

# Island Plaza

Riviera Beach, Florida

## Parking Study



Prepared For:  
*RMS Properties*

**May 2021**



# Island Plaza, Riviera Beach

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

## Parking Study

May 2021

*Prepared for:*

**RMS Properties**

*Prepared by:*

Masoud Atefi & Associates, Inc.  
13246 Saint Tropez Circle  
Palm Beach Gardens, Florida 33401  
Phone: (561) 329-9490

Ali  
Altefi

Digitally signed  
by Ali Altefi  
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This item has been electronically signed and sealed by Ali Atefi, P.E. 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.

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Ali Atefi, P.E.  
Florida Registration Number 43854  
15912 Stable Run Dr.  
Spring Hill, Florida 34610

## EXECUTIVE SUMMARY

- Island Plaza management is planning a re-development project on the NE corner of the plaza. The plan is to demolish 7,960 SF of currently vacant retail space and build 53 multi-family residential units.
- There are currently 346 parking spaces provided in Island Plaza. Total of 205 parking spaces are located within the main parking lot.
- Future re-development plan calls for removal of 145 existing parking spaces. The plan also calls for provision of 88 new parking spaces, translating to a net loss of 57 parking spaces due to the planned residential development. Future total parking supply at Island Plaza is proposed to be 293 parking spaces.
- Maximum current parking utilization at the plaza was observed to be 68 vehicles between the hours of 9-10 am and 10-11 am on Monday 5/5/2021. Peak hour of parking utilization occurs between the hours of 9am to 12 pm on weekdays.
- Island Plaza Shopping center currently has an occupancy/tenancy rate of 69%.
- Under existing conditions maximum parking utilization observed was 33%. Assuming full shopping center occupation with similar type of tenancy, maximum hourly parking utilization/demand would be 89 parking spaces or a parking utilization rate of about 44%. Maximum parking utilization was also adjusted to account for the ongoing Covid pandemic. As a result the maximum parking utilization adjusted to account for full tenancy and the Covid pandemic was determined to be 93 parked vehicles or 45% utilization of existing 205 parking spaces in the shopping center main lot.
- A Shared Parking analysis was conducted 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.
- Results of this study suggests there will be plenty of parking spaces available at Island Plaza to negate 56 parking spaces lost due to the residential re-development project and to accommodate future parking demand at full shopping center occupancy.
- City of Riviera Beach parking requirement rate of 2 parking spaces per unit for multi-family residential units appear to be higher than most other agencies observed by the Institute of Transportation Engineers (ITE) of 1.2 per unit. Also, ITE observed per bedroom parking requirement rates ranging from 0.8 to 0.9 parking spaces. Based on the criteria using more conservative rate of 0.9 parking spaces per bedroom, a total of 75 parking stalls would be required for the residential component of the project, which would be 31 spaces less than current City code requires.

## INTRODUCTION

Masoud Atefi & Associates Inc. has been retained to prepare a parking study in accordance with Article VII, Codes of Ordinances City of Riviera Beach. The parking study will evaluate sufficiency of existing parking supply serving the Island Plaza shopping center, and it will determine adequacy of future parking supply upon implementation of the residential re-development project (Island Cove Apartments) proposed on the northeast corner of the shopping center.

Island Plaza shopping center is located along east side of Broadway (US-1), about 700 feet north of Blue Heron intersection, in the City of Riviera Beach, Florida.





See Figure-1 (next page) for an aerial illustrating general location of the site. Also, see the report appendix for the Palm Beach County Property Appraisers (PAPA) reports for information on the subject 6.3264 acres parcel (photo below). Parcel control number for the shopping center site is 56-43-42-28-19-000-0170.



Based on the site updated survey conducted on 11/6/2012 (see Appendix), Island Plaza shopping center has a total building area of 66,711 SF with a current occupancy rate of 69%, used by a mixture of retail and medical office uses. Table-1 below provides a listing of current tenants, existing uses, hours of operations, and total floor area occupied by each tenant.

<b>Table-1 - Island Plaza Shopping Center</b>			
<b>Current Tenancy</b>			
<b>Tenant</b>	<b>Land Use</b>	<b>Hours of Operations</b>	<b>Area (SF)</b>
<b>Family Dollar</b>	General Retail	8 am - 9 pm	7,670
<b>Rent a Center</b>	Furniture Sales & Rental	10 am - 7 pm	2,395
<b>Vacant</b>	General Retail	10 am - 7 pm	7,074
<b>Dedicated Senior Medical Center</b>	Medical Office	7:30 am - 5 pm	8,347
<b>Sunshine Daily Care Center</b>	Medical Office	8 am - 4 pm	3,853
<b>Laundromart</b>	Specialty Retail	24 hrs	3,679
<b>CSL Plasma</b>	Medical Office	7 am - 7 pm	9,606
<b>Warehouse/Storage/Loading</b>	Warehouse/Storage	n/a	10,240
<b>Vacant</b>	n/a	n/a	13,847
<b>Total</b>			<b>66,711</b>



**Figure 1 – Site Location**



**Island Plaza  
Shopping  
Center**

2900 Broadway Ave

E 29th Ct

**Island Plaza – Parking Study**





It should also be noted that in the addition to the uses indicated on Table-1, the plaza provides a Bank of America “Drive-Through Only” ATM operation. This operation is totally independent of the shopping center parking and traffic circulation activities. The ATM offers 90 feet of vehicle queuing storage space which is adequate since the highest number of vehicles queue observed during the 2 day survey at the Bank of America ATM was 3 vehicles requiring 75 feet of storage.



Island Plaza is currently served by two driveways on Broadway and one on Island Way along east side of the site (see below photos). One right-in/right-out driveway on Broadway (left), one right-in ingress only driveway on Broadway (middle), and one full access driveway on Lakeshore Drive (right).



## **PARKING ANALYSIS**

For the purpose of this parking analysis the overall parcel has been divided into 3 sections, A, B and C. Figure-2 (next page) illustrates the three sections. Section A covers the main Island Plaza shopping center and the main parking lot. Section B currently comprises of 7,960 SF retail space with 20 standard parking spaces along the full frontage. Finally, Section C covers additional parking on the NE corner of the property. As indicated earlier there is currently a residential re-development project planned on the parcel. The plan is to demolish all structures on Parcel B, and build 53 multi-family residential units (apartments) on Parcels B and C. Figure-3 (next page) provides an illustration of the future shopping center site, with the two residential and commercial components. See the report appendix for a copy of the proposed residential site plan which will occupy sections B and C.

