

Parking Management Plan for
Azure Estates



Prepared by
Rita Mooney, Vice President

February 15, 2018

1555 Martin Luther King Drive
Riviera Beach, Florida 33404

PARKING MANAGEMENT PLAN

Azure Estates

Overview

Azure Estates currently known as Stonybrook Apartments, is located in Rivera Beach, Florida, (the “Property”). The community consists of 216 apartment homes with rents calculated exclusively to the household’s adjusted income and subsidy funded by the U.S. Department of Housing and Urban Development (“HUD”) via a Project Based Section 8 contract. The floorplan mix for the community is quite desirable and includes 108 two bedroom and 108 three bedroom apartment homes available for families that qualify for rental assistance from HUD.

Millennia Housing Management, Ltd. is currently the management agent of the property and will be the management agent for the purchaser, Azure Estates FL TC, LP. MHM currently manages over 250 affordable multi-family housing communities in over 25 states. As part of our evaluation of the parking needs and operational practices historically utilized at Stonybrook Apartments, we conducted a parking needs assessment of the property.

Summary of Parking Spaces and Usage

In order to maintain a safe and secure environment, property management requires residents of the Property with cars to utilize a property parking sticker to identify their vehicle. This process permits management to discern between residents’ vehicles and guest vehicles. There is a history of unwanted visitors, trespassing onto the property and peddling unwanted services and materials out of their vehicles.

There are currently 245 existing parking spaces, including 4 handicapped spaces, at the Property. (1) After several surveys conducted by property management staff, which occurred on different days, at various times of the day, it was concluded that on a regular basis the residents utilized only 29% of the parking spaces at the Property. (2) This leaves 71% of the spaces available for staff, vendor and guest parking.

Regional and National Findings

The parking needs of the Property are consistent with national trends as well as Millennia’s parking usage at its other affordable properties.

The Urban Institute (“TUI”), a nonprofit policy advisory group which is dedicated to analyzing and resolving to improve the lives of the most vulnerable, strengthen communities and guide the public sector, recently examined the state of Low- and Middle- Income Housing for the Miami Dade area and found that a common concern as an obstacle to the development of affordable housing are the strict parking requirements applied to affordable projects. (2) Such steep parking requirements are perceived as being too high and costly to implement for affordable developments. Steep minimum parking requirements were also found to not support transit-oriented developments, which were stated to be an important amenity for low income housing communities in the region. (3)

(1) Attachment A, Current Site Plan of Stonybrook Apartments, Current Conditions

(2) Attachment B, MHM Parking Survey of Stonybrook Apartments, December 2017

(3) The Urban Institute, “Miami and the State of Low- and Middle-Income Housing, March 2017.
<https://www.urban.org/research/publication/miami-and-state-low-and-middle-income-housing>

The Non-Profit Housing Association of Northern California, as early as 2001, stated a conclusion that mirrors Millennia's position on the issue, affordable housing does not need more parking and instead should have reduced parking requirements. (4) Simply stated, higher income households own, or lease, significantly more vehicles than lower income households. We find this statement to be accurate in the case of the Property, whose residents utilize only 29% of the current available parking spaces.

Proposed Parking Plan

Post rehabilitation the Property will maintain 248 parking spaces. (5) This conclusion has been reached for the following reasons:

- a. The current excess of parking spaces available at the Property, 71%,
- b. The rehabilitation project will not add any additional residential units to the Property,
- c. The Property will continue to operate as affordable housing long into the future,
- d. Construction of additional parking spaces would cause a reduction in green space and amenity space for the residents
- e. Construction of additional spaces would be cost prohibitive to the overall project.

The Parking Plan for Azure Estates is to assign blocks of parking spaces nearest to each building for residents with vehicles. All residents will be required to register their vehicle with the property management office and display a parking sticker on their vehicle. Attachment B shows the proposed parking layout for the Property, post-rehabilitation.

Our management practices and zero tolerance policies are designed to create a well-managed, safe and secure living environment while transforming this property to become a positive influence in its community.

