

Island Plaza Redevelopment

Riviera Beach, Florida

PCN: 56-43-42-28-19-000-0170

Access Management Report – FDOT District 4

November 2021

Prepared for:

RMS Properties

Prepared by:

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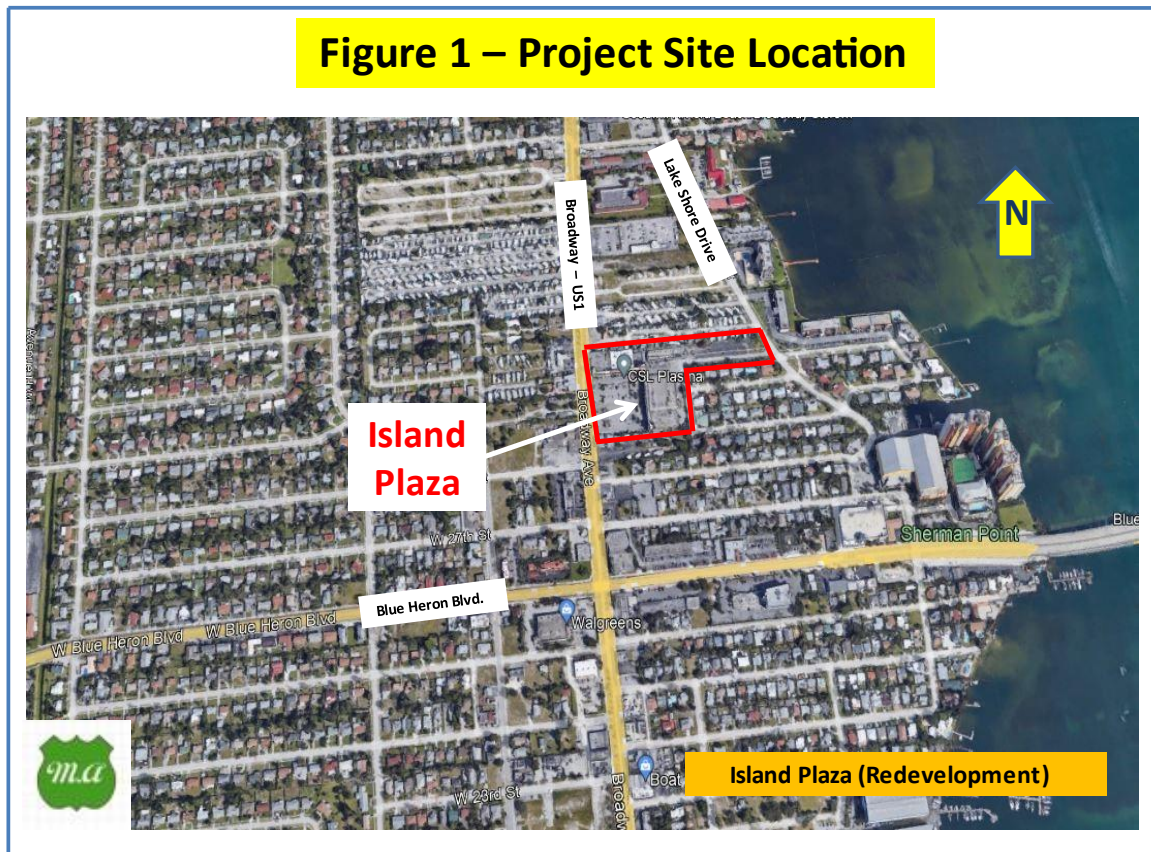
This item has been electronically signed and sealed by Ali Atefi on the time and date stamp using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ali
Atefi Digitally signed
by Ali Atefi
Date:
2021.11.22
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INTRODUCTION