## **EXISTING & FUTURE PARKING SUPPLY**

As indicated earlier, for the purpose of this parking study the Island Plaza shopping center was divided into 3 sections as illustrated on Figure-2. Below is a listing of existing and future (proposed) parking supply on the site.

### **Existing**

Section A: 199 Standard stalls + 6 Handicapped stalls, Total = 205 parking spaces.

Section B: 20 Standard stalls

Section C: 121 Standard stalls + 4 Handicapped stalls.

### **Future**

Section A: 199 Standard stalls + 6 Handicapped stalls, Total = 205 parking spaces.

Section B & C: 85 Standard stalls + 3 Handicapped stalls, Total = 88 parking spaces

**Total Future Parking Supply: 293 parking spaces**



Figure 2 – Existing island Plaza Sections



Figure 3 – Future Island Plaza



## CITY OF RIVIERA BEACH PARKING REQUIREMENTS

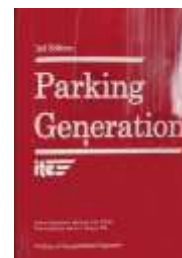
Future (after completion of the residential re-development plan) parking requirement for the plaza was determined based on off-street parking requirements listed in the City of Riviera Beach Code of Ordinances, Chapter 31, Article VII. Table-2 (below) provides the number of required parking spaces in the future. As indicated on the table, upon completion of the proposed residential re-development project the overall Island Plaza will require a total of 308 parking spaces. Per this requirement, future parking supply of 293 spaces (see above) would be deficient and short by 15 parking spaces.

<b>Table -2 - Future Island Plaza Parking Requirement</b>			
<b>Land Use</b>	<b>Size</b>	<b>Rate</b>	<b>Parking Spaces Required</b>
Residential	53 Units	2 per Unit	106
Medical Offices	21,806 SF	1 per 250 SF	87.20
Warehouse Storage & Utilities	10,240 SF	1 per 1000 SF	10.24
General Retail	13,744 SF	*3 per 1000 SF	41.23
**Vacant	20,921 SF	n/a	63.36
<b>Total</b>			<b>308</b>

\*Parking requirement rate for retail spaces were determined to be 3/1000 SF by the City of Riviera Beach Planning Division staff (Jeff Gagnon – no longer with the city). The rates were also recently reviewed by staff who recommended approval to the Planning Commission.

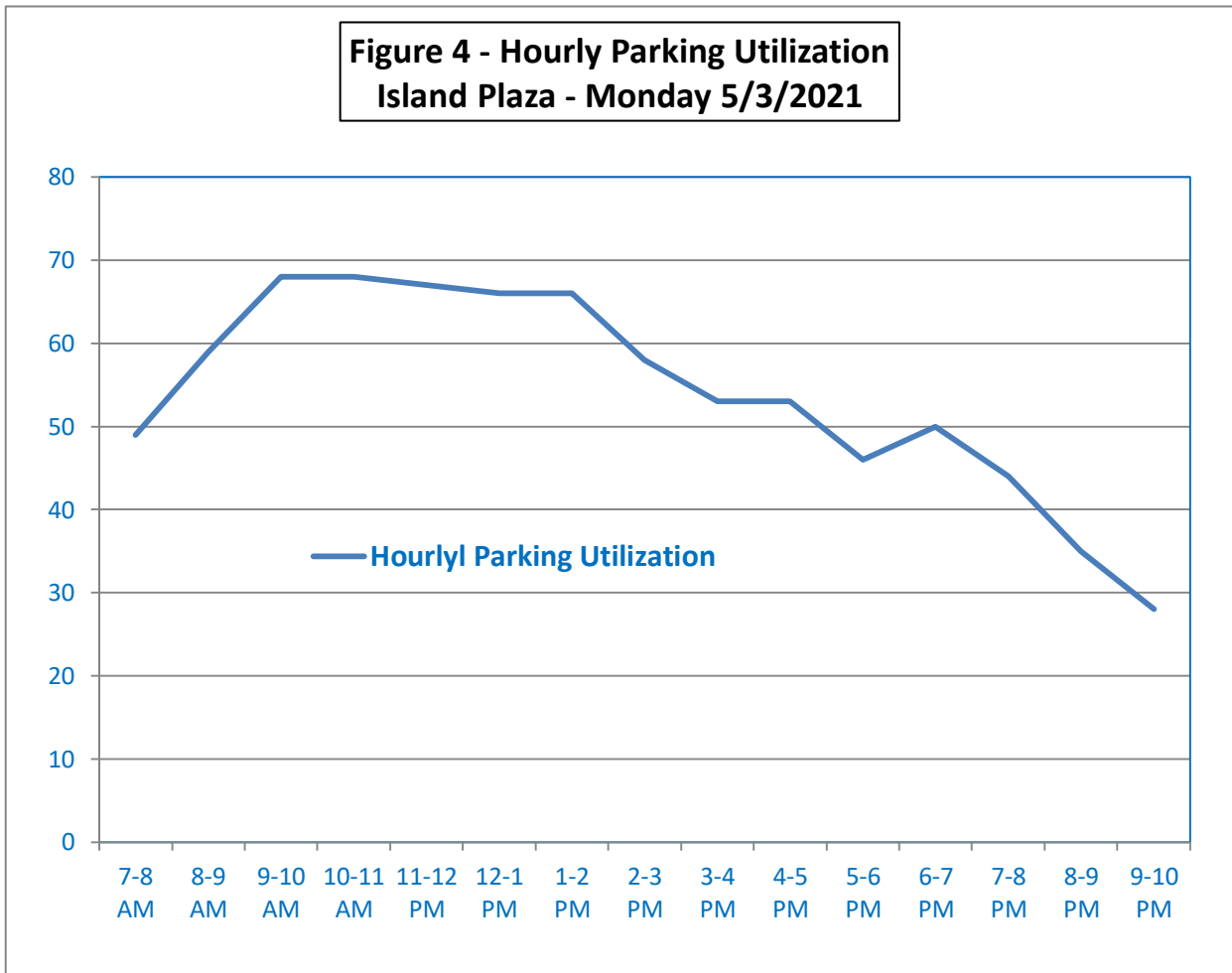
\*\* Parking requirement was determined based on the assumption that vacant spaces will be occupied by land uses similar to existing tenants.