(4) *Non-Profit Housing Association of Northern California, "Rethinking Residential Parking", April 2001.*
<http://nonprofithousing.org/wp-content/uploads/2014/Toolkits/Original%20Toolkit/mythsandfacts.pdf>

(5) *Attachment C, Proposed Site Plan of Stonybrook Apartments, Post-Construction Conditions*

DR. MARTIN LUTHER KING JR. BOULEVARD
(AKA STATE ROAD 710) (AKA WEST 8TH STREET) (AKA BEELINE HIGHWAY)
VARIABLE WIDTH PUBLIC RIGHT OF WAY
PER ROAD PLAT BOOK 3, PG. 113
AND ROAD PLAT BOOK 3, PG. 151

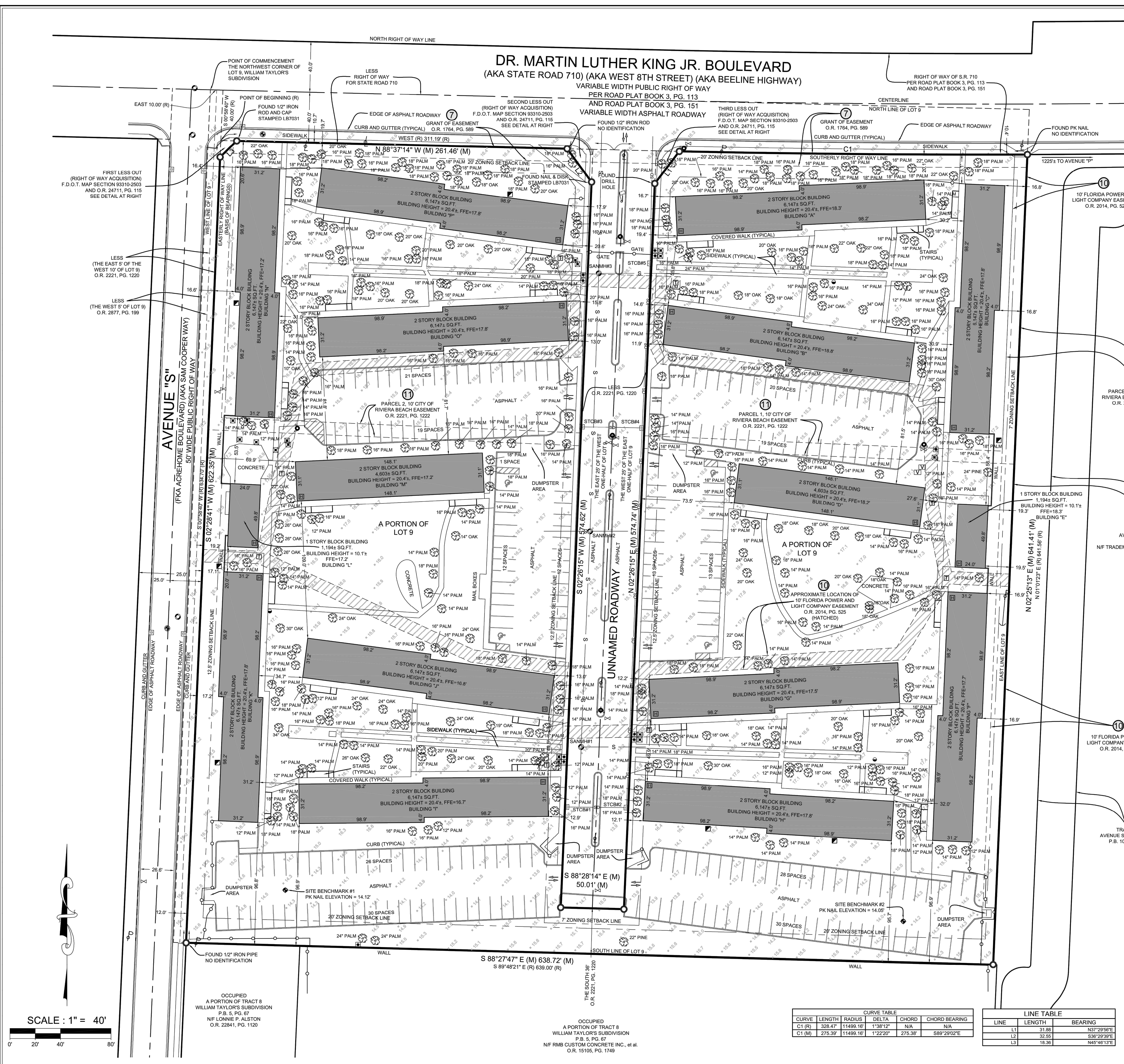
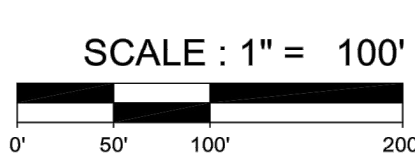
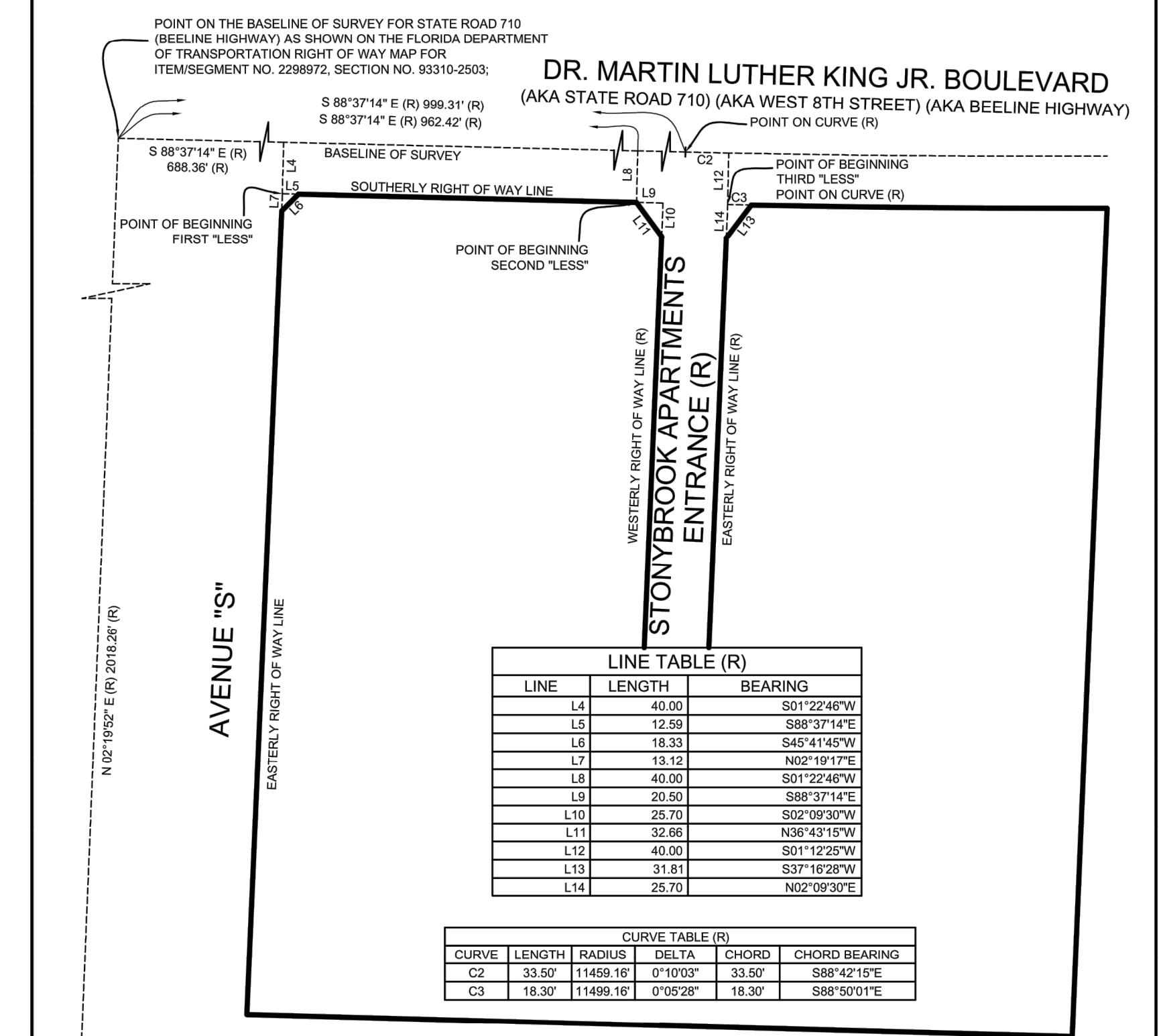
SANITARY STRUCTURE INFORMATION			
MANHOLE	TOP	PIPE TYPE - INVERT ELEVATION - DIRECTION	
SANMH1	14.04	10" PVC - 10.81' - N, 10" PVC - 11.01' - E & S	
SANMH2	14.81	10" PVC - 10.81' - N, 10" PVC - 11.01' - S, 6" PVC - 11.01' - E & W	
SANMH3	15.24	PARKED CAR OVER MANHOLE, NOT ACCESSIBLE	