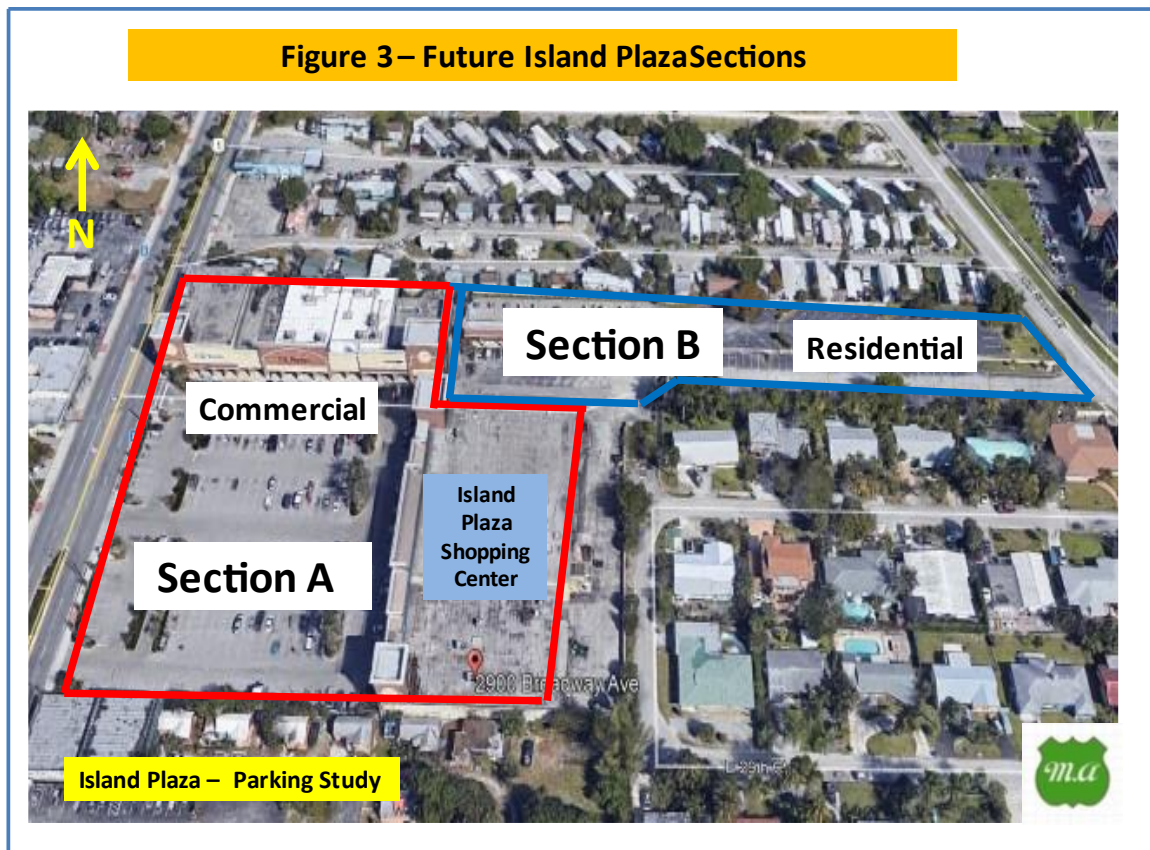
Masoud Atefi & Associates Inc. has been retained to prepare an “Access Management” report in accordance with FDOT access management requirements. This report will address three existing driveways serving Island Plaza Shopping Center, located on east side of US-1 (Broadway) about 700 feet north of Blue Heron Boulevard intersection, in the City of Riviera Beach, Florida. Figure-1 provides an aerial view of the shopping center.



The shopping center was originally built in 1956 on a 6.3264 acres parcel and based on most recent survey (see report Appendix) comprises of 67,711 SF of commercial/office strips. County Parcel Control Number (PCN) for the site is 56-43-42-28-19-000-0170.

Island Plaza is currently served by three driveways on Broadway and one full access driveway on Lake Shore Drive located along east side of the site. The three driveways on Broadway consist of one ingress only driveway (south), one egress only driveway (north), and one full access driveway (middle).