It should be noted here the City residential parking requirement of 2 per unit appears to be high. The Institute of Transportation Engineers (ITE) in “Parking Generation Manual”, 3<sup>rd</sup> Edition provides weekday rate of 1.2 parking spaces per dwelling unit for Low/Mid-Rise Apartments (LU # 221 – see Appendix). The manual also indicates observation of parking supplies of 0.8 to 0.9 parking spaces per residential bedrooms for sites which were studied. The planned Island Cove Apartments will provide 83 bedrooms in 53 apartments in total. Therefore based on the ITE criteria data and using a factor of 0.9 parking spaces per bedroom, a total of 75 parking stalls would be required for the residential component of the project, 31 spaces less than what City code requires.

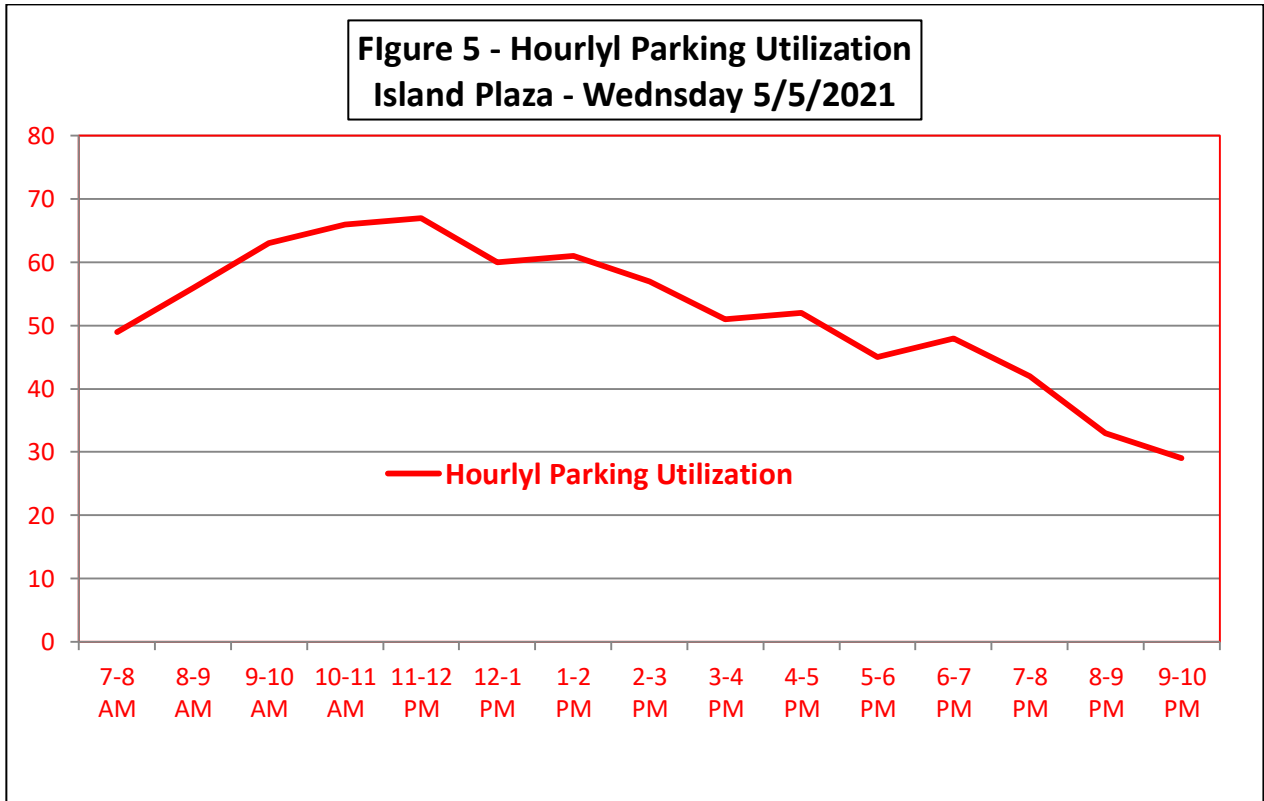


## EXISTING PARKING UTILIZATION

A parking utilization survey was conducted for the Island Plaza main shopping center on two typical Weekdays. We did not conduct Weekend surveys since most of the site medical offices do not operate on Weekends. Hourly parking utilization surveys were conducted from 7 am to 10 pm on Monday 5/3/2021 and Wednesday 5/5/2021. Results of the weekday hourly parking utilization survey are presented on Figures 4 and 5 (below and on the next page).







Note that some vehicles were observed to park on the in front of vacant commercial buildings (proposed to be demolished) on the northeast corner of the site. Those vehicles were also counted and are listed as “Side Parking Utilization” on the survey sheets which are presented in the report Appendix. Results of the survey are as follows:

- Maximum parking utilization was 68 vehicles observed between the hours of 9-10 am and 10-11 am on Monday 5/5/2021.
- Peak hour of parking utilization is between the hours of 9am to 12 pm on weekdays.
- Significant number of vehicles (28 and 29) remained parked on the site after 10 pm.
- Maximum observed parking utilization of 68 vehicles under existing conditions translates to only 33% parking utilization considering a total supply of 205 parking spaces in the main parking lot. However since the shopping center is currently only 69% occupied, assuming similar type of tenancy, when fully occupied, maximum hourly parking utilization/demand would be 89 parking spaces or a parking utilization of about 44%.