STORMWATER STRUCTURE INFORMATION			
INLET	TOP	PIPE TYPE - INVERT ELEVATION - DIRECTION	
STCB#1	13.18	20" RCP - 10.09' - W, 20" RCP - 10.18' - E	
STCB#2	13.19	20" RCP - 10.09' - W, 20" RCP - 10.49' - E	
STCB#3	14.16	20" RCP - 10.49' - E	
STCB#4	14.29	20" RCP - 10.14' - S, 20" RCP - 10.31' - W, 20" RCP - 9.99' - N	
STCB#5	14.79	20" RCP - 9.69' - N, 20" RCP - 9.79' - S	

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- SET 5/8" IRON ROD & CAP L.B. 7386, UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMSE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
- WELL HEAD
- POINT OF ACCESS
- FINISHED FLOOR ELEVATION
- CLEAN OUT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- RECORD
- MEASURED
- CALCULATED
- PLAT
- PAGE
- OFFICIAL RECORDS
- PLAT BOOK
- FLORIDA DEPARTMENT OF TRANSPORTATION
- NOW OR FORMERLY
- BUILDING HEIGHT MEASUREMENT LOCATION
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WATER LINE
- STORM DRAIN LINE
- SEWER LINE

LESS PARCELS P.O.C. TO P.O.B. DETAIL



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1 (R)	328.47	31499.16'	1°38'12"	N/A	N/A
C1 (M)	275.39	11499.16'	1°22'20"	275.39	S89°29'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.88	N07°29'57"E
L2	32.55	S30°29'29"E
L3	18.36	N45°48'13"E

SHEET NO. **C-2A**
SHEET 3 OF 18

Bock & Clark ALTANSPTS LAND TITLE SURVEY
PREPARED FOR
GMF Portfolio Project
DATE OF FIELD SURVEY: APRIL 13, 2017
NETWORK PROJECT NUMBER: 201700145-014
1-(800)-SURVEYS (787-8397)
mayhelpyou@bockandclark.com www.bockandclark.com

ATTACHMENT B

Stonybrook Parking Analysis



Photo taken at 4pm-Parking Lot between O&M



Photo taken at 4pm-Parking Lot between J&M



Photo taken at 4pm-Parking Lot by I Building



Photo taken at 4pm-Parking Lot behind H



Photo taken at 4pm-Parking Lot behind H



Photo taken at 4pm-Parking Lot by G

As an example-

There were 16 vehicles parked in the lot by the G&D building. Only 3 of those vehicles had resident stickers.

In the parking lot between O&M only 3 out of the 25 cars parked there had resident stickers.



Photo of a resident sticker



6pm



6pm



Photo taken at 8pm-Parking Lot behind H



Photo taken at 8pm-Parking Lot behind I



Photo taken at 8pm-Parking Lot by I



8 pm



8 pm



Photo taken at 8pm-Parking Lot by I

Building "A"

- ① 101-A - Sophia Wylie
- ② 104-A - Lashawn West
- ③ 108-A - Arietta Butler
- ④ 105A - Solange Brown
- ⑤ 208A - Sherae Agnew

Building "C"

- ① 103-C - Rubie Hillman
- ② 107-C - Carla Toleno
- ③ 201-C - Lola Gayle
- ④ 207-C - Kiara Phillips

Building "D"

- ① 103-D - Gloria McLaughlin
- ② 201-D - Da'Vonda Callaway

Building "F"

- ① 101-F - Dina Walker
- ② 102-F - Bria Randell
- ③ 103F - Nery Marival
- ④ 104F - Hester LeAndria
- ⑤ 105F - Terrinisha Hutchins
- ⑥ 108F - Coy McClellan
- ⑦ 201F - Christopher French

Building "G"

- ① 102-G - Chanel Wicker
- ② 103-G - Jimeka Herring
- ③ 105A - Tasia Brownridge
- ④ 203G - Renecha Johnson

Total
39

Building "H"