The redevelopment plan for Island Plaza consists of demolishing 7,960 SF of general commercial located on the northeast portion of the shopping center and replace it with 53 MF Residential Units (Apartments). The proposed redevelopment plan totally separates the shopping center into two completely separate sections A and B, as illustrated on Figure-2 below. Section A represents the 58,751 SF future commercial section which will remain intact. Section B represents the future residential section which consists of 7,960 SF retail space (will be demolished as part of the redevelopment plan) and existing 125 parking spaces located on the northeast side of the site.



It is important to note there will be no future vehicular access between the commercial and residential sections. Per instructions of planning staff of City of Riviera Beach, a locked gate shall be installed between sections A and B, which would be dedicated solely for use of emergency vehicles (see attached site plan). Site plans for the existing shopping center and the proposed residential section are attached.

TRIP GENERATION

The trip generation analysis for Island Plaza redevelopment was conducted using the trip generation information published by Palm Beach County Engineering Traffic Division (*Trip Generation Rates – Updated March 2, 2020*), and provided in the *ITE Trip Generation Manual, 10th Edition*. Note there was no trip generation rates available for free standing bank ATM machines (located on the west side of the main parking lot), therefore trip generation rates were determined based on actual field data collection conducted on 9/15/2021 (attached).

Based on the trip generation rates and the applicable pass-by and internalization rates, new daily, AM and PM peak hour trips to be generated by the proposed Island Plaza redevelopment project were estimated and tabulated as shown in Table-1 (next page). Also note we have forecasted 5% (internalization) of the total trips generated by the future residential portion would be internal by residents using pedestrian access to patron different retail uses within Island Plaza.

Results of the traffic generation analysis indicate upon completion, the proposed project is expected to generate 349 new daily trips, 22 new AM peak hour trip and 25 new PM peak hour trips on typical Weekdays. Also, as indicated on the table there would be no additional traffic at the 3 driveways providing access from US-1 to and from the future Island Plaza re-development plan. Hence, the proposed re-development plan represents less than a 25% increase in daily and peak hour driveway trips and is therefore considered an insignificant change on the three existing driveways on US-1. Finally, Figure-2 on the next pages illustrates the estimated daily and peak hour trips at all four site driveways.

Table 1 - Trip Generation Summary									
Island Plaza Redevelopment - For FDOT Access Management									
Land Uses	Size		Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing									
Shopping Center*	58,751	SF	4,187	34	21	55	176	191	367
<i>pass-by</i>	45%		(1,884)	(15)	(9)	(24)	(79)	(86)	(165)
Bank ATM	1	Unit	200	2	2	4	10	10	20
<i>pass-by</i>	47%		(94)	(1)	(1)	(2)	(5)	(5)	(10)
Shopping Center Sub-Total			2,409	20	13	33	102	110	212
Total Trips Existing			2,409	20	13	33	102	110	212
<i>Existing Driveway Volumes - Commercial</i>			4,387	36	23	59	186	201	387
Proposed									
Shopping Center	58,751	SF	4,187	34	21	55	176	191	367
<i>pass-by</i>	45%		(1,884)	(15)	(9)	(24)	(79)	(86)	(165)
Bank ATM	1	Unit	200	2	2	4	10	10	20
<i>pass-by</i>	47%		(94)	(1)	(1)	(2)	(5)	(5)	(10)
Internalization - 5% Residential	5%		(19)	(0)	(1)	(1)	(1)	(1)	(2)
Commercial Sub-Total			2,389	20	12	32	101	109	210
MF Residential	53	Units	388	6	18	24	19	11	30
Internalization - 5% Residential	5%		(19)	(0)	(1)	(1)	(1)	(1)	(2)
Residential Sub-Total			369	6	17	23	18	10	28
Total Proposed			2,758	26	29	55	119	118	237
New Trips (Proposed - Existing)			349	6	16	22	17	8	25
<i>Future Driveway Volumes - Commercial</i>			4,387	36	23	59	186	201	387
<i>Future Driveway Volumes - Residential</i>			388	6	18	24	19	11	30
<i>Net Trip Impact on US-1 Driveways</i>			0	0	0	0	0	0	0

Compiled by: Masoud Atefi & Associates Inc. (September 2021)

Source: Palm Beach County Trip Generation Rates (Updated March 2, 2020), ITE TG Manual 10th Edition, and Field Data.