- We recognize patronage to Island Plaza has been impacted by the ongoing Covid pandemic, therefore the shopping center parking utilization had to be adjusted based on pandemic related drop on Broadway (US-1) traffic in the vicinity of the site. Average Annual Daily Traffic (AADT) from FDOT Traffic Online database was retrieved from the portable data station on US-1, Station #930103 (see report Appendix). The data for years 2019 and 2020 (pre and post pandemic) were compared and a “Pandemic Factor” was developed. As indicated of the FDOT traffic data report sheets, total AADT on US-1 (between Blue Heron and Northlake Boulevards) for Year 2019 (pre pandemic) was 24,000 vpd, and Year 2020 (during pandemic) was 23,000 vpd. As a result drop in area traffic and in the plaza patronage yielded a Pandemic Factor of 4.16%. This factor was then applied to the maximum parking utilization of 89 parked vehicles (under full occupancy) and resulted in maximum parking utilization of 93 parked vehicles which translates into 45% overall parking utilization.

It should also be noted that as part of the survey, interviews were conducted with some of the management of current plaza tenants. Stephanie manager of the Dollar store indicated no concerns over parking congestion and had not observed other issues such as accidents or crimes in the parking lot. Stepahnie also indicated she has observed non patrons park in the plaza lot. Same sentiment was expressed by Kenneth Crewe, assistant manager “Rent-A-Center”, a rent to own furniture store. Taira of Dedicated Senior Medical indicated they had observed no issues with deliveries. Finally, Arthur Johnson a City of Riviera Beach Public Works employee indicated adequacy of police presence and lack of crime in the Plaza.



## **SHARED PARKING ANALYSIS**

Shared parking analysis is generally conducted for mixed use developments which comprise of land uses with peak parking demands during different hours of the day. In case of Island Plaza shopping center in the future (upon completion of the proposed residential re-development plan), there will be residential, medical office, warehousing and commercial uses with different time periods of peak parking demand. The analysis included review of typical Weekday conditions and was conducted using the hourly parking demand rates provided by the Urban Land Institute (ULI) which is a nationally accepted source for shared parking studies. See the report Appendix for the LUI weekday hourly demand rates for different land uses.

Results of the shared parking analysis are presented in Table-3 (next page). As indicated on the table, upon completion of the proposed residential units and full occupancy at the shopping center maximum parking demand would be 261 spaces which is expected to occur at the hours of 2 pm and 3 pm on Weekdays. Therefore, the 293 parking spaces supply planned for Island Plaza in the future would be adequate to accommodate maximum combined shared parking demand.

## **CONCLUSIONS**

Based on the results documented in this report, we have concluded the proposed future parking supply of 294 spaces would be adequate to accommodate future parking demand after completion of the proposed 53 multi-family residential units, normal shopping center operations post pandemic, and upon full occupancy of Island Plaza.



**Table 3 - Shared Parking Analysis - ULI Criteria - Island Plaza**

Time of Day	Residential		Retail		Medical Office		Total Hourly Parking Demand	Parking Supply	Supply Adequate?
	Hourly Parking Demand Ratio*	Spaces	Hourly Parking Demand Ratio*	Spaces	Hourly Parking Demand Ratio*	Spaces			
7:00 AM	90%	95	5%	3	0%	0	98	293	Yes
8:00 AM	85%	90	15%	9	90%	114	213	293	Yes
9:00 AM	80%	85	30%	18	90%	114	217	293	Yes
10:00 AM	75%	80	55%	33	100%	127	240	293	Yes
11:00 AM	70%	74	75%	45	100%	127	246	293	Yes
12 Noon	65%	69	90%	54	30%	38	161	293	Yes
1:00 PM	70%	74	100%	60	90%	114	249	293	Yes
2:00 PM	70%	74	100%	60	100%	127	261	293	Yes
3:00 PM	70%	74	100%	60	100%	127	261	293	Yes
4:00 PM	75%	80	95%	57	90%	114	251	293	Yes
5:00 PM	85%	90	85%	51	80%	102	243	293	Yes
6:00 PM	90%	95	80%	48	67%	85	228	293	Yes
7:00 PM	97%	103	75%	45	30%	38	186	293	Yes
8:00 PM	98%	103.88	65%	39	15%	19	162	293	Yes
9:00 PM	99%	104.94	50%	30	0%	0	135	293	Yes
10:00 PM	100%	106	30%	18	0%	0	124	293	Yes

\* Hourly parking demand ratios - Source: Land Use Institute (LUI), Shared Parking (Tables 2-5 & 2-6) - See Appendix

Required Parking Spaces		Area /Units
Total for use		
Retail	60	20,025 SF
Residential	106	53 Units
Medical Office	127	31,768 SF
Warehouse	15	14,918 SF
<b>Total</b>	<b>308</b>	

# Appendix

**Location Address** 2900 BROADWAY

**Municipality** RIVIERA BEACH

**Parcel Control Number** 56-43-42-28-19-000-0170

**Subdivision** MIRAMAR PARK REPL IN

**Official Records Book** 29837 **Page**1891

**Sale Date** APR-2018

**Legal Description** MIRAMAR PARK REPL LT 17 & 40 FT ABND PT OF 30TH  
ST LYG N OF & ADJ TO & RIVIERA SHOPPING CENTER  
ADD PB27P203 LTS 1 THRU 6

**Owners**

RMS PROPERTIES X LLC

**Mailing address**

1111 N PLAZA DR STE 200  
SCHAUMBURG IL 60173 4996

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2018	\$4,991,238	29837 / 01891	WARRANTY DEED	RMS PROPERTIES X LLC
MAY-2005	\$4,100,000	18598 / 01970	WARRANTY DEED	RMS PROPERTIES III LLC
OCT-1997	\$3,500,000	10159 / 01014	WARRANTY DEED	
NOV-1991	\$2,901,200	07071 / 00317	WARRANTY DEED	

No Exemption Information Available.

