

DOWNTOWN PALM HARBOR

PARKING STUDY

PINELLAS COUNTY, FLORIDA

Prepared By:

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
(813) 880-8881
www.kingengineering.com

December 2012
Project No. 4833-000-001

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	1
2.0 STUDY AREA	2
3.0 PARKING ANALYSIS	4
3.1 Parking Inventory	4
3.2 Data Collection	6
3.3 Occupancy	6
4.0 PARKING DEMAND	20
4.1 Existing Parking Supply	23
4.2 Existing Parking Demand	23
4.3 Future Parking Supply	23
4.4 Future Parking Demand	23
5.0 PUBLIC INPUT	24
5.1 Business Owner/Manager Surveys	24
5.2 Business Patron/Visitor Surveys	24
5.3 Public Meetings	25
6.0 RECOMMENDATIONS	26

LIST OF TABLES

Table 1 – Existing Parking Supply Inventory Summary	4
Table 2 – Tuesday Overall Occupancy	8
Table 3 – Friday Overall Occupancy	12
Table 4 – Saturday Overall Occupancy	16
Table 5 – Existing Land Use Summary	21
Table 6 – Parking Recommendations	26

LIST OF EXHIBITS

Exhibit 1 – Study Area	3
Exhibit 2 – Parking Inventory	5
Exhibit 3 – Tuesday Overall Occupancy	9
Exhibit 4 – Tuesday Peak Occupancy	10
Exhibit 5 – Friday Overall Occupancy	13
Exhibit 6 – Friday Peak Occupancy	14
Exhibit 7 – Saturday Overall Occupancy	17
Exhibit 8 – Saturday Peak Occupancy	18
Exhibit 9 – Existing Parcel Location	22

APPENDIX

APPENDIX A – Weekday and Weekend Occupancies by Street and Block

APPENDIX B – Parking Demand Calculations

APPENDIX C – Turnover Calculations

APPENDIX D – Business Owner Surveys

APPENDIX E – Future Parking Calculations

APPENDIX F – Supporting Documentation

APPENDIX G – Notification Letters and Addresses

EXECUTIVE SUMMARY

This report evaluates the adequacy of the parking system, both public and private, in Downtown Palm Harbor for current and future parking demand. The study was requested by the Pinellas County Commission in February 2012 as a result of recent changes to the parking code for the Old Palm Harbor Downtown District (OPH-D) zoning. The goal is to balance the need for on-site private parking with the historical nature of the area.

The area bounded by Alternate U.S. Highway 19 to the west; County Road 1 to the east; Michigan Avenue between Alternate US Hwy 19 and 12th Street; and Georgia Avenue between 12th Street and CR 1 to the south; and Indiana Avenue between Alternate US Hwy 19 and 11th Street; and the alley north of Nebraska Avenue between 11th Street and CR 1 to the north was studied. There are a total of 642 parking spaces in the study area. Of these 422 (approximately 66%) are public parking spaces, and the remaining 220 (approximately 34%) are off-street private parking spaces. Of the 422 public parking spaces, 73 are located on site at the White Chapel/Harbor Hall.

Existing Parking Analysis

Analysis indicates that the private parking utilization is highest on the weekdays during business hours. This was observed on the parking lots of Geographic Solutions and Fran Haasch Law Office. The public parking along 12th Street was observed to have high utilization during the business hours on both the weekdays observed. In the evening, Florida Avenue had high occupancy, as well as 11th Street and Nebraska Avenue. This observed evening occupancy corresponds to the locations of restaurants/bars in the area. The demand in the overall area was observed to be high during the daytime caused by the employees and business patrons. There was a brief decline after 5:30 PM in the evening and then a rise in the parking occupancy was observed attributable to the restaurants.

The weekend occupancy of private parking spaces was significantly low. The peak utilization of on-street public parking was during the evening and was again observed along road segments adjacent to the restaurant/bar establishments. The White Chapel parking lot occupancy was high during the morning on Saturday, which corresponded with an event.

Based on field observations and the data analyzed, it appears that the White Chapel public parking lot and the on-street parking spaces along Michigan Avenue are underutilized. On weekdays, the turnover observed on the south side of Florida Avenue, specifically in front of the Palm Harbor Barber Shop and Avenue Salon, along Florida Avenue was also high indicating that the parking was utilized mainly by the patrons to the area. The average turnover in the 14 parking spaces directly in front of the businesses (south of Florida Avenue) was less than 1 hour.