TG Rates	Daily	AM	PM	$\frac{\ln}{\text{Am}}$	$\frac{\ln}{\text{PM}}$
Shopping Center > 10KSF	Form1	0.94	form2	62%	48%
MF Residential - Townhomes	7.32	0.46	0.56	23%	63%
Bank ATM**	200	4	20	58%	50%

Form1: $\ln(T) = 0.68 \ln(X) + 5.57$

Form2: $\ln(T) = 0.74 \ln(X) + 2.89$

Pass-By - Form 3: $PB = 83.18 - 9.30 \times \ln(A)$

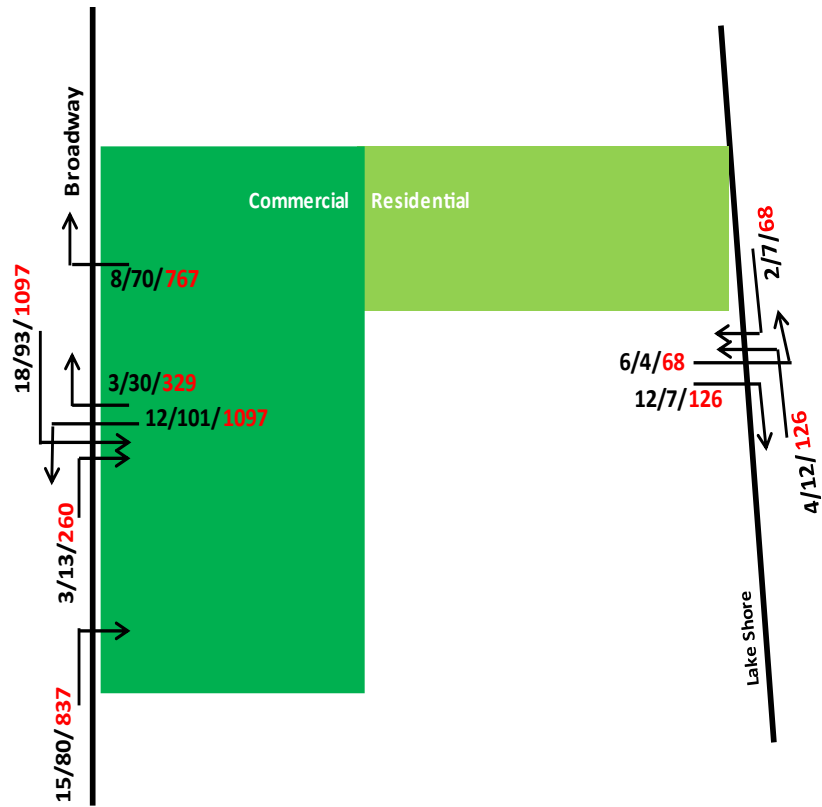
Internalization: Future internalization limited pedestrian trips from residential to retail and ATM.

* Per FDOT directives 7,960 SF of currently vacant retail space (to be demolished as part of the re-development plan) was not included in this analysis.

