE       |
| <input type="checkbox"/> ADMINISTRATIVE VARIANCE              | <input type="checkbox"/> SPECIAL EXCEPTION                   |
| <input checked="" type="checkbox"/> REGULATORY VARIANCE       | <input type="checkbox"/> AMENDMENT TO THE COMPREHENSIVE PLAN |
| <input type="checkbox"/> APPEAL OF AN ADMINISTRATIVE DECISION | <input type="checkbox"/> ZONING DISTRICT CHANGE              |
| <input type="checkbox"/> SITE PLAN APPROVAL                   |  |
| <input type="checkbox"/> UNUSUAL USE                          |  |
| <input type="checkbox"/> OTHER                                |  |

Explain your request:

WAVING 7 OF 34 REQUIRED PARKING SPACES TO  
RETAIN 27 PARKING SPACES FOR 5118 sq (RETAIL) 1178.70 sq  
(STORAGE) 2540 (OFFICE) AND 180 sq OF LANGUAGE SCHOOL

2. Street Address of Property: 800 CRANDON BLVD.

Legal Description: Lot(s) TRACT D Block 18

Subdivision: BISCAIYNE KEY ESTATES PLAT BOOK 50 PG. 51 OF  
PUBLIC RECORDS OF DADE COUNTY, FLORIDA

3. Name of Applicant: TRC REAL ESTATE INVESTMENT INC.

Mailing Address of Applicant: 800 CRANDON BLVD.

Business Telephone: 305 211 2118 Home 305 361 7380 Fax 305 361 2138

4. Name of Property Owner if Different from Applicant: ROBERTO CAMBO  
Address of Property Owner if Different from Applicant: 6710 SO. MASHTA DRIVE  
Business Telephone: 305 361 1253 Home 361-7380 Fax 305 361 1253

5. Contact Person: Name ROBERTO CAMBO Address 6710 SO. MASHTA DR  
Phone Number 305-361-7380 Fax 305 361 1253

6. Name/address of anyone else who should receive notice of the hearing?

7. If applicant is owner, indicate date purchased: JUNE 2000

8. If applicant is lessee, indicate date leased \_\_\_\_\_ Years \_\_\_\_\_

9. Is there an option to purchase the property? Yes ( ) No ( )

10. Is the request the result of a violation notice?  If yes, attach a copy of the violation.

11. Existing use of property COMMERCIAL If residential, how many apartments \_\_\_ hotel units \_\_\_\_ . If commercial, how many sq. ft. 11000 in your space.  
Single family home? Yes ( ) No (X)

12. If this application pertains to an Appeal of a Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation)

N/A

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:

a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

PROVIDES BENEFICIAL SERVICES TO THE COMMUNITY WITH SELF CONTAINED PARKING WHICH MEETS THE NEEDS OF THE PROPERTY USES LAID OUT TO MINIMIZE IMPACT ON COMMUNITY

b. Is compatible with the surrounding land uses and would not be detrimental to the community.

COMMERCIAL USES ARE CONSISTANT WITH THE ADJUTING OFFICE BUILDING AND SERVES THE COMMUNITY. PARKING SUPPLIED EXCEEDS USE DEMAND AND THEREFORE NOT A NEGATIVE IMPACT OF PARKING OVERFLOW ON THE COMMUNITY

\_\_\_\_\_  
Date      Name (Type or Print    Address      Signature

\_\_\_\_\_  
Date      Name (Type or Print    Address      Signature

\_\_\_\_\_  
Date      Name (Type or Print    Address      Signature

If you need additional signatures please use the above format.

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I)(we) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(we) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant: *[Handwritten Signature]*      Date 8-9-07 ⊕

Signature of Owner: *[Handwritten Signature]*      Date 8-9-07 ⊕

Application Received by: *[Handwritten Initials]*      Date 8-9-07

Approved by: \_\_\_\_\_      Date \_\_\_\_\_

**AFFIDAVITS**

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)  
I, \_\_\_\_\_, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

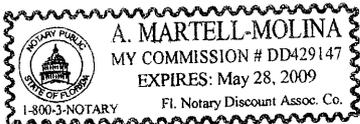
I, \_\_\_\_\_, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

*Roberto Cambo*  
Signature of Applicant

Sworn to (or affirmed) and subscribed before me this  
9 day of Aug, by Roberto Cambo  
2007 Name of person making statement

*A Martell Molina*  
Signature of Notary Public - State of Florida



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

\*\*\*\*\*

**Corporation Affidavit**

I, Roberto Cambo, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

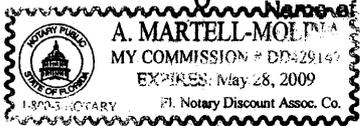
I, Roberto Cambo, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

*Roberto Cambo*  
Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this  
9 day of Aug, by Roberto Cambo  
Name of person making statement

*A Martell Molina*  
Signature of Notary Public - State of Florida



Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

KEY BISCAYNE HARDWARE  
800 CRANDON BLVD.  
KEY BISCAYNE. FL. 33149

August 8<sup>th</sup>, 2007

Village of Key Biscayne

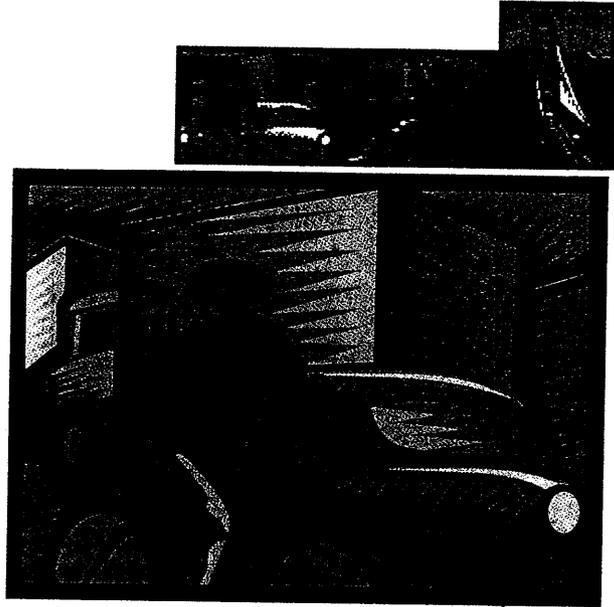
Building & Zoning Dept received from Key Biscayne Hardware:

- 1) One set of architectural plans for 1<sup>st</sup> floor (30 COPIES)
- 2) One set of architectural plans for 2<sup>nd</sup> floor (30 COPIES)
- 3) Labels from Property Ownership List 300 ft. from Crandon Blvd.
- 4) Two sets of parking studies from Richard Garcia & Assoc.

  
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# Parking Study



800 Crandon Blvd

800 Crandon Blvd  
Key Biscayne, Florida



Richard Garcia & Associates, Inc.

July 26<sup>th</sup>, 2007

## Engineer's Certification

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

**PROJECT DESCRIPTION:**

800 Crandon Blvd –  
Parking Demand Study

**PROJECT LOCATION:**

800 Crandon Blvd.  
Key Biscayne, Florida

  
 \_\_\_\_\_ 7/26/17  
 Florida Registration No, 54886      Date

## Table of Contents

<b>1</b>	<b>Introduction</b> .....	<b>1</b>
1.1	Study Objective .....	1
1.2	Study Approach .....	1
<b>2</b>	<b>Data Collection</b> .....	<b>2</b>
2.1	Field Review Notes .....	2
2.2	Parking Demand .....	2
<b>3</b>	<b>Parking Generation</b> .....	<b>4</b>
3.1	Location .....	4
3.2	Parking Rate .....	5
<b>4</b>	<b>Proposed Conditions</b> .....	<b>7</b>
4.1	Parking Required .....	7
4.2	Parking Provided .....	8
<b>5</b>	<b>Conclusion</b> .....	<b>9</b>
	<b>Appendix A: Parking Generation</b> .....	<b>A</b>
	<b>Appendix B: Data Collection Summary</b> .....	<b>B</b>
	<b>Appendix C: Traffic Counts</b> .....	<b>C</b>
	<b>Appendix D: Field Review Notes</b> .....	<b>D</b>

## List of Figures

Figure 1: Weekday Parking Accumulation .....	3
Figure 2: Location Map .....	4
Figure 3: Parking Generation Summary .....	6
Figure 4: Proposed Parking Demand .....	7



## 1 Introduction

The purpose of this study is to evaluate the associated parking demand for the proposed change of use to the existing mixed-use commercial site. This site is located on the southwest corner of Crandon Boulevard and West Mashta Drive in the Village of Key Biscayne, Florida.

### 1.1 Study Objective

The objective of the report is to ascertain the parking demand of the existing mixed-use commercial site at 800 Crandon Boulevard. The existing parking demand will generate a parking rate from which a parking demand will be determined for the change of use of 900 square feet from Storage to General Office. This analysis was performed for a typical average weekday using the peak parking demand.

### 1.2 Study Approach

This report follows the methodologies adopted by the Institute of Transportation Engineer's (ITE) Parking Generation Manual. As such, this report has evaluated the following:

- Parking Demand Data Collection
- Existing Parking Demand
- Parking Demand Rate
- Proposed Parking Demand
- Recommendations

## 2 Data Collection

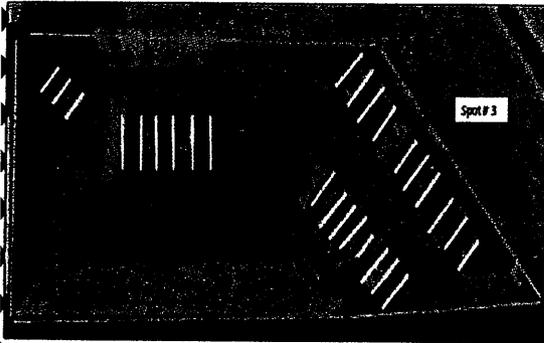
This section identifies the data collected and the methodology utilized to determine the accumulation of vehicles within the subject site. This accumulation results in parking spaces being utilized at any given time, within a 15 minute interval. The methodology described below is consistent with similar parking studies performed in other municipalities within South Florida.



### 2.1 Field Review Notes

The project site was visited and inventoried on the July 16, 2007 at approximately 2:00 PM. The following observations were made:

- The site has 28 parking spaces.
- The site seems to have good drainage.
- Pavement marking for parking was faded.
- Off-site (on street) parking on West Mashta Drive had 4 to 5 parking spaces.
- At intersection, traffic signal was in flashing mode.
- Two existing driveways on Crandon Blvd; one not used.
- Three existing driveways on West Mashta Drive; one not used.
- Blue stop block too forward (spot #3), wrong location.
- Handicap symbols (on HC parking spaces) faded.