Future Parking Needs

The future parking needs were estimated based on ITE Parking Generation Manual, 3rd Edition, and Pinellas County Old Palm Harbor Downtown Land Development Code. Analysis indicates that approximately 599 parking spaces are required to meet the potential future demand based on ITE Parking Generation, and about 481 spaces required based on the current County Code assuming development occurs at 75% of maximum density permitted by future land use designation. It appears that the existing 642 parking spaces, total of both on street and off-street, are adequate to satisfy the projected future demand.

Recommendations:

Changes to the County OPH-D Code parking requirements for downtown Palm Harbor are suggested based on the parking analysis in order to maintain shared usage of the public parking areas. Based on the parking analysis and the requirements of the current Code and ITE Parking Generation, the existing parking supply is anticipated to be adequate for the projected future conditions. However, changes are recommended to maintain a balance of available public parking during peak times.

1. Promote turnover of public spaces. Two hour parking limit is suggested for consideration along Florida Avenue from 8:00 AM to 5:00 PM to discourage employees parking along this roadway segment. Consistent enforcement of the two hour limit during this time frame is recommended.
2. Restrict employee parking along Florida Avenue.
3. Promote shared parking as office and retail/restaurant uses tend to have opposing peaking characteristics.
4. For office uses, a parking rate reduction of a 0.2 space for every 1 public space within a 500 feet radius is recommended. This radial distance equates to approximately 1,000 feet of walking distance measured along the public streets (excluding alleyways). This reduction may also be applied for nearby private spaces subject to a shared parking agreement. This reduction should not to be applied to the parking spaces located along and have a frontage on Florida Avenue and Michigan Avenue.
5. Promote underutilized public parking areas. Installing way-finding signs throughout the downtown area is recommended to inform patrons of the White Chapel public parking lot.

1.0 INTRODUCTION

Downtown Palm Harbor is a small, historic downtown within the large unincorporated community of Palm Harbor. There is a mix of office; commercial and residential uses with shared public and private parking. King Engineering Associates, Inc. was selected by the Pinellas County Department of Strategic Planning and Initiatives to conduct an analysis of the downtown parking system for existing and projected future parking demand, and develop recommendations to capitalize on the existing underutilized parking spaces. The study was requested by the Pinellas County Board of County Commissioners to address the concern of area property and business owners and the Commission over adequate parking for future buildout of the area. This study is intended to supplement the inventory completed by the County Department of Strategic Planning and Initiatives in March/April 2011.

The purpose of this report is to determine if the parking supply in downtown Palm Harbor, both public and private, is adequate to meet the existing and future parking demand.

2.0 STUDY AREA

The area bounded by Alternate U.S. Highway 19 to the west; County Road 1 to the east; Michigan Avenue between Alternate US Hwy 19 and 12th Street; and Georgia Avenue between 12th Street and CR 1 to the south; and Indiana Avenue between Alternate US Hwy 19 and 11th Street; and the alley north of Nebraska Avenue between 11th Street and CR 1 to the north was studied.

Exhibit 1 illustrates the 11 block study area.



Source: Google Earth maps

EXHIBIT 1

STUDY AREA

DOWNTOWN PALM HARBOR PARKING AND
CIRCULATION STUDY

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882

3.0 PARKING ANALYSIS

Analysis was performed to assess the current parking demand in the study area, and to determine the future parking needs based on current and projected future development. Existing parking demand was calculated by street segment and blocks for on-street and off-street parking respectively. Parking generation factors were estimated per 1,000 square feet of gross floor area, and compared against the factors from Institute of Transportation Engineer's (ITE) Parking Generation Report, 3rd Edition. Future parking demand was projected based on the future land use patterns identified in the Historic Downtown Palm Harbor Master Plan and Pinellas County Comprehensive Plan. This future parking demand was evaluated using the current OPH-D Code requirements, ITE Parking Generation, and the parking generation factors derived from the current demand data.

3.1 Parking Inventory

Parking data within the study area was collected by type and location. A field verification of all on-street and off-street public or private parking was conducted on July 24, 2012. This inventory was compared to the data collected by the County Planning Department in Spring 2011. This inventory was field verified and amended as necessary for the number of on-street parking spaces and off street parking spaces; both public and private.

