

Town of Surfside Parking Lot Improvements

- 90-81.3 Drainage & Maintenance: drain away from streets and property; minimum 1 inch asphaltic concrete on a 6 inch compacted lime rock base.
- 90.81.5 Entrances and Exits: not more than 1 not exceeding 12 foot in width for every 50 foot of width of Parking Lot
- 90-81.7 Lighting: comply with Section 90-61
- 90-81.8 Screening: 6 or more vehicles- provide along the lot lines, except ingress and egress, a visual screen not less than 2 foot high but no more than 3 foot high; shall consist of a compact evergreen hedge.

c. ARTICLE VIII – Landscape Requirements

The Town code section 90-91.2 Requires a buffer landscaping adjacent to STREETS AND ABUTTING PROPERTIES: *"On any proposed, redeveloped site, or, or municipal plots where such area is abutting street(s) and/or property lines, including dedicated alleys, landscaping shall be provided between such area and such perimeters as follows:*

- 1) At least 10 foot in depth along all the property lines abutting streets and/or property lines; Landscape barrier (Hedge, fence, wall) along abutting street property line place along the inside perimeter. A fence or wall along abutting property line, install at property line and screen with a hedge from the inside.
- 4) Parking area interior landscaping: 20% of the total vehicular area *exclusive* of perimeter landscape buffers is required.
- 5) Parking Aisle Stalls: 11 foot wide landscape islands/10 or less stalls. All row shall be terminated with 11 foot wide islands; Landscape divider Medians minimum 6 foot wide; other proposed landscape areas minimum 6 foot wide.
- 6) Wheel Stops or curbs located min. 2.5 foot from any landscaped area. Type "D" curb encouraged where abutting Landscape area (cannot be counted towards landscape buffer or median requirement).

2.2.2. Zoning Analysis

A zoning analysis for the six study parking lots was performed to evaluate the compliance with the off-street parking requirements by the Town of Surfside as included in **Appendix C**. The analysis concludes that the study parking lots have deficiencies to meet minimum code requirements. The following deficiencies in all parking lots were found:

- Parking stalls are smaller than the 9'x18' standard. Most stalls are 9 foot x 14 foot or 9 foot x 16 foot assuming an overhang of 2.5 foot over existing raised concrete curb.
- Handicap spaces do not meet the minimum of 12 foot x18 foot. One of the lots (Shul Lot) does not provide an accessible space
- For most of the parking lots, driving aisles or bumper overhang do not comply with minimum dimensions as per Miami-Dade code
- The study parking lots present the lack of landscape buffer or substandard below the 10 foot minimum.
- Interior landscape was observed very limited or below 20% requirement.
- End landscape islands are smaller than 11 foot wide; in Parking Lot No. 6 (Abbot Lot) and there are no intermediate Islands. Large number of continuous spaces with no intermediate Islands.

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Based on the parking lot layouts that were prepared to take in consideration the goals of the RFP and the Standards Minimum dimensions as per the Town and County codes; the dimensions and configurations of each lot coupled with the zoning standards will result in a considerable reduction in the number of parking spaces. Furthermore a 10 foot x 20 foot stalls as per item F of the RFP would have a larger reduction in the number of spaces.

2.2.3. Lighting Study

A lighting inventory at the six study parking lots was performed . The height and general depicted characteristics are shown in **Appendix D**. The field observation for the lighting system at the study parking lots indicates that;

- It is appeared that the larger size of parking lots have few lighting poles
- The lighting poles heights range between 17 foot to 24 foot.
- Further conditions of the lighting design will be prepared upon definition of the final architectural and zoning elements

2.3. Topographic Surveys

John Ibarra & Assoc., Inc. conducted the existing topographic surveys for the six study parking lots as included in **Appendix E**.

2.4. Geotechnical Engineering

Geosol, Inc. (GEOSOL) performed the subsurface exploration and the geotechnical engineering evaluations to investigate the subsurface and groundwater conditions and to provide geotechnical engineering recommendations for the proposed parking lot improvements. The report is included in **Appendix F**.