### 2.2 Parking Demand

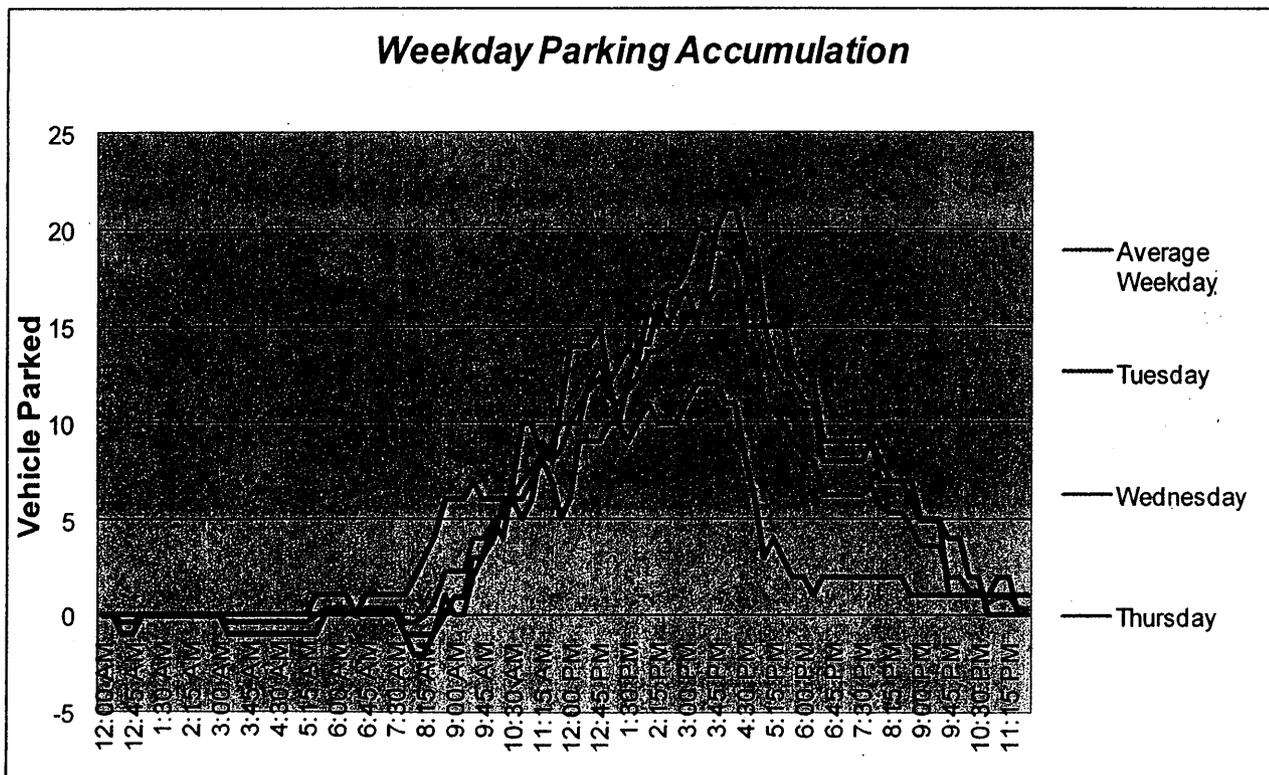
Since the subject site has access driveways on Crandon Boulevard and W Mashta Drive, Automatic Traffic Recorders (ATR) were installed at each of the three driveways. These recorders gathered ingressing and egressing data in 15-minute intervals on Tuesday July 17<sup>th</sup> through Thursday July 19<sup>th</sup>, 2007.

The methodology for determining the number of parked cars was based on the difference from the ingressing and egressing driveway volumes. This included the sum of all three driveways. These calculations were done on a 15-minute interval consistent with the data collection stated above. Lastly, there was some concern with parking utilizing the adjacent property's parking spaces. However, neither the data collected nor our field evaluation identified this occurring.

Figures 1 shows Tuesday, Wednesday, Thursday and an Average Weekday Parking Accumulation. The following driveways were utilized to capture the Average Parking Accumulation Traffic Counts:

- Driveway 1: Crandon Blvd South Access
- Driveway 2: W Mashta Dr Full Access
- Driveway 3: W Mashta Dr (Right/Left out only)

Figure 1: Weekday Parking Accumulation



### 3 Parking Generation

#### 3.1 Location

The subject project is located at 800 Crandon Blvd just southwest of Crandon Boulevard and West Mashta Drive in the Village of Key Biscayne, Florida. Figure 2 is a location map.

Figure 2: Location Map



### 3.2 Parking Rate



A parking generation analysis was performed for the subject project following the methodology outlined by the Institute of Transportation Engineers (ITE). As such, the subject site provides data that satisfies the ITE criteria as follows:

- Data should be transferable; therefore, it is critical that both parking data and development characteristics be representative of the land uses to be analyzed.
- The development should have reasonably full occupancy (i.e., at least 85 percent) and appear to be economically healthy. The percent occupancy at the time of the survey is important, and should therefore be recorded.
- The development should be mature (i.e., at least two years old) and located in a mature area.
- The site should be selected on the basis of the ability to obtain accurate parking demand data for the land use under consideration.
- Locations where total parking demand can clearly be observed for the selected land use (this may include not only the on-site parking lot/facility, but other shared/remote lots and/or on-street parking)
- There should be minimal or no on-site construction or adjacent roadway construction.
- Permission should be obtainable from the owner/manager of the prospective survey site.

The results of the data collection efforts reveal the existing mixed-use commercial site will have the following Parking Generation Rates:

	Day of Week	Parking Utilized	Size (Square Feet)	Parking Spaces Per 1,000 SF
Minimum Peak Weekday Condition	THURS	12	12,817	0.94
Average Peak Weekday Condition	TUES-THURS	17	12,817	1.33
Maximum Peak Weekday Condition	TUES	21	12,817	1.64
<b>MAXIMUM PARKING RATE</b>				<b>1.64</b>

**Figure 3: Parking Generation Summary**

Appendix A contains the Parking Data Collection Summary Sheets while Appendix C contains the raw data.

## 4 Proposed Conditions

The proposed condition consists of a change of use in the mixed-use commercial site. The following section determines the required parking based on the conversion of 900 square feet of Storage on the second floor to General Office.



### 4.1 Parking Required

As determined by the above maximum parking rate, the Maximum Parking Demand Rate is 1.64 parking spaces per 1,000 square feet. Since the proposed change of use will have approximately 900 total square feet, the following Proposed Parking Demand will result:

	Maximum Parking Rate Per 1,000 SF		Size (Square Feet)		Required Parking
<b>Existing Parking Demand:</b>	<b>1.64</b>	<b>x</b>	<b>12,817</b>	<b>=</b>	<b>21.0</b>
<b>Proposed Parking Demand:</b>	<b>1.64</b>	<b>x</b>	<b>900</b>	<b>=</b>	<b>1.5</b>
<b>Total Parking Demand (MAXIMUM):</b>				<b>=</b>	<b>22.5</b>

**Figure 4: Proposed Parking Demand**

As such, the subject site's maximum parking demand requires approximately 22.5 parking spaces. This demand will result in 23 of the 28 existing parking spaces being utilized. Appendix B contains the Parking Accumulation Data Collection Sheets and the raw data collection sheets for the three (3) driveways identified.

For comparison, an ITE Parking Generation Analysis was performed for Land Use (LU) 751: Office Park. The parking generation rate of 2.52 per 1,000 square feet was used. Since we are analyzing 900 square feet, the extra parking required using the ITE rate is 2.3 parking spaces which is close to our calculation of 1.5 required parking spaces. Lastly, using the average parking rate of 1.33 the Total Average Parking Demand would be 18.2 or 19 parking spaces. This information can be found in Appendix A.

## 4.2 Parking Provided



The existing mixed-use commercial site plan will remain basically unchanged. As such, we evaluated the available existing parking and compared it to the parking demand determined above. The existing site has **a total of 28 parking spaces**, 2 of which are Handicap spaces. Since this exceed the proposed maximum parking demand of 23 parking spaces, the proposed development parking is found to be adequate. No observations were identified of site traffic utilizing neighboring property parking spaces. Additionally, on-street parking adjacent to the subject site was observed by the adjacent property patrons. As such, this site is primarily utilizing its on-site parking. Lastly, the site's proposed condition will have 5 surplus parking spaces based on the maximum usage and 9 surplus parking spaces based on an average peak condition.

## 5 Conclusion

The subject project was evaluated for the existing and future parking requirements and parking demand. The proposed 900 SF change of use from Storage to Office will have an increase in parking demand of 1.5 parking spaces. The subject site's maximum parking demand would be 22.5 parking spaces. This demand will result in a maximum of 23 of the 28 existing parking spaces being utilized. Therefore, it is evident the existing site has an under utilized amount of parking. As such, this project will have sufficient parking to meet its demand. Lastly, the site's proposed condition will have 5 surplus parking spaces based on the maximum usage and 9 additional parking spaces based on an average peak condition.

Richard Garcia & Associates, Inc.

Appendix A: Parking Generation

800 CRANDON BLVD

800 CRANDON BLVD

PARKING GENERATION DATA COLLECTION SUMMARY

	Day of Week	Parking Utilized	Size (Square Feet)	Parking Spaces Per 1,000 SF
Minimum Peak Weekday Condition	THURS	12	12,817	0.94
Average Peak Weekday Condition	TUES-THURS	17	12,817	1.33
Maximum Peak Weekday Condition	TUES	21	12,817	1.64
<b>MAXIMUM PARKING RATE</b>				1.64

**800 CRANDON BLVD  
PROPOSED PARKING DEMAND**

	Maximum Parking Rate Per 1,000 SF	x	Size (Square Feet)	=	Required Parking	
<b>Existing Parking Demand:</b>	1.64	x	12,817	=	21.0	
<b>Proposed Parking Demand:</b>	1.64	x	900	=	1.5	
<b>Total Parking Demand (MAXIMUM):</b>					=	22.5

**800 CRANDON BLVD  
PROPOSED PARKING DEMAND**

	Average Parking Rate Per 1,000 SF	x	Size (Square Feet)	=	Required Parking
<b>Existing Parking Demand:</b>	1.33	x	12,817	=	17.0
<b>Proposed Parking Demand:</b>	1.33	x	900	=	1.2
<b>Total Parking Demand (Average):</b>					<b>= 18.2</b>

## **LAND USES: 751-754 OFFICE PARK**

751—Less Than 100,000 Gross Square Feet Building Area

752—100,000-299,999 Gross Square Feet Building Area

753—300,000-499,999 Gross Square Feet Building Area

754—Greater Than 500,000 Gross Square Feet Building Area

### **DESCRIPTION**

Office parks are generally subdivisions or planned unit developments containing general office buildings and support services such as banks, savings and loan institutions, restaurants, and service stations arranged in a park or campus-type atmosphere.