- ① 102-H - Ruthie Milton
- ② 103-H - Portia Johnson
- ③ 105H - Trachell Bradley
- ④ 106H - Shantazia
- ⑤ 108H - Naeqria Cargill
- ⑥ 205H - Mamie Davis
- ⑦ 208H - Tawana Hudson
- ⑧ 202H - Rochelle McFadden

Building "I"

- ① 102I - Tunishia Marcellus
- ② 104I - Mercedes Laster

Building "J"

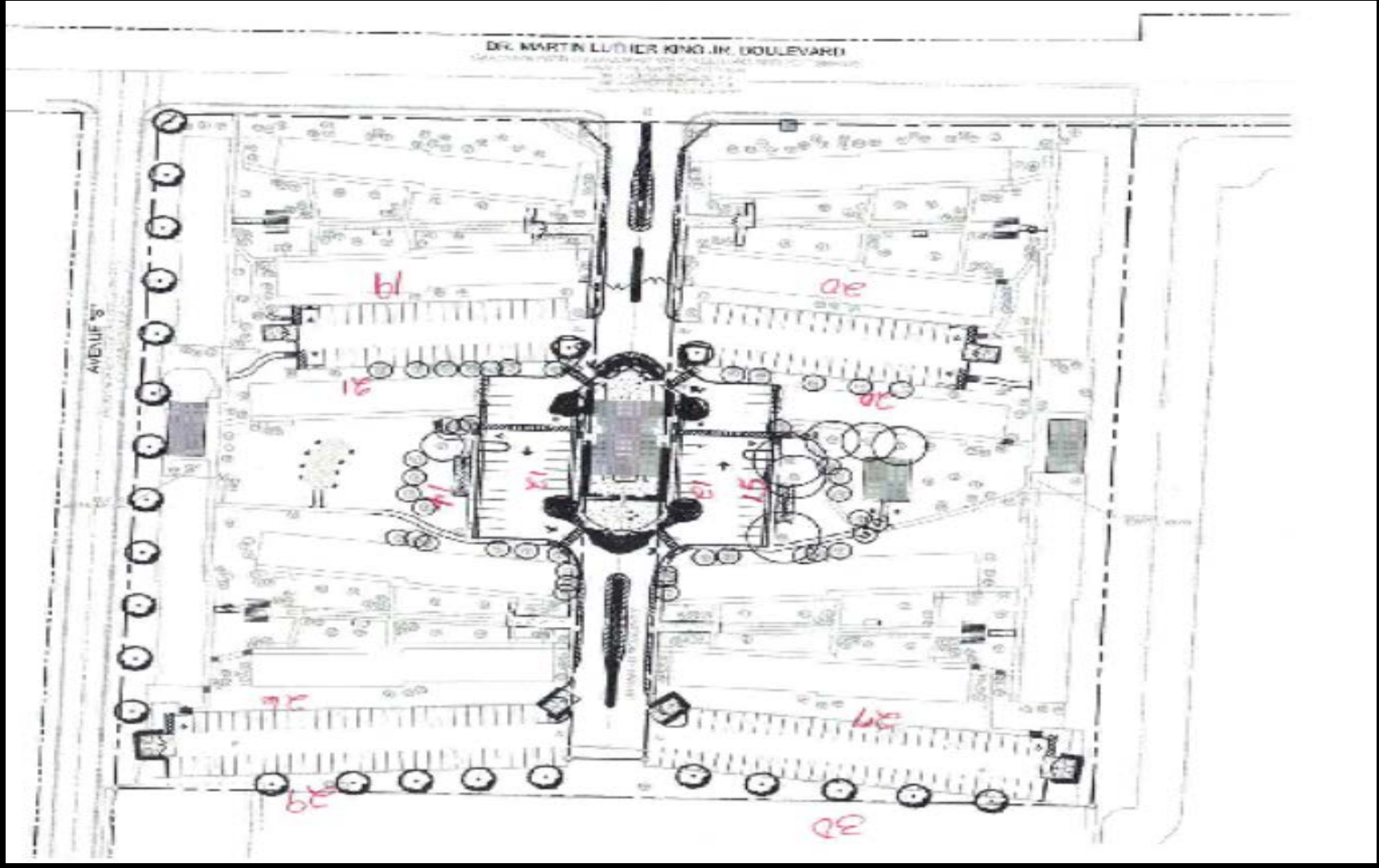
- ① 103J - Courtney Butler
- ② 108J - Charelle Harvey
- ③ 201J - Olivia Monday
- ④ 205J - Vatosia Bythwood
- ⑤ 206J - Laproscha Lawson
- ⑥ 207J - Charelle Audate
- ⑦ 208J - Earnestine Tedford