** Based on demand data collected on site.



Figure 2 – Future Driveway Volumes
AM/PM/Daily



Island Plaza (Redevelopment)



Island Plaza (Redevelopment)

Location: B Of A ATM - Island Plaza

Date: 9/15/2021

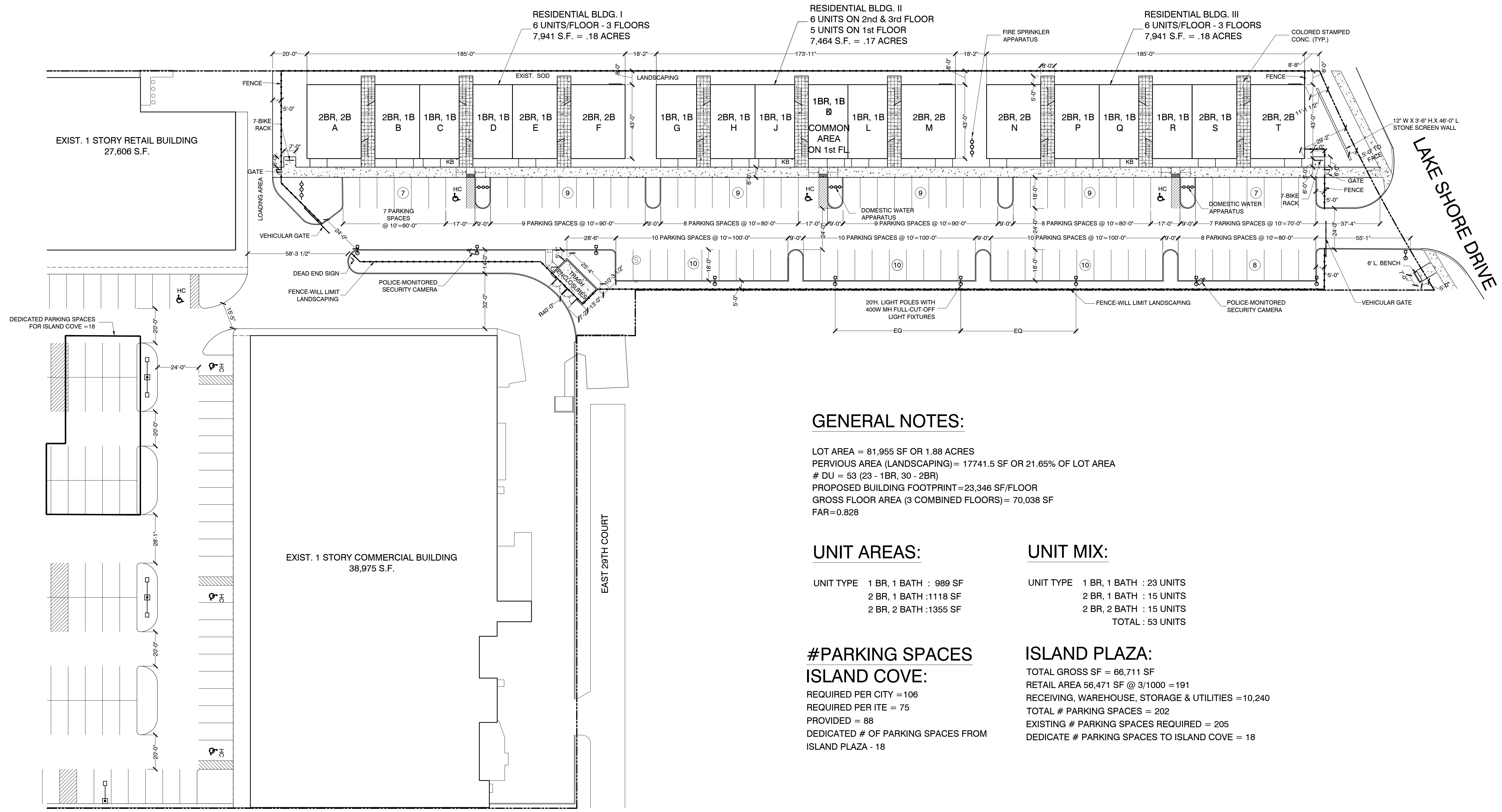
Tech: Peter B



AM Peak Hour		
Time	Demand	Peak Hour
7:00-7:15	0	
7:15-7:30	0	
7:30-7:45	1	X
7:45-8:00	2	X
8:00-8:15	0	X
8:15-8:30	1	X
8:30-8:45	1	
8:45-9:00	1	
Total PH Demand		4