There are a total of 642 parking spaces in the study area. Of these 422 (approximately 66%) are public parking spaces, and the remaining 220 (approximately 34%) are off-street or private parking spaces. Of the 422 public parking spaces, 73 are located on site at White Chapel. Bicycle parking spaces were also included in the inventory. **Table 1** summarizes the existing parking inventory in the study area.

Table 1 – Existing Parking Supply Inventory Summary

Type of Parking	Number of Spaces
On-street Public Parking	349
White Chapel/Harbor Hall Parking Lot	73
<i>Total Public Parking Supply</i>	422
Private Parking	220
Total Parking Inventory	642

Exhibit 2 illustrates the detailed parking inventory in the study area.

Q:\CIVIL\4833\000\TRAFFIC STUDY PALM HARBOR\LONG, October 24, 2012 3:28 PM, RHH, King Engineering Associates Inc.
© 2012 KING ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KING ENGINEERING ASSOCIATES, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DESIGNED	XXXX
DRAWN	XXXX
CHECKED	XXXX
IN CHARGE	XXXX

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

DOWNTOWN PALM HARBOR PARKING & CIRCULATION STUDY

PARKING INVENTORY

LEGEND	
	- PRIVATE PARKING
	- NO. OF PARKING SPACES
	- NO. OF BIKE PARKING
*	- COUNTY ESTIMATE

EXHIBIT 2

JOB NO.	4833-000-001	PROJECT NO.	
DATE	10/19/2012		
SCALE	NTS		

3.2 Data Collection

Parking occupancy counts in the study area were collected on an average Tuesday (July 24, 2012), Friday (July 20, 2012), and Saturday (July 21, 2012). The occupancy of the on-street and off-street parking spaces was recorded in 15-20 minute intervals. This parking demand data was used to identify the peak demand times for each day studied. The demand data was seasonally adjusted for the peak season conditions using Florida Department of Transportation (FDOT) correction factors and information from the previous inventory prepared by Pinellas County in Spring 2011. The detailed data worksheets are included on the attached CD-ROM.

3.3 Occupancy

Tuesday

For the on-street and off-street parking spaces two peaks were observed; 11:00 AM to 2:00 PM and 4:00 PM to 5:00 PM with nearly 49% occupancy. Occupancy stayed over 40% from 9:00 AM to 5:00 PM and went down for the rest of the evening.

For the mid-morning study period (11 AM to 2 PM), the on-street public parking spaces along 12th Street between Florida Avenue and Georgia Avenue, 12th Street between Indiana Avenue and Nebraska Avenue, Omaha Circle between Nebraska Avenue and Florida Avenue, and Florida Avenue from Alternate US Hwy 19 to 11 Street were most utilized. The on-street occupancy observed in these locations was over 80%. Geographic Solutions private parking spaces located east of Omaha Circle between Nebraska Avenue and Florida Avenue, and west of Omaha Circle between Florida Avenue and Georgia Avenue were observed to be full for the entire mid-morning study period. The private parking spaces in the northeast corner of the intersection of Nebraska Avenue and 12th Street were observed at over 80% occupancy.

For the afternoon study period (2 PM to 4 PM), the on-street public parking spaces along 12th Street between Florida Avenue and Georgia Avenue, Omaha Circle between Nebraska Avenue and Florida Avenue, and 11th Street between Florida Avenue and Georgia were most utilized at over 80%. Geographic Solutions private parking spaces were observed to be completely occupied.

For the evening peak hour (5 PM to 7 PM), the on-street public parking was observed to be most utilized along Florida Avenue between Alternate US Hwy 19 and 11th Street, 11th Street between Indiana Avenue and Florida Avenue, and Nebraska Avenue between Alternate US Hwy 19 and 12th Street. It was observed that after 5:30 PM, the occupancy was highest near the restaurant/bars in the study area, which was expected.

A maximum of 2 bicycles were observed in the study area for the entire day. The occupancy at the White Chapel parking lot peaked at 17% in the evening time, and was less than 15% for the rest of the day.