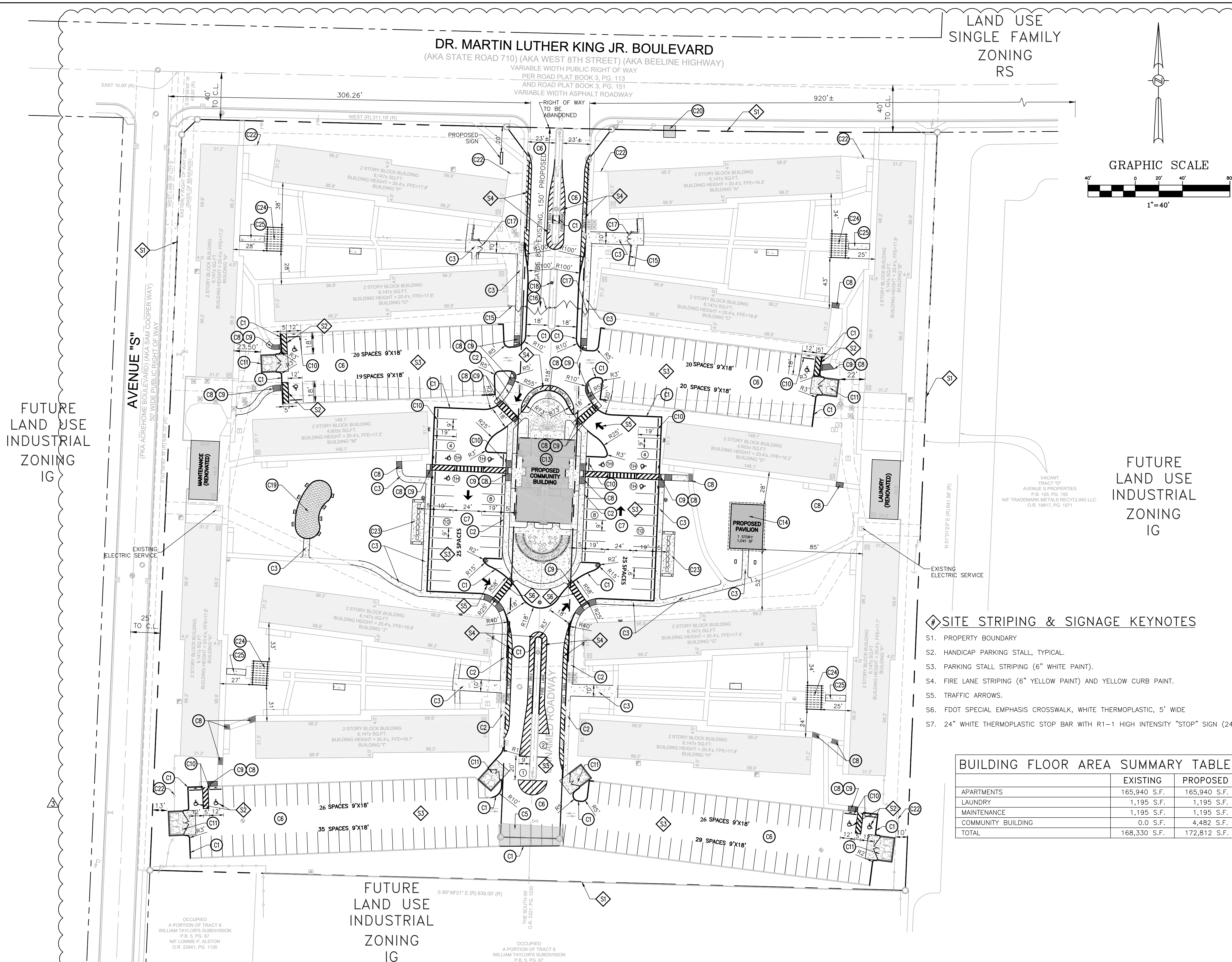
Residents with cars
Building A-J

Building "K"	Building "P"	Total
① 101K - LaFevia Wilson	① 105P - Paul Pierre Louis	30
② 103K - Na'Kita Davis	② 107P - Phileasha Shaw	
③ 106K - Dyrisha Peterson	③ 202P - Sherka Hooks	
④ 201K - Paula Thompson	④ 203P - Joceay Glover	
⑤ 204K - Augustave Victory	⑤ 204P - Nicki Gaines	
⑥ 205K - Mare Garcon		
⑦ 206K - Thurnika Adderly		
<u>Building "M"</u>		
① 101M - Crystal Lewis		
② 102M - Maquesta Demard		
③ 104M - Jessica Alvarez		
④ 204M - Ja Kinah		
⑤ 202M - Stephanie Taylor		
<u>Building "N"</u>		
① 101N - Ariel Wilkerson		
② 104N - Pamela Williams		
③ 105N - Stephanie Davis		
④ 203N - Jasmine Fleunzard		
⑤ 204N - Dennis Correa		
⑥ 202N - Aisha Allen		
⑦ 206N - Holly Stone		
<u>Building "O"</u>		
① 105O - Ebony Keels		
② 106O - Tahigez Dickson		
③ - Sharva Watson		
④ 204O - Shallante Preston		
⑤ 202O - Kimberly Adams		
⑥ 208O - Shiquilla Beause		

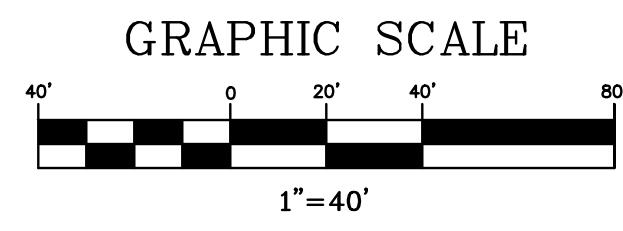
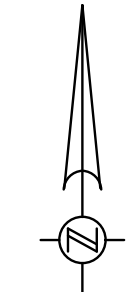
Residents with cars
Building K-P

DR. MARTIN LUTHER KING, JR. BOULEVARD





LAND USE
SINGLE FAMILY
ZONING
RS



SITE DATA

PROPERTY LOCATION:	1555 DR. MARTIN LUTHER KING JR. BLVD. RIVIERA BEACH, FL 33404
PROPERTY ZONING:	RM-20
PROPERTY FUTURE LAND USE DESIGNATION:	MF-20