<b>Number of Units</b> 0	<b>*Total Square Feet</b> 74787	<b>Acres</b> 6.3264
<b>Use Code</b> 1600 - SHOPPING CENTER CMMITY	<b>Zoning</b> DC - DOWNTOWN CORE ( 56- RIVIERA BEACH )	

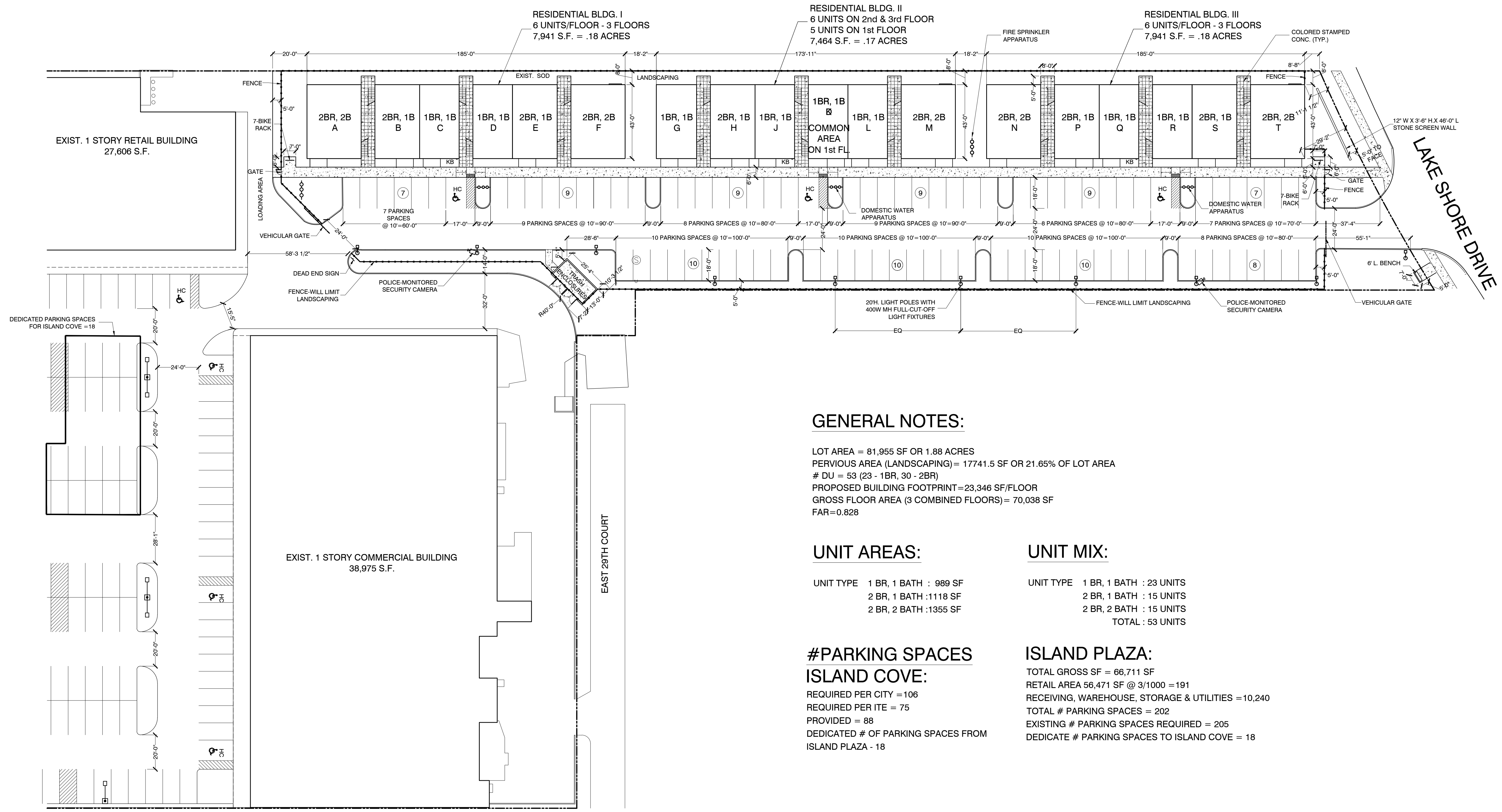
Tax Year	2020	2019	2018
<b>Improvement Value</b>	\$0	\$0	\$0
<b>Land Value</b>	\$0	\$0	\$0
<b>Total Market Value</b>	\$5,700,000	\$5,000,000	\$4,600,000

All values are as of January 1st each year

Tax Year	2020	2019	2018
<b>Assessed Value</b>	\$5,700,000	\$5,000,000	\$4,458,850
<b>Exemption Amount</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$5,700,000	\$5,000,000	\$4,458,850

Tax Year	2020	2019	2018
<b>Ad Valorem</b>	\$125,113	\$110,807	\$97,301
<b>Non Ad Valorem</b>	\$28,523	\$29,366	\$29,366
<b>Total tax</b>	\$153,636	\$140,173	\$126,667





**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

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

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

SHEET #  
**SP2**

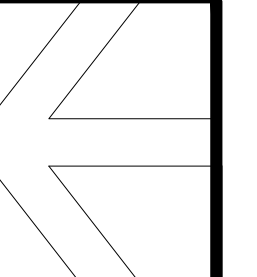
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**PROPOSED SITE PLAN - OPTION A**  
**90 DEGREES PARKING**