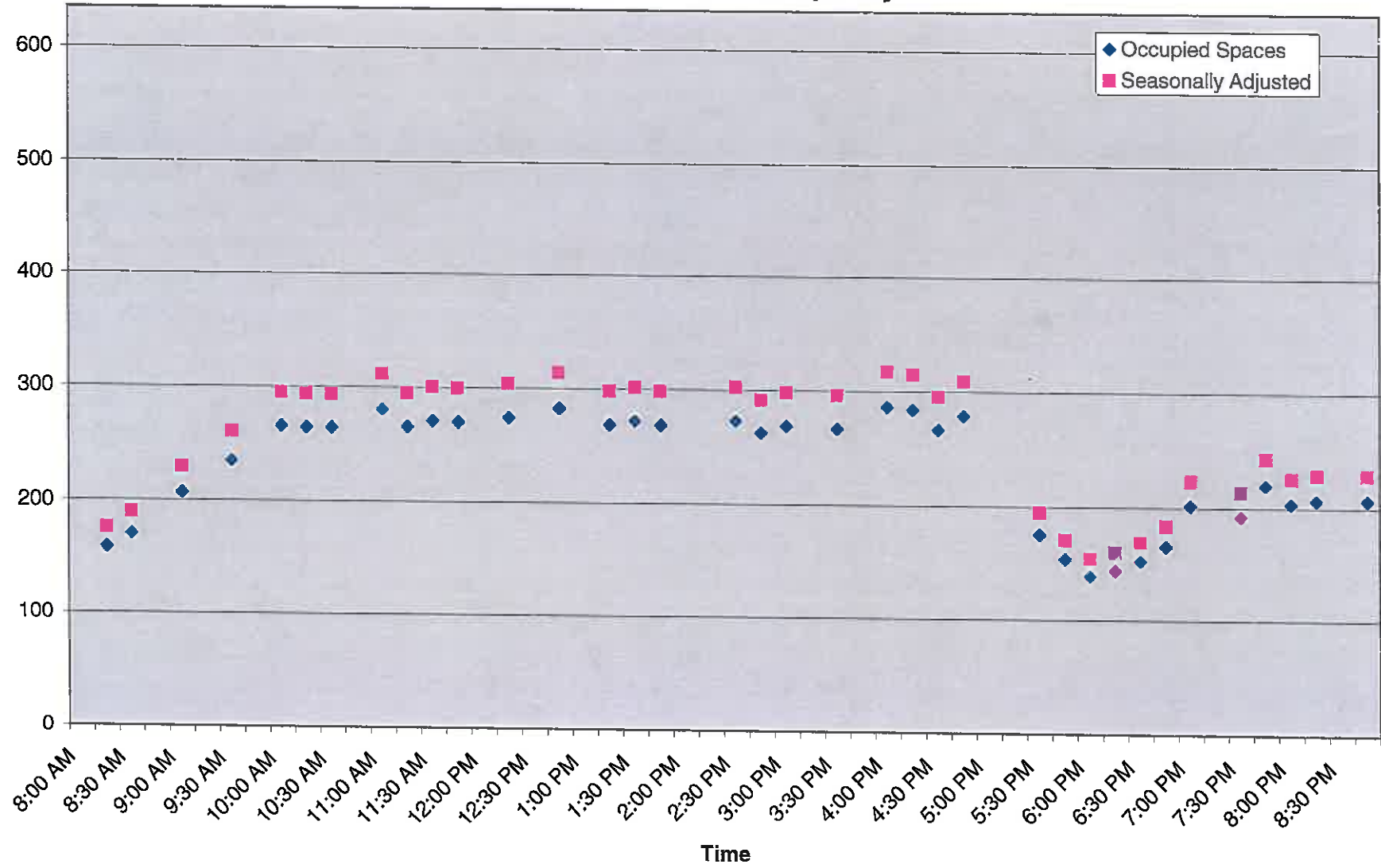
Table 2 and **Exhibit 3** summarize the occupancy counts for Tuesday by hour. **Exhibit 4** provides the peak occupancy by street segment and block. Detailed occupancy counts by roadway segment and block are included in the **Appendix A**.