PM Peak Hour		
Time	Demand	Peak Hour
4:00-4:15	3	
4:15-4:30	4	
4:30-4:45	4	
4:45-5:00	3	
5:00-5:15	4	X
5:15-5:30	6	X
5:30-5:45	5	X
5:45-6:00	5	X
Total PH Demand		20





GENERAL NOTES:

LOT AREA = 81,955 SF OR 1.88 ACRES
 PERVIOUS AREA (LANDSCAPING) = 17741.5 SF OR 21.65% OF LOT AREA
 # DU = 53 (23 - 1BR, 30 - 2BR)
 PROPOSED BUILDING FOOTPRINT = 23,346 SF/FLOOR
 GROSS FLOOR AREA (3 COMBINED FLOORS) = 70,038 SF
 FAR = 0.828

UNIT AREAS:

UNIT TYPE 1 BR, 1 BATH : 989 SF
 2 BR, 1 BATH : 1118 SF
 2 BR, 2 BATH : 1355 SF

UNIT MIX:

UNIT TYPE 1 BR, 1 BATH : 23 UNITS
 2 BR, 1 BATH : 15 UNITS
 2 BR, 2 BATH : 15 UNITS
 TOTAL : 53 UNITS

#PARKING SPACES

ISLAND COVE:
 REQUIRED PER CITY = 106
 REQUIRED PER ITE = 75
 PROVIDED = 88
 DEDICATED # OF PARKING SPACES FROM ISLAND PLAZA - 18

ISLAND PLAZA:

TOTAL GROSS SF = 66,711 SF
 RETAIL AREA 56,471 SF @ 3/1000 = 191
 RECEIVING, WAREHOUSE, STORAGE & UTILITIES = 10,240
 TOTAL # PARKING SPACES = 202
 EXISTING # PARKING SPACES REQUIRED = 205
 DEDICATE # PARKING SPACES TO ISLAND COVE = 18

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

MAEMAR P.C.
 A FULL SERVICE ARCHITECTURAL PRACTICE

ISLAND COVE APARTMENTS
 3000 LAKE SHORE DRIVE, RIVIERA BEACH, FLORIDA 33404

SHEET TITLE
PROPOSED SITE PLAN - OPTION A
90 DEGREES PARKING

SHEET #
SP2

DATE: 05-25-2020
 ISSUED FOR: VARIANCE
 SCALE: 1" = 30'-0"
 PROJECT #: 2008

REV. DATE:
 REV. DATE:
 REV. DATE:
 REV. DATE:

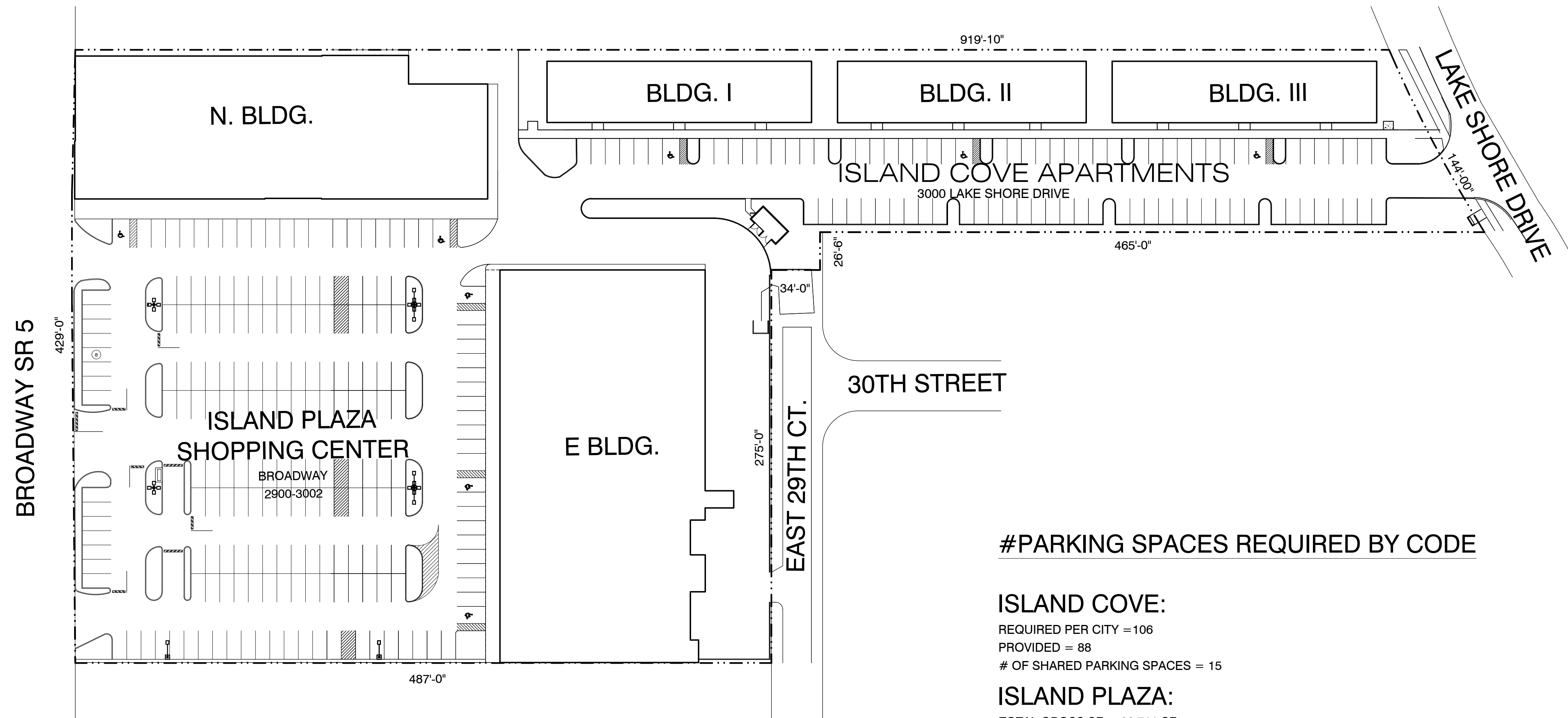
THE UNDERSIGNED CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS OF ADA AND CITY OF RIVIERA BEACH BUILDING CODE.

3996 ORCHARD LANE
 LONG GROVE, IL 60047
 PHONE : (847) 550-9805
 FAX : (847) 550-9815

MERRAN FARMHANDPLOUR
 LICENSE # AR85123 EXP. 02/28/2021

ISLAND COVE APARTMENTS

3000 LAKE SHORE DRIVE, RIVIERA BEACH, FLORIDA 33404



#PARKING SPACES REQUIRED BY CODE

ISLAND COVE:

REQUIRED PER CITY = 106
 PROVIDED = 88
 # OF SHARED PARKING SPACES = 15

ISLAND PLAZA:

TOTAL GROSS SF = 66,711 SF
 RETAIL AREA = 34,665 SF @ $\frac{3}{1000}$ = 103
 MEDICAL OFFICES = 21,806 SF @ $\frac{2}{1000}$ = 88
 RECEIVING, WAREHOUSE, STORAGE & UTILITIES = 10,240 SF @ $\frac{1}{1000}$ = 11
 TOTAL # PARKING SPACES REQUIRED = 202
 EXISTING # PARKING PROVIDED = 205

COMBINED # PARKING SPACES REQUIRED BY CODE = 308
 COMBINED # PARKING SPACES PROVIDED = 293

PARKING STUDY:

A SHARED PARKING ANALYSIS WAS CONDUCTED BY MASOUD ATEFI & ASSOC. INC. IN MAY 2021 FOR ISLAND PLAZA, UNDER FUTURE CONDITIONS UPON COMPLETION OF THE PROPOSED RESIDENTIAL PLAN AND FULL OCCUPANCY FOR THE SHOPPING CENTER. RESULTS OF THE ANALYSIS INDICATED THE MAXIMUM PARKING DEMAND WOULD BE 261 PARKING SPACES OCCURRING BETWEEN 2PM TO 3PM. THEREFORE, FUTURE PARKING SUPPLY OF 293 SPACES WOULD BE ADEQUATE TO ACCOMMODATE DEMAND.