EXISTING USE:	APARTMENT COMPLEX
PROPOSED USE:	APARTMENT COMPLEX
PROJECT AREA:	8.63 ACRES
RIGHT OF WAY ABANDONED AREA:	0.70 ACRES
TOTAL AREA:	9.33 ACRES

EXISTING BUILDING:	195,244 S.F.
PROPOSED EXPANSION:	4,482 S.F.
PROPOSED GROSS FLOOR AREA:	199,726 S.F.

BUILDING SETBACKS (REQUIRED)	NEW BUILDING SETBACKS (PROPOSED)
FRONT (NORTH) 50'	FRONT (NORTH) 250'±
SIDE (EAST) 20'	SIDE (EAST) 295'±
REAR (SOUTH) 20'	REAR (SOUTH) 285'±
SIDE (WEST) 20'	SIDE (WEST) 295'±

MAXIMUM ALLOWABLE BUILDING HEIGHT 200'	BUILDING HEIGHT PROPOSED 29.5' AT STAIR TOWERS
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PARKING

REQUIRED PARKING: 2 SPACES PER UNIT x 216 APARTMENTS	432 SPACES
STANDARD PARKING	244 SPACES
HANDICAP PARKING	4 SPACES
TOTAL EXISTING PARKING	248 SPACES

PROPOSED PARKING

STANDARD PARKING	235 SPACES
HANDICAP PARKING	13 SPACES
TOTAL PARKING PROVIDED	248 SPACES

SITE AREA CALCULATIONS

	EXISTING (INCLUDING RIGHT OF WAY TO BE ABANDONED)	PROPOSED
APARTMENT BUILDING (FOOTPRINT)	1.91 AC.	1.91 AC.
LAUNDRY/MAINTENANCE BUILDINGS	0.05 AC.	0.05 AC.
COMMUNITY BUILDING	0.00 AC.	0.07 AC.
PAVILION	0.00 AC.	0.02 AC.
PAVING	2.45 AC.	2.23 AC.
CONCRETE/DUMPSTER	0.07 AC.	0.12 AC.
SIDEWALK	5.33 AC.	1.07 AC.
IMPERVIOUS AREA	4.00 AC.	5.47 AC.
PERVIOUS AREA	4.00 AC.	3.86 AC.
TOTAL SITE AREA	9.33 AC.	9.33 AC.