Table 2: Occupancy Summary - Tuesday

Time	Occupied Spaces	% Occupied	Seasonally Adjusted	
			Occupied Spaces	% Occupied
8:00 AM				
8:15 AM	159	24.77%	176	27.49%
8:30 AM	171	26.64%	190	29.57%
8:45 AM				
9:00 AM	207	32.24%	230	35.79%
9:15 AM				
9:30 AM	235	36.60%	261	40.63%
9:45 AM				
10:00 AM	266	41.43%	295	45.99%
10:15 AM	265	41.28%	294	45.82%
10:30 AM	265	41.28%	294	45.82%
10:45 AM				
11:00 AM	281	43.77%	312	48.58%
11:15 AM	266	41.43%	295	45.99%
11:30 AM	271	42.21%	301	46.86%
11:45 AM	270	42.06%	300	46.68%
12:00 PM				
12:15 PM	274	42.68%	304	47.37%
12:30 PM				
12:45 PM	283	44.08%	314	48.93%
1:00 PM				
1:15 PM	269	41.90%	299	46.51%
1:30 PM	272	42.37%	302	47.03%
1:45 PM	269	41.90%	299	46.51%
2:00 PM				
2:15 PM				
2:30 PM	273	42.52%	303	47.20%
2:45 PM	263	40.97%	292	45.47%
3:00 PM	269	41.90%	299	46.51%
3:15 PM				
3:30 PM	267	41.59%	296	46.16%
3:45 PM				
4:00 PM	286	44.55%	317	49.45%
4:15 PM	284	44.24%	315	49.10%
4:30 PM	267	41.59%	296	46.16%
4:45 PM	279	43.46%	310	48.24%
5:00 PM				
5:15 PM				
5:30 PM	176	27.41%	195	30.43%
5:45 PM	155	24.14%	172	26.80%
6:00 PM	140	21.81%	155	24.21%
6:15 PM	145	22.59%	161	25.07%
6:30 PM	153	23.83%	170	26.45%
6:45 PM	166	25.86%	184	28.70%
7:00 PM	202	31.46%	224	34.93%
7:15 PM				
7:30 PM	193	30.06%	214	33.37%
7:45 PM	220	34.27%	244	38.04%
8:00 PM	204	31.78%	226	35.27%
8:15 PM	207	32.24%	230	35.79%
8:30 PM				
8:45 PM	207	32.24%	230	35.79%

¹ A seasonal adjustment factor of 1.11 was used.

Exhibit 3
Tuesday Overall Occupancy



C:\CIVIL\4833\000\001\TRAFFIC STUDY\PALM HARBOR.dwg, October 24, 2012 3:19 PM, RRR, King Engineering Associates, Inc.
CONTENTS OF THIS DRAWING ARE THE PROPERTY OF KING ENGINEERING ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KING ENGINEERING ASSOCIATES, INC.