ISLAND COVE APARTMENTS

LOT AREA = 269,103 SF OR 6.18 ACRES
 # DU = 53 (23 - 1BR, 30 - 2BR)
 PROPOSED BUILDING FOOTPRINT = 23,346 SF/FLOOR
 GROSS FLOOR AREA (3 COMBINED FLOORS) = 70,038 SF

UNIT AREAS:

UNIT TYPE 1 BR, 1 BATH : 989 SF
 2 BR, 1 BATH : 1118 SF
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SP1	EXISTING SITE / DEMO PLAN
SP2	PROPOSED SITE PLAN
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A2	PROPOSED FLOOR PLANS BLDG II
A3	COMMUNITY AREA PLANS AND DETAILS
A4	PROPOSED EXT. ELEVATIONS BLDGS I & III
A4C	PROPOSED EXT. COLOR ELEVATIONS BLDGS I & III
A5	PROPOSED EXT. ELEVATIONS BLDG II
A5C	PROPOSED EXT. COLOR ELEVATIONS BLDG II
A6	PROPOSED ROOF PLANS BLDGS I, II & III
A7	INTERIOR ELEVATIONS, DOOR ELEV. SCHEDULES & INT. WALL SECTIONS
A8	WALL SECTIONS & DETAILS
A9	WALL SECTIONS & DETAILS
S1	FOUNDATION PLANS BLDGS I, II & III
S2	2ND & 3RD FL. STRUCTURAL PLANS BLDGS I, II & III
S3	ROOF STRUCTURAL PLANS BLDGS I, II & III
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E1	PROPOSED REFLECTED CEILING & POWER PLAN
P1	PROPOSED PLUMBING PLANS, RISER DIAGRAMS & NOTES
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C8	WATER DISTRIBUTION & SANITARY SEWER PLANS
C9-C10	WATER DISTRIBUTION & SANITARY SEWER DETAILS

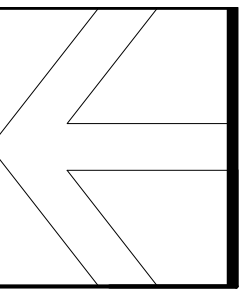
APPLICABLE CODES

FBC 2021, BUILDING
 NATIONAL ELECTRICAL CODE (NFPA 70)

ISLAND COVE APARTMENTS
 3000 LAKE SHORE DRIVE, RIVIERA BEACH, FLORIDA 33404

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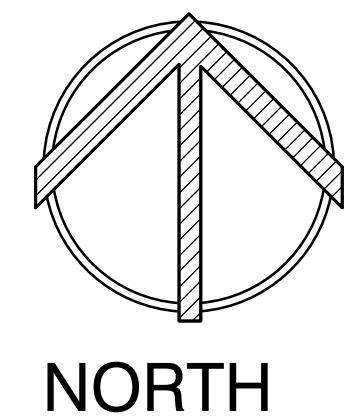
SHEET # T1

TITLE SHEET

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 ISSUED FOR: REVIEW
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 PROJECT #: 2008

REV. DATE: 07-26-21
 REV. DATE:
 REV. DATE:
 REV. DATE:

0229/2021 MAEMAR PC 2021
 THE UNDERSIGNED CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS OF ADA AND CITY OF RIVIERA BEACH BUILDING CODE.
 MEHRAN FARAHMANDPOUR
 LICENSE # AR0123 EXP. 02/28/2021



SITE MAP
 SCALE: 1" = 50'-0"