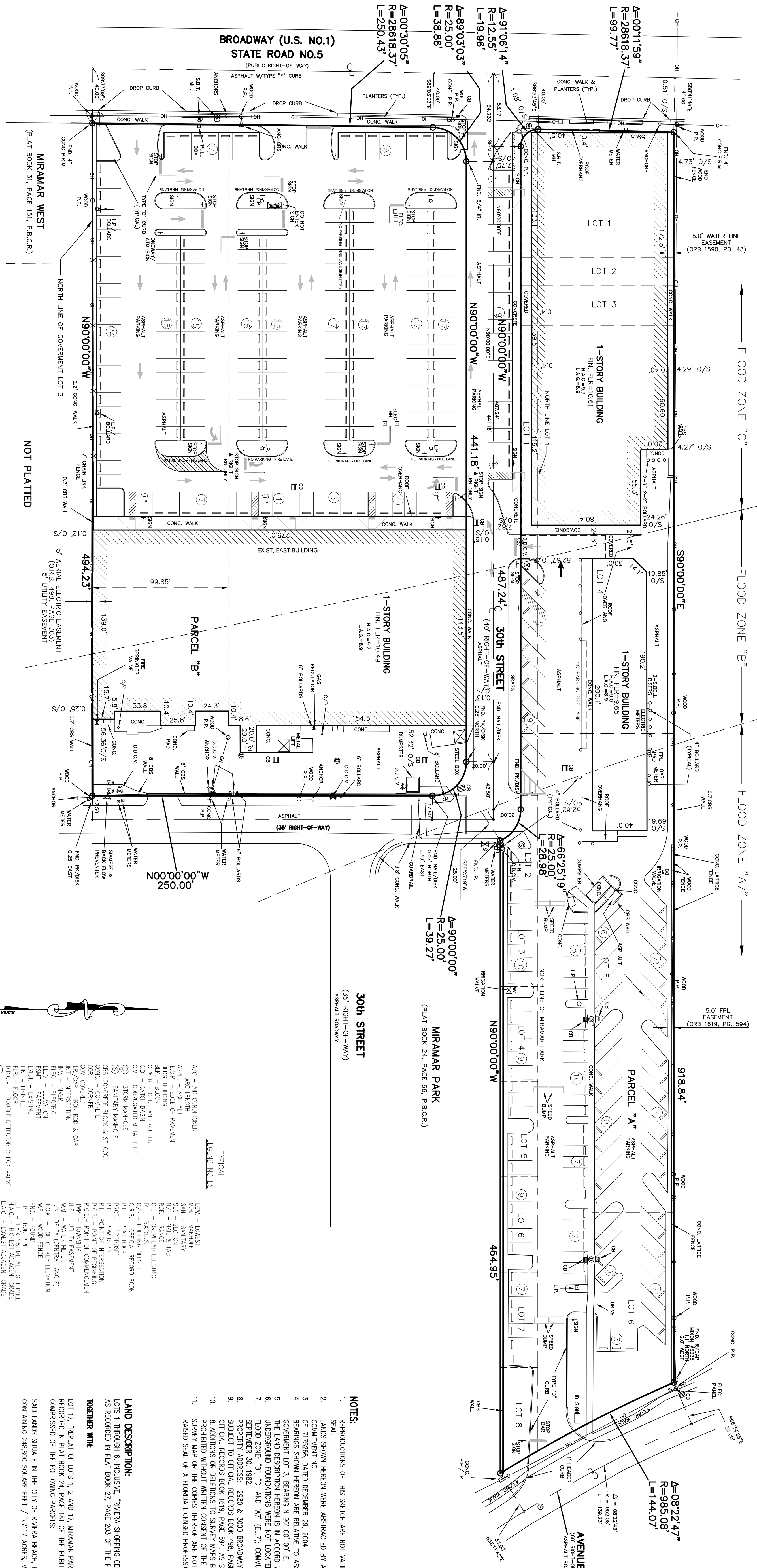
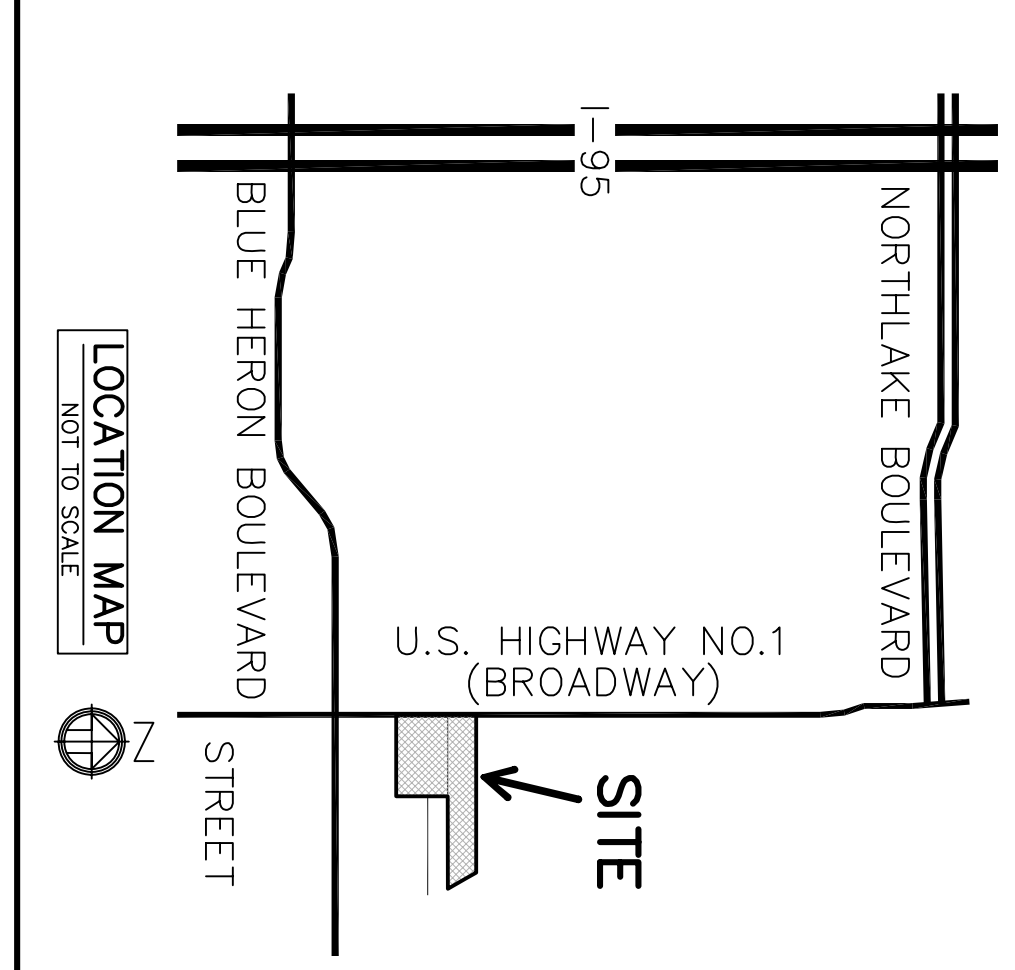
DATE: 05-25-2020  
 ISSUED FOR: VARIANCE  
 SCALE: 1" = 30'-0"  
 PROJECT #: 2008

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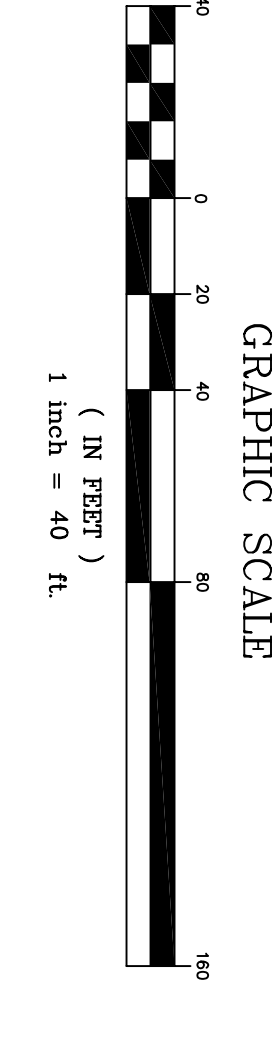
THE UNDERSIGNED CERTIFIES THAT THESE PLANS  
 HAVE BEEN PREPARED UNDER MY DIRECT  
 KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS  
 OF ADA AND CITY OF RIVIERA BEACH BUILDING CODE.