DRAWN	XXX
CHECKED	XXX
DESIGNED	XXX
DATE	XXX

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

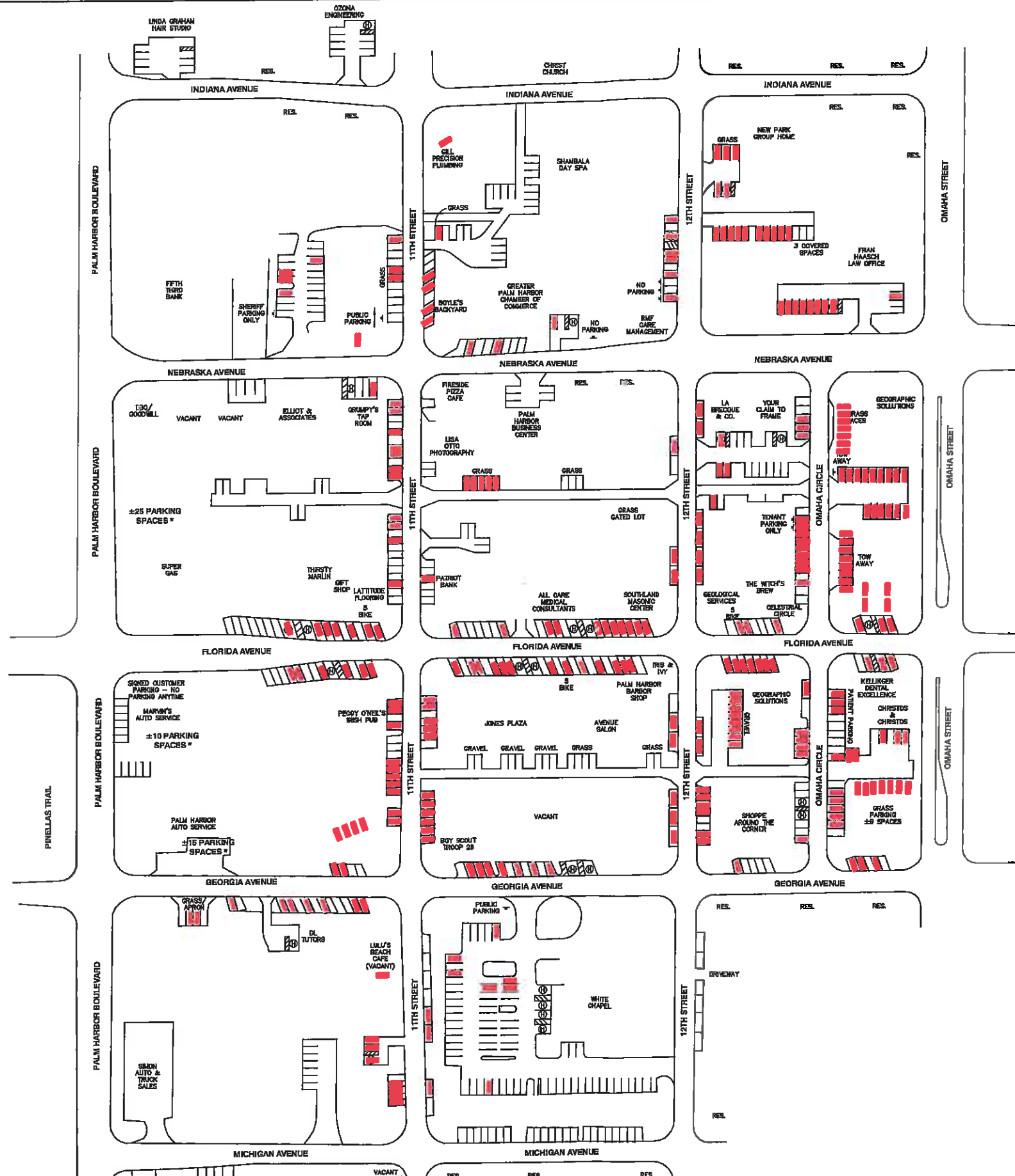
DOWNTOWN PALM HARBOR PARKING & CIRCULATION STUDY

PEAK OCCUPANCY EXHIBIT - TUESDAY

LEGEND
* - COUNTY ESTIMATE
■ - OCCUPIED PARKING SPACE
TUESDAY PEAK OCCUPANCY - 4:00 PM

EXHIBIT 4

JOB NO.	4833-000-001	SHEET NO.
DATE	10/19/2012	
SCALE	NTS	



N.T.S.

Friday

For Friday peak, a peak occupancy of 43.4% was observed at 3:00 PM, slightly lower than that observed on Tuesday. Occupancy stayed over 40% from 12:30 PM to 4:00 PM.

For the mid-morning study period (11 AM to 2 PM), the on-street public parking along 12th Street between Florida Avenue and Georgia Avenue was most utilized. Geographic Solutions private parking spaces were observed to be completely occupied.

For the afternoon study period (2 PM to 4 PM), the public parking along 12th Street between Nebraska Avenue and Georgia Avenue, Nebraska Avenue between 11th Street and 12th Street were most utilized at over 85%. Geographic Solutions private parking continued at 100% occupancy.

For the evening peak hour (5 PM to 7 PM), the public parking was observed to be most utilized along Florida Avenue between Alternate US Hwy 19 and 11th Street, 11th Street between Nebraska Avenue and Michigan Avenue, and Nebraska Avenue between 11th Street and 12th Street. The occupancy was highest near the restaurant/bars in the study area in the evening.

A maximum of 1 bicycle was observed in the study area for the entire day. The occupancy at White Chapel parking lot peaked at 20% in the morning, and was less than 15% for the rest of the day.