The office park categories include data per 1,000 square feet gross building area from 24 surveys, and per employee from 10 surveys. All of the office parks surveyed were reported to be located in suburban areas. A majority of the facilities surveyed (80%) were smaller than 300,000 square feet. The remaining facilities were all smaller than 600,000 square feet.

The number of employees per office park was a function of the size of the office park. The number of employees reported ranged from 160 to 535.

### **PARKING CHARACTERISTICS AND DATA LIMITATIONS**

The mid-morning hours were reported to be the peak parking periods.

Even though the average parking rate for an office park and general office building of the same size is very similar, more data must be obtained in order to draw more valid conclusions. Future data collected should accurately reflect the occupied square footage of the office park.

# OFFICE PARK (751-754)

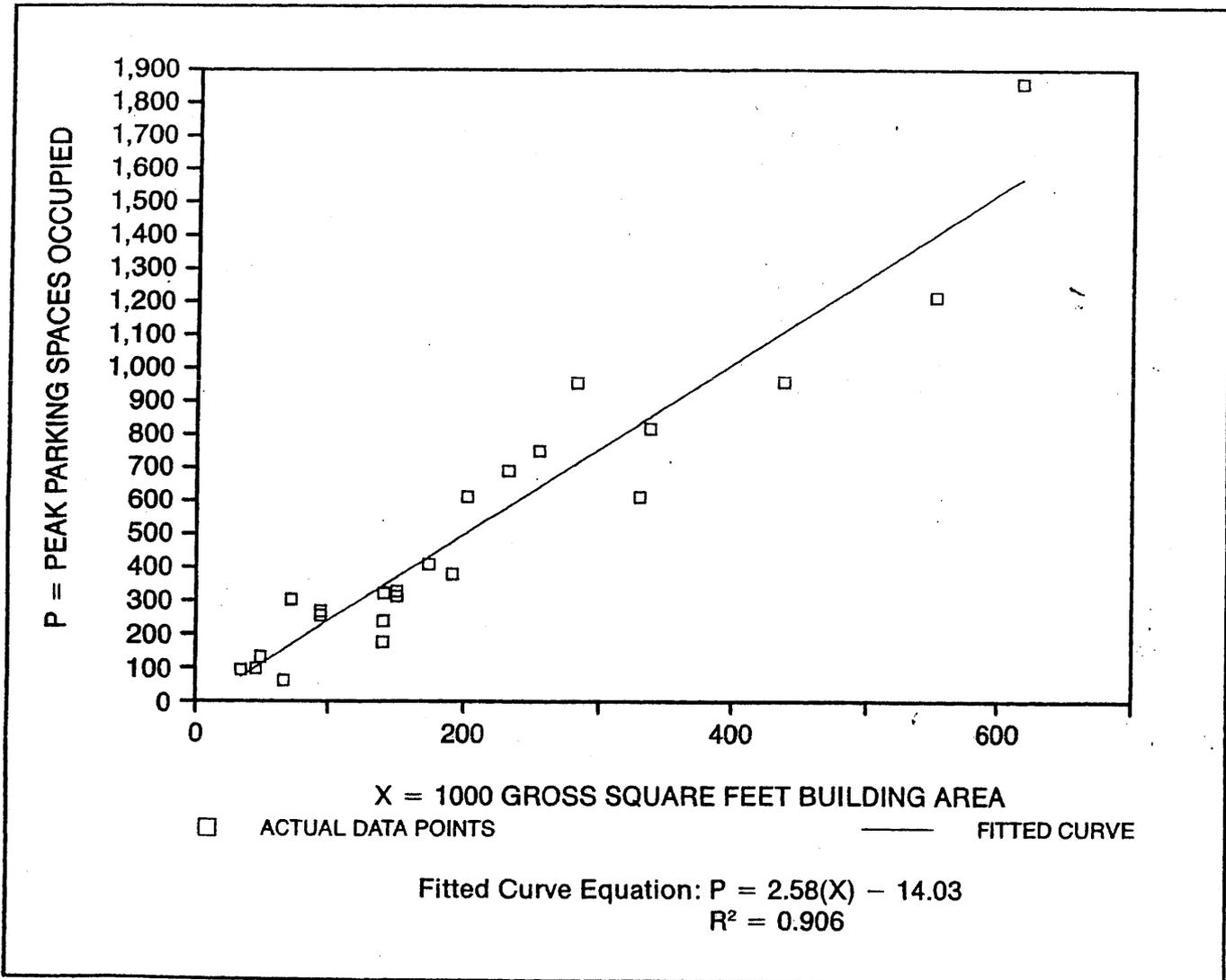
Peak Parking Spaces Occupied vs: **1,000 GROSS SQUARE FEET BUILDING AREA**

On a: **WEEKDAY**

## PARKING GENERATION RATES

Average Rate	Range of Rates	Standard Deviation	Number of Studies	Average 1,000 GSF Building Area
2.52	0.94-4.25	0.76	24	202

## DATA PLOT AND EQUATION



**Richard Garcia & Associates, Inc.**

**Appendix B: Data Collection Summary**

800 CRANDON BLVD

### Average Weekday Parking Accumulation

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/17/2007-07/19/2007

Tues-Thurs

Technician

C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 PM	1.0	1.0	2.7	1.3	0.0	10.0
12:15 PM	1.0	0.3	0.7	0.0	0.3	11.0
12:30 PM	0.7	1.0	1.0	0.0	0.0	11.7
12:45 PM	0.0	0.7	1.7	0.0	0.3	12.3
1:00 PM	0.0	1.3	0.7	0.0	0.3	11.3
1:15 PM	1.0	2.3	1.0	0.0	0.0	11.0
1:30 PM	0.0	0.7	1.3	0.0	0.0	11.7
1:45 PM	0.0	0.0	1.0	0.0	0.3	12.3
2:00 PM	2.0	1.3	1.0	0.3	0.0	13.7
2:15 PM	0.7	1.0	0.3	0.0	0.0	13.7
2:30 PM	0.3	1.0	1.0	0.0	0.0	14.0
2:45 PM	1.0	1.3	1.3	0.7	0.0	14.3
3:00 PM	0.0	0.0	1.3	0.0	0.3	15.3
3:15 PM	0.0	1.0	1.3	0.0	0.0	15.7
3:30 PM	1.0	1.7	1.3	0.0	0.0	16.3
3:45 PM	2.0	0.3	1.0	0.7	1.3	17.0
4:00 PM	0.7	0.7	1.0	0.0	1.0	17.0
4:15 PM	0.0	0.3	1.0	0.7	0.3	16.7
4:30 PM	0.3	2.0	0.7	1.7	0.0	14.0
4:45 PM	1.0	2.0	1.3	1.0	0.0	13.3
5:00 PM	0.0	0.7	0.7	1.3	1.0	11.0
5:15 PM	0.0	0.3	0.7	0.7	0.0	10.7
5:30 PM	0.0	0.0	0.0	0.0	0.7	10.0
5:45 PM	0.3	0.3	0.0	1.0	0.0	9.0
6:00 PM	0.0	0.0	0.0	0.7	0.0	8.3
6:15 PM	0.3	0.0	0.3	0.0	1.0	8.0
6:30 PM	1.0	0.7	0.0	1.0	1.0	6.3
6:45 PM	0.3	0.3	0.0	0.0	0.0	6.3
7:00 PM	0.0	0.0	0.0	0.0	0.0	6.3
7:15 PM	0.0	0.0	0.0	0.0	0.0	6.3
7:30 PM	0.0	0.0	0.0	0.0	0.0	6.3
7:45 PM	0.0	0.0	0.3	0.0	0.0	6.7
8:00 PM	0.0	0.0	0.0	0.0	1.0	5.7
8:15 PM	0.0	0.3	0.0	0.0	0.0	5.3
8:30 PM	0.0	0.0	0.0	0.0	0.0	5.3
8:45 PM	0.0	0.0	0.0	0.7	0.0	4.7
9:00 PM	0.0	0.0	0.0	0.0	1.0	3.7
9:15 PM	0.0	0.0	0.0	0.0	0.0	3.7
9:30 PM	0.0	0.0	0.0	0.0	0.0	3.7
9:45 PM	0.0	0.7	0.0	0.0	1.0	2.0
10:00 PM	0.0	0.0	0.0	0.0	0.0	2.0
10:15 PM	0.0	0.7	0.0	0.0	0.0	1.3
10:30 PM	0.0	0.0	0.0	0.0	0.0	1.3
10:45 PM	0.0	0.7	0.0	0.0	0.0	0.7
11:00 PM	0.0	0.0	0.3	0.0	0.0	1.0
11:15 PM	0.0	0.0	0.0	0.0	0.0	1.0
11:30 PM	0.0	0.7	0.0	0.0	0.0	0.3
11:45 PM	0.0	0.0	0.0	0.0	0.0	0.3
<b>TOTAL</b>	<b>20</b>	<b>36.3</b>	<b>45.7</b>	<b>18</b>	<b>11</b>	

Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/17/2007 Tuesday

Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 AM	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0
12:30 AM	0	1	0	0	0	-1
12:45 AM	0	0	0	0	0	-1
1:00 AM	1	0	0	0	0	0
1:15 AM	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0
3:15 AM	0	1	0	0	0	-1
3:30 AM	0	0	0	0	0	-1
3:45 AM	0	0	0	0	0	-1
4:00 AM	0	0	0	0	0	-1
4:15 AM	0	0	0	0	0	-1
4:30 AM	0	0	0	0	0	-1
4:45 AM	0	0	0	0	0	-1
5:00 AM	0	0	0	0	0	-1
5:15 AM	0	0	0	0	0	-1
5:30 AM	0	0	0	0	0	-1
5:45 AM	1	0	0	0	0	0
6:00 AM	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0
7:45 AM	0	0	0	1	0	-1
8:00 AM	0	1	0	0	0	-2
8:15 AM	0	0	0	0	0	-2
8:30 AM	0	0	1	0	0	-1
8:45 AM	0	0	1	0	0	0
9:00 AM	1	0	0	0	0	1
9:15 AM	0	0	0	0	0	1
9:30 AM	0	0	2	0	0	3
9:45 AM	2	2	0	0	0	3
10:00 AM	0	0	2	0	0	5
10:15 AM	0	1	0	0	0	4
10:30 AM	0	0	3	0	0	7
10:45 AM	0	0	3	0	0	10
11:00 AM	0	0	0	0	0	10
11:15 AM	0	3	1	0	0	8
11:30 AM	1	1	2	1	0	9
11:45 AM	0	0	3	2	0	10

Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/17/2007 Tuesday

Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 PM	0	0	1	1	0	10
12:15 PM	1	0	0	0	1	10
12:30 PM	2	1	1	0	0	12
12:45 PM	0	0	1	0	0	13
1:00 PM	0	2	1	0	0	12
1:15 PM	3	5	0	0	0	10
1:30 PM	0	0	2	0	0	12
1:45 PM	0	0	2	0	0	14
2:00 PM	0	1	1	0	0	14
2:15 PM	2	1	1	0	0	16
2:30 PM	1	2	0	0	0	15
2:45 PM	3	4	3	1	0	16
3:00 PM	0	0	1	0	0	17
3:15 PM	0	2	0	0	0	15
3:30 PM	3	3	2	0	0	17
3:45 PM	4	0	0	1	0	20
4:00 PM	1	0	1	0	1	21
4:15 PM	0	0	2	1	1	21
4:30 PM	0	0	0	2	0	19
4:45 PM	1	2	2	1	0	19
5:00 PM	0	0	0	3	1	15
5:15 PM	0	1	0	1	0	13
5:30 PM	0	0	0	0	1	12
5:45 PM	1	0	0	1	0	12
6:00 PM	0	0	0	1	0	11
6:15 PM	0	0	1	0	1	11
6:30 PM	0	1	0	1	1	8
6:45 PM	0	0	0	0	0	8
7:00 PM	0	0	0	0	0	8
7:15 PM	0	0	0	0	0	8
7:30 PM	0	0	0	0	0	8
7:45 PM	0	0	1	0	0	9
8:00 PM	0	0	0	0	1	8
8:15 PM	0	1	0	0	0	7
8:30 PM	0	0	0	0	0	7
8:45 PM	0	0	0	1	0	6
9:00 PM	0	0	0	0	1	5
9:15 PM	0	0	0	0	0	5
9:30 PM	0	0	0	0	0	5
9:45 PM	0	0	0	0	1	4
10:00 PM	0	0	0	0	0	4
10:15 PM	0	2	0	0	0	2
10:30 PM	0	0	0	0	0	2
10:45 PM	0	2	0	0	0	0
11:00 PM	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0
TOTAL	28	40	41	19	10	

### Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/17/2007 Tuesday

Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 PM	0	0	1	1	0	10
12:15 PM	1	0	0	0	1	10
12:30 PM	2	1	1	0	0	12
12:45 PM	0	0	1	0	0	13
1:00 PM	0	2	1	0	0	12
1:15 PM	3	5	0	0	0	10
1:30 PM	0	0	2	0	0	12
1:45 PM	0	0	2	0	0	14
2:00 PM	0	1	1	0	0	14
2:15 PM	2	1	1	0	0	16
2:30 PM	1	2	0	0	0	15
2:45 PM	3	4	3	1	0	16
3:00 PM	0	0	1	0	0	17
3:15 PM	0	2	0	0	0	15
3:30 PM	3	3	2	0	0	17
3:45 PM	4	0	0	1	0	20
4:00 PM	1	0	1	0	1	21
4:15 PM	0	0	2	1	1	21
4:30 PM	0	0	0	2	0	19
4:45 PM	1	2	2	1	0	19
5:00 PM	0	0	0	3	1	15
5:15 PM	0	1	0	1	0	13
5:30 PM	0	0	0	0	1	12
5:45 PM	1	0	0	1	0	12
6:00 PM	0	0	0	1	0	11
6:15 PM	0	0	1	0	1	11
6:30 PM	0	1	0	1	1	8
6:45 PM	0	0	0	0	0	8
7:00 PM	0	0	0	0	0	8
7:15 PM	0	0	0	0	0	8
7:30 PM	0	0	0	0	0	8
7:45 PM	0	0	1	0	0	9
8:00 PM	0	0	0	0	1	8
8:15 PM	0	1	0	0	0	7
8:30 PM	0	0	0	0	0	7
8:45 PM	0	0	0	1	0	6
9:00 PM	0	0	0	0	1	5
9:15 PM	0	0	0	0	0	5
9:30 PM	0	0	0	0	0	5
9:45 PM	0	0	0	0	1	4
10:00 PM	0	0	0	0	0	4
10:15 PM	0	2	0	0	0	2
10:30 PM	0	0	0	0	0	2
10:45 PM	0	2	0	0	0	0
11:00 PM	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0
<b>TOTAL</b>	<b>28</b>	<b>40</b>	<b>41</b>	<b>19</b>	<b>10</b>	<b>0</b>

Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/18/2007 Wednesday

Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 AM	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0
6:00 AM	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0
7:45 AM	0	0	0	1	0	-1
8:00 AM	0	0	0	0	0	-1
8:15 AM	0	0	1	1	0	-1
8:30 AM	0	0	1	1	0	-1
8:45 AM	0	0	2	0	0	1
9:00 AM	0	0	0	1	0	0
9:15 AM	1	1	0	0	0	0
9:30 AM	1	1	2	0	0	2
9:45 AM	0	0	1	0	0	3
10:00 AM	0	1	2	0	0	4
10:15 AM	0	1	3	0	0	6
10:30 AM	0	1	1	0	0	6
10:45 AM	0	1	0	0	0	5
11:00 AM	1	1	1	0	0	6
11:15 AM	0	0	4	1	0	9
11:30 AM	0	1	2	2	0	8
11:45 AM	2	1	2	0	0	11

Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/18/2007 Wednesday

Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 PM	1	1	4	1	0	14
12:15 PM	0	1	1	0	0	14
12:30 PM	0	1	1	0	0	14
12:45 PM	0	1	2	0	0	15
1:00 PM	0	2	0	0	1	12
1:15 PM	0	0	1	0	0	13
1:30 PM	0	1	2	0	0	14
1:45 PM	0	0	0	0	1	13
2:00 PM	5	2	1	1	0	16
2:15 PM	0	1	0	0	0	15
2:30 PM	0	0	2	0	0	17
2:45 PM	0	0	1	1	0	17
3:00 PM	0	0	2	0	1	18
3:15 PM	0	0	2	0	0	20
3:30 PM	0	1	1	0	0	20
3:45 PM	0	1	2	0	2	19
4:00 PM	0	0	0	0	0	19
4:15 PM	0	1	1	1	0	18
4:30 PM	1	3	0	1	0	15
4:45 PM	1	2	1	0	0	15
5:00 PM	0	1	2	1	0	15
5:15 PM	0	0	1	1	0	15
5:30 PM	0	0	0	0	0	15
5:45 PM	0	1	0	1	0	13
6:00 PM	0	0	0	1	0	12
6:15 PM	0	0	0	0	0	12
6:30 PM	2	1	0	2	2	9
6:45 PM	1	1	0	0	0	9
7:00 PM	0	0	0	0	0	9
7:15 PM	0	0	0	0	0	9
7:30 PM	0	0	0	0	0	9
7:45 PM	0	0	0	0	0	9
8:00 PM	0	0	0	0	2	7
8:15 PM	0	0	0	0	0	7
8:30 PM	0	0	0	0	0	7
8:45 PM	0	0	0	0	0	7
9:00 PM	0	0	0	0	2	5
9:15 PM	0	0	0	0	0	5
9:30 PM	0	0	0	0	0	5
9:45 PM	0	2	0	0	2	1
10:00 PM	0	0	0	0	0	1
10:15 PM	0	0	0	0	0	1
10:30 PM	0	0	0	0	0	1
10:45 PM	0	0	0	0	0	1
11:00 PM	0	0	1	0	0	2
11:15 PM	0	0	0	0	0	2
11:30 PM	0	2	0	0	0	0
11:45 PM	0	0	0	0	0	0
<b>TOTAL</b>	<b>16</b>	<b>35</b>	<b>50</b>	<b>18</b>	<b>13</b>	

Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/19/2007 Thursday

Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 AM	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0
5:30 AM	0	0	1	0	0	1
5:45 AM	0	0	0	0	0	1
6:00 AM	0	0	0	0	0	1
6:15 AM	0	0	0	0	0	1
6:30 AM	0	1	0	0	0	0
6:45 AM	0	0	1	0	0	1
7:00 AM	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	1
8:00 AM	0	0	1	0	0	2
8:15 AM	0	0	1	0	0	3
8:30 AM	0	0	1	0	0	4
8:45 AM	0	0	2	0	0	6
9:00 AM	0	0	0	0	0	6
9:15 AM	0	0	0	0	0	6
9:30 AM	0	0	1	0	0	7
9:45 AM	0	2	1	0	0	6
10:00 AM	0	0	1	1	0	6
10:15 AM	1	2	2	1	0	6
10:30 AM	1	2	1	0	0	6
10:45 AM	0	2	2	0	0	6
11:00 AM	2	1	1	1	0	7
11:15 AM	0	0	1	0	0	8
11:30 AM	1	3	2	1	0	7
11:45 AM	0	1	3	4	0	5