MAXIMUM IMPERVIOUS COVER ALLOWED	70 %
IMPERVIOUS COVER PROPOSED	58 %

FLOOD ZONE
FLOOD ZONE B&C PER FEMA F.I.R.M. PANEL 125142 DATED: 09/30/1982

- SITE NOTES**
- ALL CURB RADI ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADI @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
 - LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
 - ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF S 02°26'15" UNLESS OTHERWISE INDICATED WITH A "*" OR BEARING.
 - LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

- Ⓢ SITE STRIPING & SIGNAGE KEYNOTES**
- PROPERTY BOUNDARY
 - HANDICAP PARKING STALL, TYPICAL.
 - PARKING STALL STRIPING (6" WHITE PAINT).
 - FIRE LANE STRIPING (6" YELLOW PAINT) AND YELLOW CURB PAINT.
 - TRAFFIC ARROWS.
 - FDOT SPECIAL EMPHASIS CROSSWALK, WHITE THERMOPLASTIC, 5' WIDE
 - 24" WHITE THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY "STOP" SIGN (24").
- Ⓢ SITE CONSTRUCTION KEYNOTES**
- 6" HEAD CURB.
 - MONOLITHIC CURB AND SIDEWALK (5' MINIMUM WIDE).
 - CONCRETE SIDEWALK (5' MINIMUM WIDTH).
 - CONCRETE PAVEMENT.
 - ASPHALT PAVEMENT.
 - SEAL COAT PARKING LOT AND AISLEWAYS.
 - MILL AND RESURFACE (1" TYPE-S ASPHALT).
 - HANDICAP ACCESS RAMP WITH 12:1 MAXIMUM SLOPE.
 - DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE.
 - WHEEL STOP.
 - DUMPSTER ENCLOSURE AND CONCRETE APPROACH PAD. SEE DETAIL SHEET.
 - SIGN (BY SEPARATE PERMIT).
 - PROPOSED COMMUNITY BUILDING. SEE ARCHITECTURAL PLANS.
 - PROPOSED 30'X40' PICNIC PAVILION. SEE ARCHITECTURAL PLANS.
 - SITE FENCING (6' HIGH COMMERCIAL ALUMINUM PICKET).
 - GATE (20' WIDE DOUBLE SWING GATE) BY OTHERS.
 - GATE (3' WIDE) PEDESTRIAN TO MATCH FENCING
 - GATE KEYPAD BY OTHERS.
 - NEW PLAYGROUND AND EQUIPMENT. SEE ARCHITECTURAL PLANS.
 - PROPOSED BUS STOP.
 - EXISTING FENCE. ADJUST AROUND NEW DUMPSTER.
 - MAIL KIOSK. SEE ARCHITECTURAL PLAN.
 - PERGOLA (12' X 20')
 - 5' WIDE CONCRETE SIDEWALK @ 4.5% MAX. PROVIDE ADA RAMP IF SLOPE EXCEEDS 5.0%

BUILDING FLOOR AREA SUMMARY TABLE

	EXISTING	PROPOSED
APARTMENTS	165,940 S.F.	165,940 S.F.
LAUNDRY	1,195 S.F.	1,195 S.F.
MAINTENANCE	1,195 S.F.	1,195 S.F.
COMMUNITY BUILDING	0.0 S.F.	4,482 S.F.
TOTAL	168,330 S.F.	172,812 S.F.

09/22/17	PER HUD RESPONSE	DG	WRH
11/21/17	PER HUD REVIEW RESPONSE	DG	WRH
2/02/18	VE COORDINATION-FHA APPLICATION	JS	WRH
DATE	REVISIONS	BY	CHECKED

APARTMENTS AT AZURE ESTATES
F.K.A. STONYBROOK APARTMENTS
1555 DR. MARTIN LUTHER KING JR.
RIVIERA BEACH, FL 33404



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WRH	DG	WRH	WRH

PROJECT NO.	17-062
SCALE	1" = 40'
DATE	AUGUST 7, 2017
SHEET NO.	C-6
SHEET	7 of 18

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
WILLIAM R. HOCKENSMPH, P.E.
LICENSE No. 35540

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