MERRIAN FARMHAND POUR  
 LICENSE # AR85123 EXP. 02/28/2021





- LEGEND NOTES**
- 1. AIR CONDITIONER
  - 2. AIR LENGTH
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- NOTES:**
1. REPRODUCTIONS OF THIS SET/CHART ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
  2. LANDS SHOWN HEREON WERE ABSTRACTED BY ATTORNEYS' TITLE INSURANCE FUND, INC.
  3. COMMENT NO. 07-7175866 DATED DECEMBER 29, 2004.
  4. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED ON THE NORTH LINE OF GOVERNMENT LOT 3, BEARING N 90° 00' 00" E.
  5. THE LAND DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT; UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
  6. FLOOD ZONE: "B", "C" AND "A7" (EL. 7); COMMUNITY PANEL NO.: 125142 0003 D. DATE: SEPTEMBER 30, 1982.
  7. 2000 & 2000 BROADWAY, RIVIERA BEACH, FL. 33404.
  8. SUBJECT TO OFFICIAL RECORDS BOOK 498, PAGE 303, OFFICIAL RECORDS BOOK 1591, PAGE 43.
  9. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  10. SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
  - 11.
- LAND DESCRIPTION:**
- LOTS 1 THROUGH 6, AND 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HERON SHOPPING CENTER, AS SHOWN ON THIS SURVEY MAP, WAS CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING STATUTES AND THE FLORIDA SURVEYING BOARD STANDARDS SET FORTH IN CHAPTER 54-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

JEFFREY R. WOODER, P.L.S.  
 REG. LAND SURVEYOR #5302  
 STATE OF FLORIDA - EB #3591

<b>ISLAND PLAZA SHOPPING CENTER BOUNDARY SURVEY</b> CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.		<b>CAULFIELD &amp; WHEELER, INC.</b> CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452	
DATE: 8/10/08	DRAWN BY: SRA	UPDATE SURVEY: 11/6/12	ACE
SCALE: 1"=40'	ELEC	UPDATE SURVEY: 1/26/05	JF
		ADD TITLE INFORMATION: 2/10/05	JF
		REVISED PER ATTY COMMENTS: 5/13/05	HK
		REVISIONS: DATE BY	
		FILE NAME: 35175UR3.dwg	

JOB # 3517-2  
 SHEET NO. 1  
 OF 1 SHEETS

## Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs: Dwelling Units  
On a: Weekday  
Location: Suburban**

Statistic	Peak Period Demand
Peak Period	12:00–5:00 a.m.
Number of Study Sites	19
Average Size of Study Sites	320 dwelling units
Average Peak Period Parking Demand	1.20 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	26%
Range	0.68–1.94 vehicles per dwelling unit
85th Percentile	1.46 vehicles per dwelling unit
33rd Percentile	1.09 vehicles per dwelling unit

## Land Use: 221 Low/Mid-Rise Apartment

**Average Peak Period Parking Demand vs: Dwelling Units  
On a: Saturday  
Location: Urban**

Statistic	Peak Period Demand
Peak Period	9:00 p.m.–7:00 a.m.
Number of Study Sites	7
Average Size of Study Sites	110 dwelling units
Average Peak Period Parking Demand	1.02 vehicles per dwelling unit
Standard Deviation	0.21
Coefficient of Variation	20%
Range	0.80–1.43 vehicles per dwelling unit
85th Percentile	1.17 vehicles per dwelling unit
33rd Percentile	0.90 vehicles per dwelling unit



## Island Plaza - Weekday Hourly Parking Utilization Survey



	<b>Main Parking Utilization (Vehicles Parked)</b>	<b>Side Parking Utilization</b>	<b>Total</b>
<b>Time of Day</b>			
7-8 AM	48	1	49
8-9 AM	58	1	59
9-10 AM	67	1	68
10-11 AM	66	2	68
11-12 PM	65	2	67
12-1 PM	63	3	66
1-2 PM	62	4	66
2-3 PM	55	3	58
3-4 PM	51	2	53
4-5 PM	52	1	53
5-6 PM	43	3	46
6-7 PM	48	2	50
7-8 PM	42	2	44
8-9 PM	34	1	35
9-10 PM	28	0	28