Parking Accumulation Data Collection Sheet

Project Name: 800 Crandon Blvd

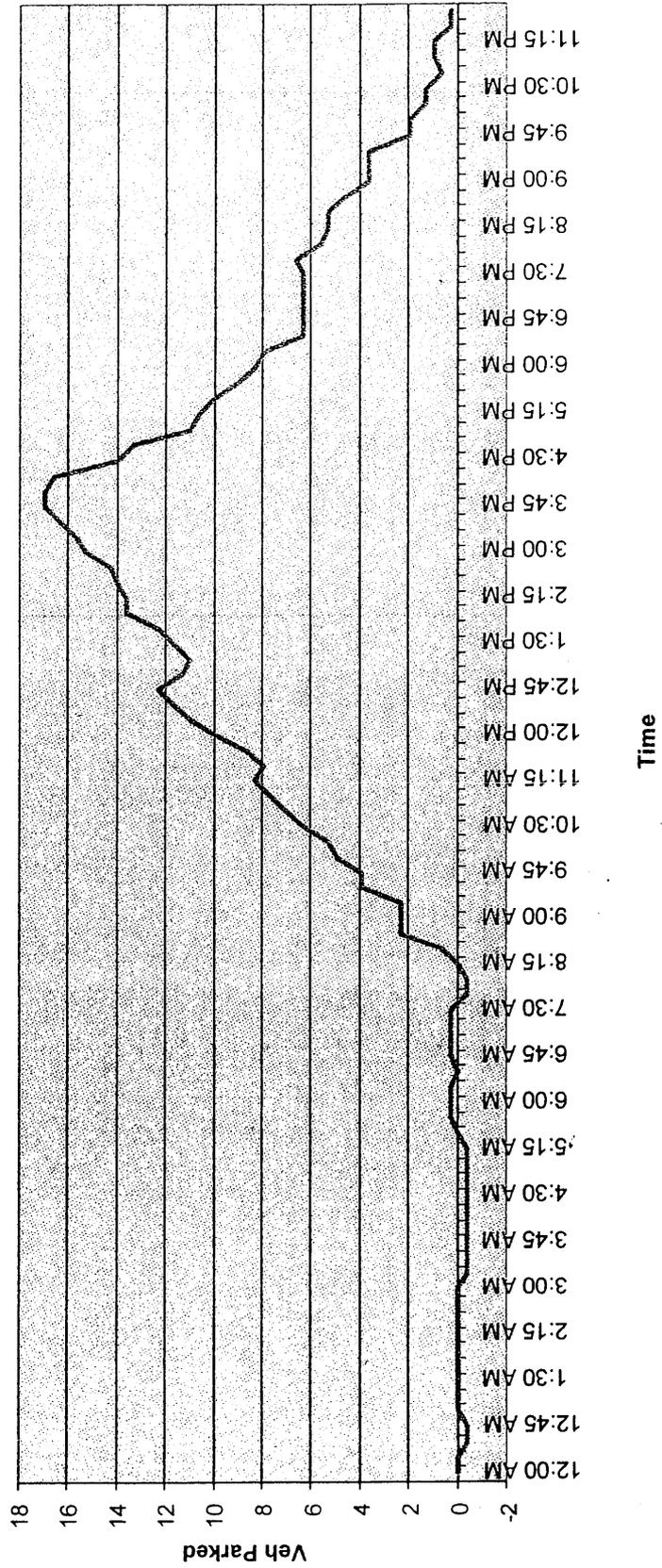
Location: 800 Crandon Blvd & W Mashta Dr

Date: 7/19/2007 Thursday

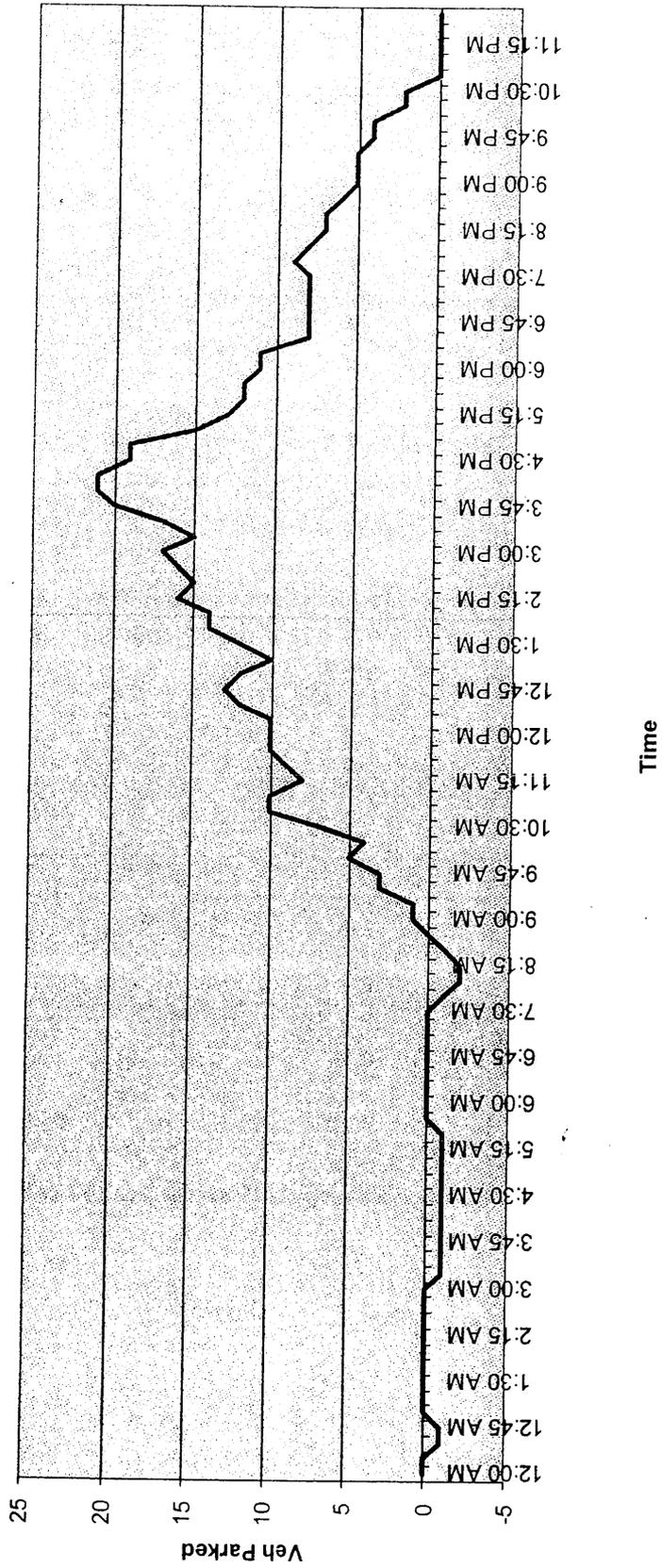
Technician C.V.

Time	Driveway No 1 (at Crandon Blvd)		Driveway No 2 (at W Mashta Dr Full Access)		Driveway No 3 (at W Mashta Dr)	Cars Parked
	IN	OUT	IN	OUT	OUT	
12:00 PM	2	2	3	2	0	6
12:15 PM	2	0	1	0	0	9
12:30 PM	0	1	1	0	0	9
12:45 PM	0	1	2	0	1	9
1:00 PM	0	0	1	0	0	10
1:15 PM	0	2	2	0	0	10
1:30 PM	0	1	0	0	0	9
1:45 PM	0	0	1	0	0	10
2:00 PM	1	1	1	0	0	11
2:15 PM	0	1	0	0	0	10
2:30 PM	0	1	1	0	0	10
2:45 PM	0	0	0	0	0	10
3:00 PM	0	0	1	0	0	11
3:15 PM	0	1	2	0	0	12
3:30 PM	0	1	1	0	0	12
3:45 PM	2	0	1	1	2	12
4:00 PM	1	2	2	0	2	11
4:15 PM	0	0	0	0	0	11
4:30 PM	0	3	2	2	0	8
4:45 PM	1	2	1	2	0	6
5:00 PM	0	1	0	0	2	3
5:15 PM	0	0	1	0	0	4
5:30 PM	0	0	0	0	1	3
5:45 PM	0	0	0	1	0	2
6:00 PM	0	0	0	0	0	2
6:15 PM	1	0	0	0	2	1
6:30 PM	1	0	0	0	0	2
6:45 PM	0	0	0	0	0	2
7:00 PM	0	0	0	0	0	2
7:15 PM	0	0	0	0	0	2
7:30 PM	0	0	0	0	0	2
7:45 PM	0	0	0	0	0	2
8:00 PM	0	0	0	0	0	2
8:15 PM	0	0	0	0	0	2
8:30 PM	0	0	0	0	0	2
8:45 PM	0	0	0	1	0	1
9:00 PM	0	0	0	0	0	1
9:15 PM	0	0	0	0	0	1
9:30 PM	0	0	0	0	0	1
9:45 PM	0	0	0	0	0	1
10:00 PM	0	0	0	0	0	1
10:15 PM	0	0	0	0	0	1
10:30 PM	0	0	0	0	0	1
10:45 PM	0	0	0	0	0	1
11:00 PM	0	0	0	0	0	1
11:15 PM	0	0	0	0	0	1
11:30 PM	0	0	0	0	0	1
11:45 PM	0	0	0	0	0	1
<b>TOTAL</b>	<b>16</b>	<b>34</b>	<b>46</b>	<b>17</b>	<b>10</b>	

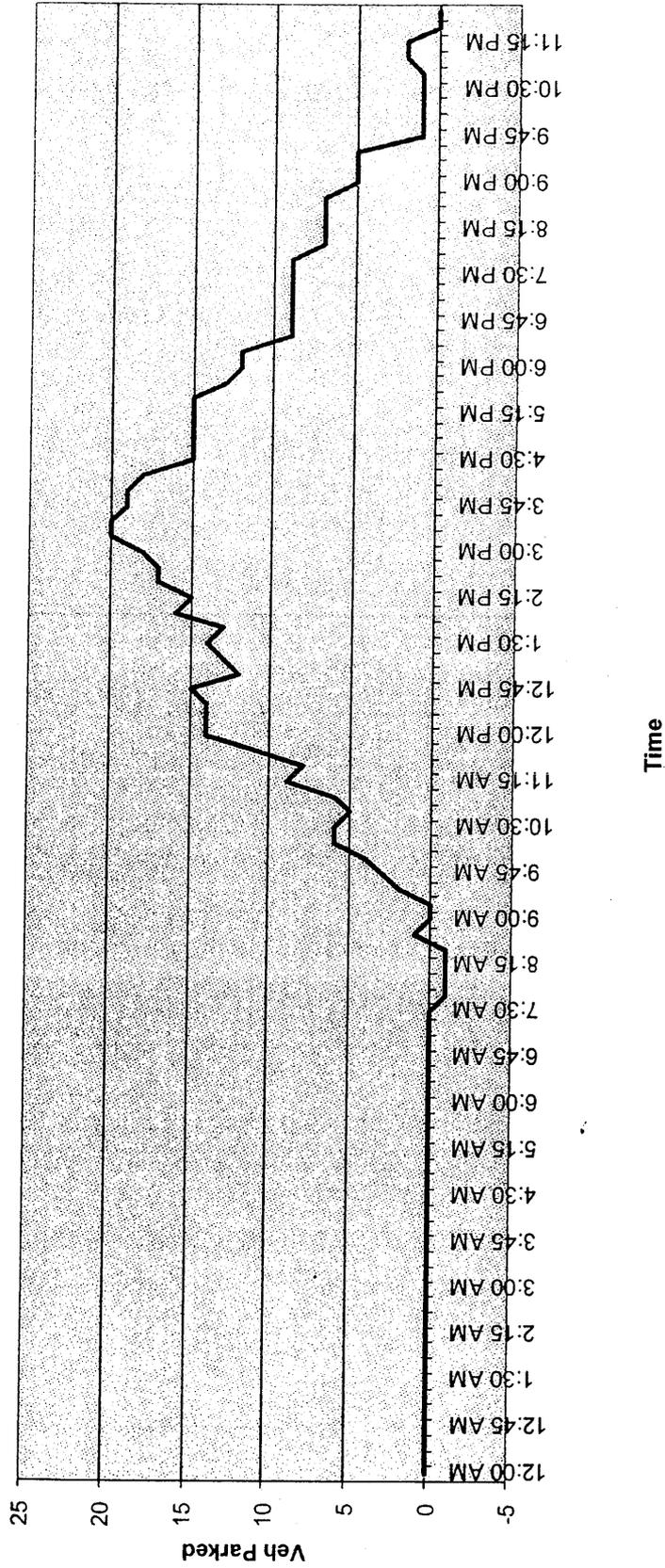
### Average Weekday Parking Accumulation



