- However, it is noted that the occupancy of Handing and Abbott Avenue parking lots during the weekend nighttime (7 PM to 9PM) is above 20%.

- It is important to mention that the parking lot at 95th and Abbott Avenue presents an average occupancy close to 40% at 9 PM during the weekend

2.1.3. Parking Garage Analysis

The Town of Surfside has been considering a new parking garage at 95th Street and Abbot Avenue. It is determined that a parking garage could be required when the occupancy reaches to a level of 90% of the capacity. In order to properly validate the need of a parking garage at this location, additional site-specific aspects that need to be aggregated to the raw traffic data collected. Among those aspects are as follows and **Table 2** summarizes the result of parking garage analysis;

- A peak seasonal factor of 1.06 is applied to the raw traffic counts (15-minute interval) since the raw traffic counts were collected during the summer period. The seasonal factor was obtained from a nearby FDOT station.

- Currently, there are eight (8) vacant stores front along Harding Avenue abutting the parking lot. When these stores are fully occupied, it is expected that 32 new trips will be generated based on the ITE Trip Generation Manual

  - 1,000 S.F. per Store

  - 4 vehicles per 1,000 S.F. for Retail/Small Restaurant

- Furthermore, the Town of Surface is planning the removal of the existing side-street parking spaces (74 spaces) along Harding Avenue between 94th and 96th Street.

- It is assessed that a parking garage is required when the occupancy reaches a 90% level.

Table 2. Parking Demand Analysis for the Proposed Parking Garage

Time	Raw Data		Peak Seasonal Applied		Fully Occupied		Street Parking Reoved	
	veh	%	veh	%	veh	%	veh	%
10:00 AM	67	32%	70	34%	84	41%	108	52%
11:00 AM	100	48%	106	51%	126	61%	162	78%
12:00 PM	128	62%	135	65%	162	78%	207	100%
1:00 PM	149	72%	157	76%	188	91%	241	116%
2:00 PM	156	76%	166	80%	198	96%	254	123%
3:00 PM	154	75%	164	79%	195	94%	250	121%
4:00 PM	140	68%	149	72%	177	86%	228	110%
5:00 PM	117	56%	124	60%	148	71%	189	91%
6:00 PM	88	43%	93	45%	111	54%	143	69%
7:00 PM	78	38%	83	40%	99	48%	127	61%
8:00 PM	71	34%	75	36%	90	43%	115	56%
9:00 PM	67	32%	71	34%	85	41%	109	53%

95 St & Abbot Ave (207 Spaces) - Summer Weekdays