**Date:** 5/3/2021

**Tech:** Saeed F

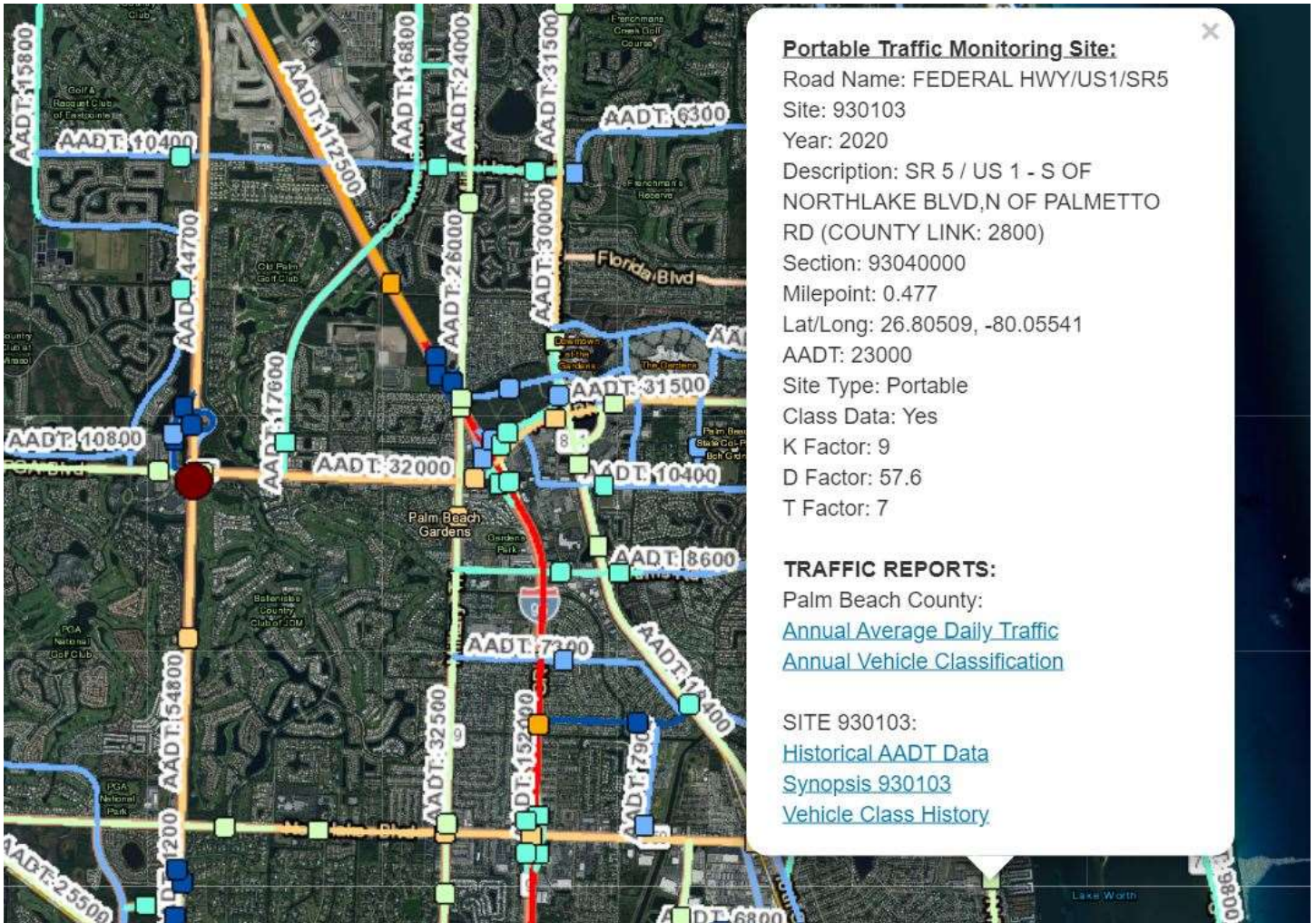
## Island Plaza - Weekday Hourly Parking Utilization Survey



Time of Day	Main Parking Utilization (Vehicles Parked)	Side Parking Utilization	Total
7-8 AM	46	3	49
8-9 AM	53	3	56
9-10 AM	59	4	63
10-11 AM	63	3	66
11-12 PM	63	4	67
12-1 PM	54	6	60
1-2 PM	57	4	61
2-3 PM	54	3	57
3-4 PM	49	2	51
4-5 PM	50	2	52
5-6 PM	43	2	45
6-7 PM	46	2	48
7-8 PM	41	1	42
8-9 PM	33	0	33
9-10 PM	29	0	29

**Date:** 5/5/2021

**Tech:** Saeed F



**Portable Traffic Monitoring Site:**

Road Name: FEDERAL HWY/US1/SR5  
 Site: 930103  
 Year: 2020  
 Description: SR 5 / US 1 - S OF  
 NORTHLAKE BLVD,N OF PALMETTO  
 RD (COUNTY LINK: 2800)  
 Section: 93040000  
 Milepoint: 0.477  
 Lat/Long: 26.80509, -80.05541  
 AADT: 23000  
 Site Type: Portable  
 Class Data: Yes  
 K Factor: 9  
 D Factor: 57.6  
 T Factor: 7

**TRAFFIC REPORTS:**

Palm Beach County:  
[Annual Average Daily Traffic](#)  
[Annual Vehicle Classification](#)

SITE 930103:  
[Historical AADT Data](#)  
[Synopsis 930103](#)  
[Vehicle Class History](#)

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2019 HISTORICAL AADT REPORT

COUNTY: 93 - PALM BEACH

SITE: 0103 - SR 5 / US 1 - S OF NORTHLAKE BLVD, N OF PALMETTO RD (COUNTY LINK: 2800)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	24000 C	N 11500	S 12500	9.00	58.80	3.40
2018	24000 C	N 12000	S 12000	9.00	55.50	3.40
2017	24500 C	N 12500	S 12000	9.00	55.40	3.40
2016	26500 C	N 13500	S 13000	9.00	55.30	2.90
2015	24500 C	N 12500	S 12000	9.00	55.60	2.90
2014	22000 C	N 11000	S 11000	9.00	55.40	3.60
2013	21500 C	N 10500	S 11000	9.00	58.50	3.20
2012	24000 C	N 12000	S 12000	9.00	59.30	3.20
2011	22500 C	N 11500	S 11000	9.00	58.80	4.20
2010	22500 C	N 11000	S 11500	10.86	60.20	4.20
2009	25500 C	N 12500	S 13000	11.11	60.16	4.20
2008	25500 C	N 12500	S 13000	10.95	57.63	2.30
2007	21500 C	N 11500	S 10000	10.80	57.68	2.30
2006	26500 C	N 13000	S 13500	10.77	57.38	2.70
2005	27500 C	N 13500	S 14000	10.80	56.50	3.70
2004	27000 C	N 13000	S 14000	10.80	58.20	3.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



**Table 2-5** Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%
Peak December	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%
Late December	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	15%	40%	75%	75%	65%
	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Arena	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Stadium	Customer	—	—	—	1%	1%	1%	5%	5%	5%
8 p.m. start	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Health Club	Customer	70%	40%	40%	70%	70%	80%	60%	70%	70%
	Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%
Office	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	90%	100%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%
Bank	Customer	—	—	50%	90%	100%	50%	50%	50%	70%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%