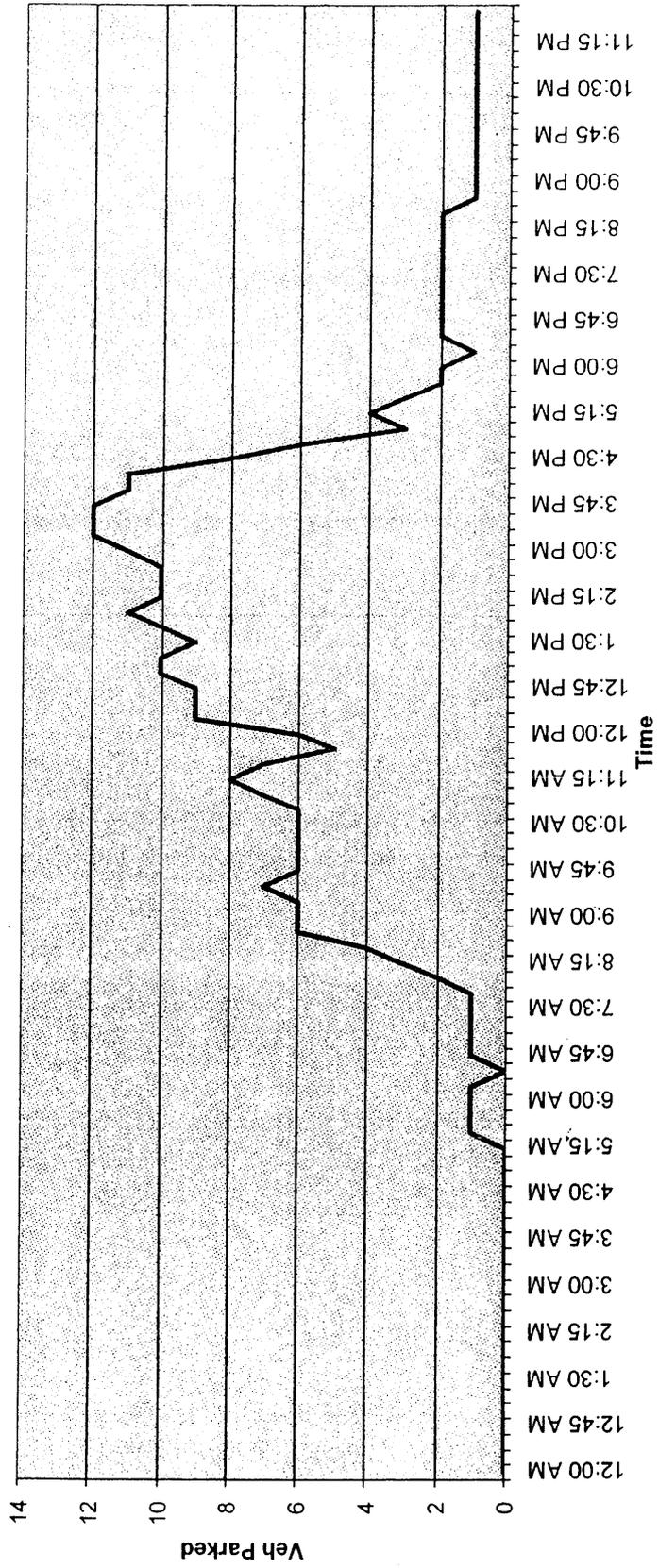
# Tuesday Parking Accumulation



### Wednesday Parking Accumulation



### Thursday Parking Accumulation



**Richard Garcia & Associates, Inc.**

**Appendix C: Traffic Counts**

**800 CRANDON BLVD**

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 8682  
 D/W # 1 Crandon Blvd

Latitude: 0' 0.000 Undefined

Start Time	17-Jul-07 Tue	IN	OUT	Total
12:00 AM		0	0	0
12:15		0	0	0
12:30		0	1	1
12:45		0	0	0
01:00		1	0	1
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		0	0	0
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		0	0	0
03:15		0	1	1
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	0	0
04:30		0	0	0
04:45		0	0	0
05:00		0	0	0
05:15		0	0	0
05:30		0	0	0
05:45		1	0	1
06:00		0	0	0
06:15		0	0	0
06:30		0	0	0
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	1	1
08:15		0	0	0
08:30		0	0	0
08:45		0	0	0
09:00		1	0	1
09:15		0	0	0
09:30		0	0	0
09:45		2	2	4
10:00		0	0	0
10:15		0	1	1
10:30		0	0	0
10:45		0	0	0
11:00		0	0	0
11:15		0	3	3
11:30		1	1	2
11:45		0	0	0
<b>Total</b>		<b>6</b>	<b>10</b>	<b>16</b>
<b>Percent</b>		<b>37.5%</b>	<b>62.5%</b>	
<b>Peak</b>		<b>09:00</b>	<b>10:45</b>	<b>09:00</b>
<b>Vol.</b>		<b>3</b>	<b>4</b>	<b>5</b>
<b>P.H.F.</b>		<b>0.375</b>	<b>0.333</b>	<b>0.313</b>

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 00000000000  
 Station ID: 8682  
 D/W # 1 Crandon Blvd

Latitude: 0' 0.000 Undefined

Start Time	17-Jul-07 Tue	IN	OUT	Total
12:00 PM		0	0	0
12:15		1	0	1
12:30		2	1	3
12:45		0	0	0
01:00		0	2	2
01:15		3	5	8
01:30		0	0	0
01:45		0	0	0
02:00		0	1	1
02:15		2	1	3
02:30		1	2	3
02:45		3	4	7
03:00		0	0	0
03:15		0	2	2
03:30		3	3	6
03:45		4	0	4
04:00		1	0	1
04:15		0	0	0
04:30		0	0	0
04:45		1	2	3
05:00		0	0	0
05:15		0	1	1
05:30		0	0	0
05:45		1	0	1
06:00		0	0	0
06:15		0	0	0
06:30		0	1	1
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	1	1
08:30		0	0	0
08:45		0	0	0
09:00		0	0	0
09:15		0	0	0
09:30		0	0	0
09:45		0	0	0
10:00		0	0	0
10:15		0	2	2
10:30		0	0	0
10:45		0	2	2
11:00		0	0	0
11:15		0	0	0
11:30		0	0	0
11:45		0	0	0
<b>Total</b>		<b>22</b>	<b>30</b>	<b>52</b>
<b>Percent</b>		<b>42.3%</b>	<b>57.7%</b>	
<b>Peak</b>		<b>15:15</b>	<b>14:45</b>	<b>14:45</b>
<b>Vol.</b>		<b>8</b>	<b>9</b>	<b>15</b>
<b>P.H.F.</b>		<b>0.500</b>	<b>0.450</b>	<b>0.469</b>

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 8682  
 D/W # 1 Crandon Blvd

Latitude: 0' 0.000 Undefined

Start Time	18-Jul-07 Wed	IN	OUT	Total
12:00 AM		0	0	0
12:15		0	0	0
12:30		0	0	0
12:45		0	0	0
01:00		0	0	0
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		0	0	0
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		0	0	0
03:15		0	0	0
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	0	0
04:30		0	0	0
04:45		0	0	0
05:00		0	0	0
05:15		0	0	0
05:30		0	0	0
05:45		0	0	0
06:00		0	0	0
06:15		0	0	0
06:30		0	0	0
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	0	0
09:00		0	0	0
09:15		1	1	0
09:30		1	1	2
09:45		0	0	2
10:00		0	0	0
10:15		0	1	1
10:30		0	1	1
10:45		0	1	1
11:00		1	1	1
11:15		0	0	2
11:30		0	1	0
11:45		2	1	1
<b>Total</b>		<b>5</b>	<b>9</b>	<b>3</b>
<b>Percent</b>		<b>35.7%</b>	<b>64.3%</b>	<b>14</b>
<b>Peak</b>		<b>11:00</b>	<b>10:00</b>	
<b>Vol.</b>		<b>3</b>	<b>4</b>	<b>11:00</b>
<b>P.H.F.</b>		<b>0.375</b>	<b>1.000</b>	<b>6</b>
				<b>0.500</b>

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 8682  
 D/W # 1 Crandon Blvd

Latitude: 0' 0.000 Undefined

Start Time	18-Jul-07 Wed	IN	OUT	Total
12:00 PM		1	1	2
12:15		0	1	1
12:30		0	1	1
12:45		0	1	1
01:00		0	2	1
01:15		0	0	2
01:30		0	1	0
01:45		0	0	1
02:00		5	2	0
02:15		0	1	7
02:30		0	0	1
02:45		0	0	0
03:00		0	0	0
03:15		0	0	0
03:30		0	1	0
03:45		0	1	1
04:00		0	0	0
04:15		0	1	0
04:30		1	3	1
04:45		1	2	4
05:00		0	1	3
05:15		0	0	1
05:30		0	0	0
05:45		0	1	0
06:00		0	0	1
06:15		0	0	0
06:30		2	1	0
06:45		1	1	3
07:00		0	0	2
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	0	0
09:00		0	0	0
09:15		0	0	0
09:30		0	0	0
09:45		0	2	0
10:00		0	0	2
10:15		0	0	0
10:30		0	0	0
10:45		0	0	0
11:00		0	0	0
11:15		0	0	0
11:30		0	2	0
11:45		0	0	2
Total		11	26	0
Percent		29.7%	70.3%	37
Peak		13:15	16:15	13:30
Vol.		5	7	9
P.H.F.		0.250	0.583	0.321

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 8682  
 D/W # 1 Crandon Blvd

Latitude: 0' 0.000 Undefined

Start Time	19-Jul-07 Thu	IN	OUT	Total
12:00 AM		0	0	0
12:15		0	0	0
12:30		0	0	0
12:45		0	0	0
01:00		0	0	0
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		0	0	0
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		0	0	0
03:15		0	0	0
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	0	0
04:30		0	0	0
04:45		0	0	0
05:00		0	0	0
05:15		0	0	0
05:30		0	0	0
05:45		0	0	0
06:00		0	0	0
06:15		0	0	0
06:30		0	1	0
06:45		0	0	1
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	0	0
09:00		0	0	0
09:15		0	0	0
09:30		0	0	0
09:45		0	2	0
10:00		0	0	2
10:15		1	2	0
10:30		1	2	3
10:45		0	2	3
11:00		2	1	2
11:15		0	0	3
11:30		1	3	0
11:45		0	1	4
Total		5	14	1
Percent		26.3%	73.7%	19
Peak		10:15	10:15	
Vol.		4	7	10:15
P.H.F.		0.500	0.583	11
				0.688

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 8682  
 D/W # 1 Crandon Blvd

Latitude: 0' 0.000 Undefined

Start Time	19-Jul-07 Thu	IN	OUT	Total
12:00 PM		2	2	4
12:15		2	0	2
12:30		0	1	1
12:45		0	1	1
01:00		0	0	0
01:15		0	2	2
01:30		0	1	1
01:45		0	0	0
02:00		1	1	2
02:15		0	1	1
02:30		0	1	1
02:45		0	0	0
03:00		0	0	0
03:15		0	1	1
03:30		0	1	1
03:45		2	0	2
04:00		1	2	3
04:15		0	0	0
04:30		0	3	3
04:45		1	2	3
05:00		0	1	1
05:15		0	0	0
05:30		0	0	0
05:45		0	0	0
06:00		0	0	0
06:15		1	0	1
06:30		1	0	1
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	0	0
09:00		0	0	0
09:15		0	0	0
09:30		0	0	0
09:45		0	0	0
10:00		0	0	0
10:15		0	0	0
10:30		0	0	0
10:45		0	0	0
11:00		0	0	0
11:15		0	0	0
11:30		0	0	0
11:45		0	0	0
<b>Total</b>		<b>11</b>	<b>20</b>	<b>31</b>
<b>Percent</b>		<b>35.5%</b>	<b>64.5%</b>	
<b>Peak</b>		<b>12:00</b>	<b>16:00</b>	<b>16:00</b>
<b>Vol.</b>		<b>4</b>	<b>7</b>	<b>9</b>
<b>P.H.F.</b>		<b>0.500</b>	<b>0.583</b>	<b>0.563</b>
<b>Grand Total</b>		<b>60</b>	<b>109</b>	<b>169</b>
<b>Percent</b>		<b>35.5%</b>	<b>64.5%</b>	
<b>ADT</b>	<b>Not Calculated</b>			

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 12175-8258  
 D/W # 2 W Mashta Dr\_Full Access

Latitude: 0' 0.000 Undefined

Start Time	17-Jul-07 Tue	IN	OUT	Total
12:00 AM		0	0	0
12:15		0	0	0
12:30		0	0	0
12:45		0	0	0
01:00		0	0	0
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		0	0	0
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		0	0	0
03:15		0	0	0
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	0	0
04:30		0	0	0
04:45		0	0	0
05:00		0	0	0
05:15		0	0	0
05:30		0	0	0
05:45		0	0	0
06:00		0	0	0
06:15		0	0	0
06:30		0	0	0
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	1	0
08:00		0	0	1
08:15		0	0	0
08:30		1	0	0
08:45		1	0	1
09:00		0	0	1
09:15		0	0	0
09:30		2	0	0
09:45		0	0	2
10:00		2	0	0
10:15		3	0	2
10:30		3	0	0
10:45		3	0	3
11:00		0	0	3
11:15		1	0	0
11:30		2	1	1
11:45		3	2	3
<b>Total</b>		<b>18</b>	<b>4</b>	<b>22</b>
<b>Percent</b>		<b>81.8%</b>	<b>18.2%</b>	
<b>Peak</b>		<b>10:00</b>	<b>11:00</b>	
<b>Vol.</b>		<b>8</b>	<b>3</b>	<b>11:00</b>
<b>P.H.F.</b>		<b>0.667</b>	<b>0.375</b>	<b>9</b>
				<b>0.450</b>

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 12175-8258  
 D/W # 2 W Mashta Dr\_Full Access

Latitude: 0' 0.000 Undefined

Start Time	17-Jul-07 Tue	IN	OUT	Total
12:00 PM		1	1	2
12:15		0	0	0
12:30		1	0	1
12:45		1	0	1
01:00		1	0	1
01:15		0	0	0
01:30		2	0	2
01:45		2	0	2
02:00		1	0	1
02:15		1	0	1
02:30		0	0	0
02:45		3	1	4
03:00		1	0	1
03:15		0	0	0
03:30		2	0	2
03:45		0	1	1
04:00		1	0	1
04:15		2	1	3
04:30		0	2	2
04:45		2	1	3
05:00		0	3	3
05:15		0	1	1
05:30		0	0	0
05:45		0	1	1
06:00		0	1	1
06:15		1	0	1
06:30		0	1	1
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		1	0	1
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	1	1
09:00		0	0	0
09:15		0	0	0
09:30		0	0	0
09:45		0	0	0
10:00		0	0	0
10:15		0	0	0
10:30		0	0	0
10:45		0	0	0
11:00		0	0	0
11:15		0	0	0
11:30		0	0	0
11:45		0	0	0
<b>Total</b>		<b>23</b>	<b>15</b>	<b>38</b>
<b>Percent</b>		<b>60.5%</b>	<b>39.5%</b>	
<b>Peak Vol.</b>		<b>6</b>	<b>7</b>	<b>16:15</b>
<b>P.H.F.</b>		<b>0.500</b>	<b>0.583</b>	<b>11</b>
				<b>0.688</b>

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 12175-8258  
 D/W # 2 W Mashta Dr\_Full Access

Latitude: 0' 0.000 Undefined

Start Time	18-Jul-07 Wed	IN	OUT	Total
12:00 AM		0	0	0
12:15		0	0	0
12:30		0	0	0
12:45		0	0	0
01:00		0	0	0
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		0	0	0
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		0	0	0
03:15		0	0	0
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	0	0
04:30		0	0	0
04:45		0	0	0
05:00		0	0	0
05:15		0	0	0
05:30		0	0	0
05:45		0	0	0
06:00		0	0	0
06:15		0	0	0
06:30		0	0	0
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	1	1
08:15		1	1	0
08:30		1	1	2
08:45		2	0	2
09:00		0	1	2
09:15		0	0	1
09:30		2	0	0
09:45		1	0	2
10:00		2	0	1
10:15		3	0	2
10:30		1	0	3
10:45		0	0	1
11:00		1	0	0
11:15		4	1	1
11:30		2	2	5
11:45		2	0	4
Total		22	7	29
Percent		75.9%	24.1%	
Peak		11:00	07:45	
Vol.		9	3	11:00
P.H.F.		0.563	0.375	12
				0.600

RICHARD GARCIA & ASSOCIATES, Inc.  
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 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 12175-8258  
 D/W # 2 W Mashta Dr\_Full Access

Latitude: 0' 0.000 Undefined  
 Total

Start Time	18-Jul-07 Wed	IN	OUT	Total
12:00 PM		4	1	
12:15		1	0	5
12:30		1	0	1
12:45		2	0	1
01:00		0	0	2
01:15		1	0	0
01:30		2	0	1
01:45		0	0	2
02:00		1	1	0
02:15		0	0	2
02:30		2	0	0
02:45		1	1	2
03:00		2	0	2
03:15		2	0	2
03:30		1	0	2
03:45		2	0	2
04:00		0	0	1
04:15		1	1	2
04:30		0	1	0
04:45		1	0	2
05:00		2	1	1
05:15		1	1	3
05:30		0	0	2
05:45		0	1	0
06:00		0	1	1
06:15		0	0	1
06:30		0	2	0
06:45		0	0	2
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	0	0
09:00		0	0	0
09:15		0	0	0
09:30		0	0	0
09:45		0	0	0
10:00		0	0	0
10:15		0	0	0
10:30		0	0	0
10:45		0	0	0
11:00		1	0	0
11:15		0	0	1
11:30		0	0	0
11:45		0	0	0
Total		28	11	39
Percent		71.8%	28.2%	
Peak		12:00	17:45	
Vol.		8	4	12:00
P.H.F.		0.500	0.500	9
				0.450

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 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 12175-8258  
 D/W # 2 W Mashta Dr\_Full Access

Latitude: 0' 0.000 Undefined

Start Time	19-Jul-07 Thu	IN	OUT	Total
12:00 AM		0	0	
12:15		0	0	0
12:30		0	0	0
12:45		0	0	0
01:00		0	0	0
01:15		0	0	0
01:30		0	0	0
01:45		0	0	0
02:00		0	0	0
02:15		0	0	0
02:30		0	0	0
02:45		0	0	0
03:00		0	0	0
03:15		0	0	0
03:30		0	0	0
03:45		0	0	0
04:00		0	0	0
04:15		0	0	0
04:30		0	0	0
04:45		0	0	0
05:00		0	0	0
05:15		0	0	0
05:30		1	0	0
05:45		0	0	1
06:00		0	0	0
06:15		0	0	0
06:30		0	0	0
06:45		1	0	0
07:00		0	0	1
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		1	0	0
08:15		1	0	1
08:30		1	0	1
08:45		2	0	1
09:00		0	0	2
09:15		0	0	0
09:30		1	0	0
09:45		1	0	1
10:00		1	1	1
10:15		2	1	2
10:30		1	0	3
10:45		2	0	1
11:00		1	1	2
11:15		1	0	2
11:30		2	1	1
11:45		3	4	3
<b>Total</b>		<b>22</b>	<b>8</b>	<b>7</b>
<b>Percent</b>		<b>73.3%</b>	<b>26.7%</b>	<b>30</b>
<b>Peak</b>		<b>11:00</b>	<b>11:00</b>	
<b>Vol.</b>		<b>7</b>	<b>6</b>	<b>11:00</b>
<b>P.H.F.</b>		<b>0.583</b>	<b>0.375</b>	<b>13</b>
				<b>0.464</b>

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 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
 Station ID: 12175-8258  
 D/W # 2 W Mashta Dr\_Full Access

Latitude: 0' 0.000 Undefined

Start Time	19-Jul-07 Thu	IN	OUT	Total
12:00 PM		3	2	
12:15		1	0	5
12:30		1	0	1
12:45		2	0	1
01:00		1	0	2
01:15		2	0	1
01:30		0	0	2
01:45		1	0	0
02:00		1	0	1
02:15		0	0	1
02:30		1	0	0
02:45		0	0	1
03:00		1	0	0
03:15		2	0	1
03:30		1	0	2
03:45		1	1	1
04:00		2	0	2
04:15		0	0	2
04:30		2	2	0
04:45		1	2	4
05:00		0	0	3
05:15		1	0	0
05:30		0	0	1
05:45		0	1	0
06:00		0	0	1
06:15		0	0	0
06:30		0	0	0
06:45		0	0	0
07:00		0	0	0
07:15		0	0	0
07:30		0	0	0
07:45		0	0	0
08:00		0	0	0
08:15		0	0	0
08:30		0	0	0
08:45		0	1	0
09:00		0	0	1
09:15		0	0	0
09:30		0	0	0
09:45		0	0	0
10:00		0	0	0
10:15		0	0	0
10:30		0	0	0
10:45		0	0	0
11:00		0	0	0
11:15		0	0	0
11:30		0	0	0
11:45		0	0	0
Total		24	9	0
Percent		72.7%	27.3%	33
Peak		12:00	16:00	
Vol.		7	4	12:00
P.H.F.		0.583	0.500	9
Grand Total		137	54	0.450
Percent		71.7%	28.3%	191

ADT Not Calculated

RICHARD GARCIA & ASSOCIATES, Inc.  
13117 NW 107 AVE. UNIT NO.4  
HIALEAH GARDENS, FL 33018  
305-595-7505/ FAX 305-675-6474

Site Code: 00000000000  
Station ID: 8248

D/W # 3 W Mashta Dr\_Right/Left Out Only

Latitude: 0' 0.000 Undefined

Start Time	17-Jul-07 Tue	OUT
12:00 AM		0
12:15		0
12:30		0
12:45		0
01:00		0
01:15		0
01:30		0
01:45		0
02:00		0
02:15		0
02:30		0
02:45		0
03:00		0
03:15		0
03:30		0
03:45		0
04:00		0
04:15		0
04:30		0
04:45		0
05:00		0
05:15		0
05:30		0
05:45		0
06:00		0
06:15		0
06:30		0
06:45		0
07:00		0
07:15		0
07:30		0
07:45		0
08:00		0
08:15		0
08:30		0
08:45		0
09:00		0
09:15		0
09:30		0
09:45		0
10:00		0
10:15		0
10:30		0
10:45		0
11:00		0
11:15		0
11:30		0
11:45		0
Total		0
Peak		
Vol.		
P.H.F.		

RICHARD GARCIA & ASSOCIATES, Inc.  
 13117 NW 107 AVE. UNIT NO.4  
 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000

Station ID: 8248

D/W # 3 W Mashta Dr\_Right/Left Out Only

Latitude: 0' 0.000 Undefined

Start Time	17-Jul-07 Tue	OUT
12:00 PM		0
12:15		1
12:30		0
12:45		0
01:00		0
01:15		0
01:30		0
01:45		0
02:00		0
02:15		0
02:30		0
02:45		0
03:00		0
03:15		0
03:30		0
03:45		0
04:00		1
04:15		1
04:30		0
04:45		0
05:00		1
05:15		0
05:30		1
05:45		0
06:00		0
06:15		1
06:30		1
06:45		0
07:00		0
07:15		0
07:30		0
07:45		0
08:00		1
08:15		0
08:30		0
08:45		0
09:00		1
09:15		0
09:30		0
09:45		1
10:00		0
10:15		0
10:30		0
10:45		0
11:00		0
11:15		0
11:30		0
11:45		0
Total		10
Peak		15:30
Vol.		2
P.H.F.		0.500

RICHARD GARCIA & ASSOCIATES, Inc.  
13117 NW 107 AVE. UNIT NO.4  
HIALEAH GARDENS, FL 33018  
305-595-7505/ FAX 305-675-6474

Site Code: 000000000000  
Station ID: 8248  
D/W # 3 W Mashta Dr\_Right/Left Out Only

Latitude: 0' 0.000 Undefined

Start Time	18-Jul-07 Wed	OUT
12:00 AM		0
12:15		0
12:30		0
12:45		0
01:00		0
01:15		0
01:30		0
01:45		0
02:00		0
02:15		0
02:30		0
02:45		0
03:00		0
03:15		0
03:30		0
03:45		0
04:00		0
04:15		0
04:30		0
04:45		0
05:00		0
05:15		0
05:30		0
05:45		0
06:00		0
06:15		0
06:30		0
06:45		0
07:00		0
07:15		0
07:30		0
07:45		0
08:00		0
08:15		0
08:30		0
08:45		0
09:00		0
09:15		0
09:30		0
09:45		0
10:00		0
10:15		0
10:30		0
10:45		0
11:00		0
11:15		0
11:30		0
11:45		0
Total		0
Peak		
Vol.		
P.H.F.		

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Site Code: 000000000000  
 Station ID: 8248  
 D/W # 3 W Mashta Dr\_Right/Left Out Only

Latitude: 0' 0.000 Undefined

Start Time	18-Jul-07 Wed	OUT
12:00 PM		0
12:15		0
12:30		0
12:45		0
01:00		1
01:15		0
01:30		0
01:45		1
02:00		0
02:15		0
02:30		0
02:45		0
03:00		1
03:15		0
03:30		0
03:45		2
04:00		0
04:15		0
04:30		0
04:45		0
05:00		0
05:15		0
05:30		0
05:45		0
06:00		0
06:15		0
06:30		2
06:45		0
07:00		0
07:15		0
07:30		0
07:45		0
08:00		2
08:15		0
08:30		0
08:45		0
09:00		2
09:15		0
09:30		0
09:45		2
10:00		0
10:15		0
10:30		0
10:45		0
11:00		0
11:15		0
11:30		0
11:45		0
<b>Total</b>		<b>13</b>
<b>Peak</b>		<b>21:00</b>
<b>Vol.</b>		<b>4</b>
<b>P.H.F.</b>		<b>0.500</b>

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HIALEAH GARDENS, FL 33018  
305-595-7505/ FAX 305-675-6474

Site Code: 000000000000

Station ID: 8248

D/W # 3 W Mashta Dr\_Right/Left Out Only

Latitude: 0' 0.000 Undefined

Start Time	19-Jul-07 Thu	OUT
12:00 AM		0
12:15		0
12:30		0
12:45		0
01:00		0
01:15		0
01:30		0
01:45		0
02:00		0
02:15		0
02:30		0
02:45		0
03:00		0
03:15		0
03:30		0
03:45		0
04:00		0
04:15		0
04:30		0
04:45		0
05:00		0
05:15		0
05:30		0
05:45		0
06:00		0
06:15		0
06:30		0
06:45		0
07:00		0
07:15		0
07:30		0
07:45		0
08:00		0
08:15		0
08:30		0
08:45		0
09:00		0
09:15		0
09:30		0
09:45		0
10:00		0
10:15		0
10:30		0
10:45		0
11:00		0
11:15		0
11:30		0
11:45		0
Total		0

Peak  
Vol.  
P.H.F.

RICHARD GARCIA & ASSOCIATES, Inc.  
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 HIALEAH GARDENS, FL 33018  
 305-595-7505/ FAX 305-675-6474

Site Code: 000000000000

Station ID: 8248

D/W # 3 W Mashta Dr\_Right/Left Out Only

Latitude: 0' 0.000 Undefined

Start Time	19-Jul-07 Thu	OUT
12:00 PM		0
12:15		0
12:30		0
12:45		1
01:00		0
01:15		0
01:30		0
01:45		0
02:00		0
02:15		0
02:30		0
02:45		0
03:00		0
03:15		0
03:30		0
03:45		2
04:00		2
04:15		0
04:30		0
04:45		0
05:00		2
05:15		0
05:30		1
05:45		0
06:00		0
06:15		2
06:30		0
06:45		0
07:00		0
07:15		0
07:30		0
07:45		0
08:00		0
08:15		0
08:30		0
08:45		0
09:00		0
09:15		0
09:30		0
09:45		0
10:00		0
10:15		0
10:30		0
10:45		0
11:00		0
11:15		0
11:30		0
11:45		0
Total		10
Peak	15:15	
Vol.	4	
P.H.F.	0.500	
Grand Total		33
Percent		
ADT	Not Calculated	

Richard Garcia & Associates, Inc.

Appendix D: Field Review Notes

800 CRANDON BLVD



Richard Garcia & Associates, Inc.  
Traffic Engineering Consultant

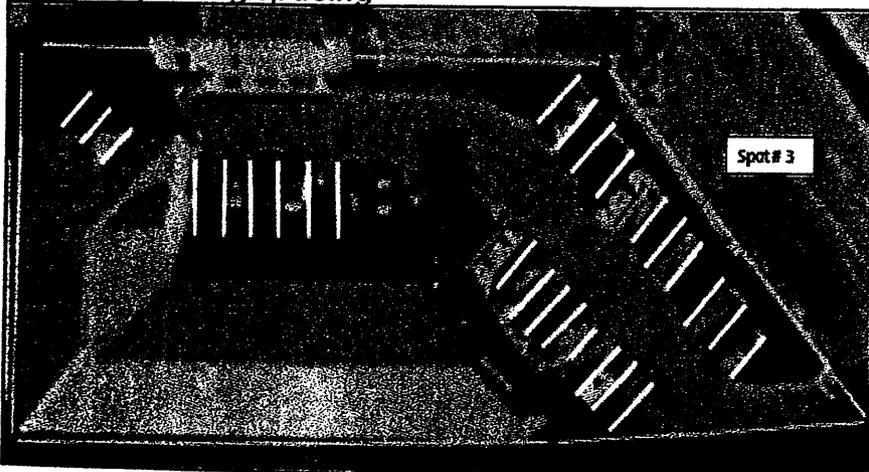
# FIELD NOTES

The Engineer  
at the Site

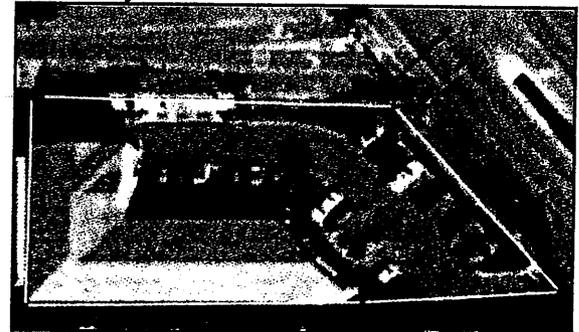
The project site was visited and inventoried on the July 16, 2007 at approximately 2:00 PM.  
The following observations were made:

- The site has 28 parking spaces.
- The site seems to have good drainage.
- Pavement marking for parking was faded.
- Off-site (on street) parking on W Mashta Dr had 4 to 5 parking spaces.
- At intersection, traffic signal was in flashing mode.
- Two existing driveways on Crandon Blvd; one not used.
- Three existing driveways on W Mashta Dr; one not used.
- Blue stop block too forward (spot #3), wrong location.
- Handicap symbols (on HC parking spaces) faded.

**Project parking spacing**



**Project Site**



Richard Garcia & Associates, Inc.  
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Hialeah Gardens, Florida 33018  
(305) 595-7505 Fax: (305)675-6474