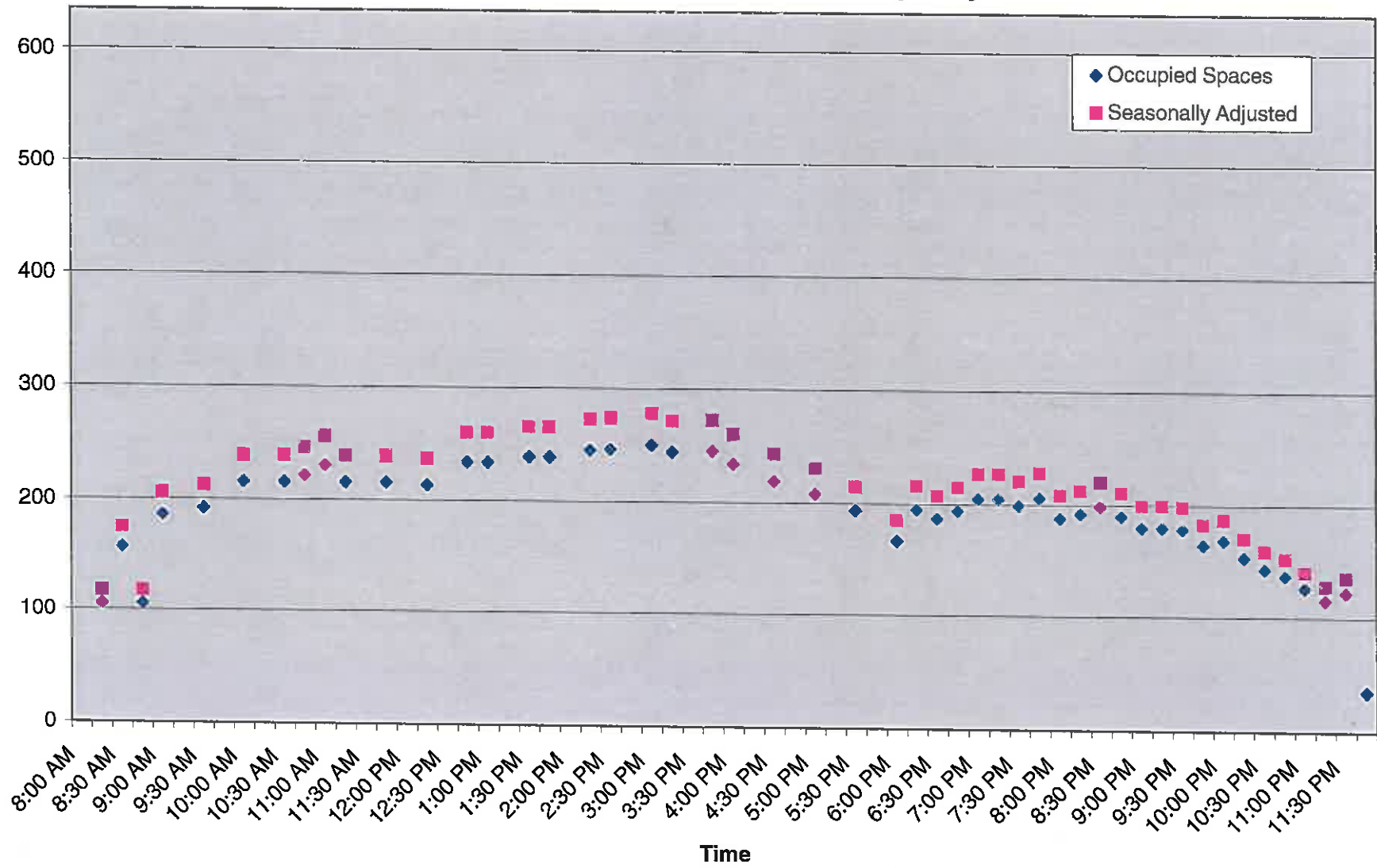
Table 3 and **Exhibit 5** summarize the occupancy counts for Friday by hour. **Exhibit 6** provides the peak occupancy by street segment and block. Detailed occupancy counts by roadway segment and block are included in the **Appendix A**.

Table 3: Occupancy Summary - Friday

Time	Occupied Spaces	% Occupied	Seasonally Adjusted	
			Occupied Spaces	% Occupied
8:00 AM				
8:15 AM	106	16.51%	118	18.33%
8:30 AM	157	24.45%	174	27.14%
8:45 AM	106	16.51%	118	18.33%
9:00 AM	186	28.97%	206	32.16%
9:15 AM				
9:30 AM	192	29.91%	213	33.20%
9:45 AM				
10:00 AM	216	33.64%	240	37.35%
10:15 AM				
10:30 AM	216	33.64%	240	37.35%
10:45 AM	222	34.58%	246	38.38%
11:00 AM	231	35.98%	256	39.94%
11:15 AM	216	33.64%	240	37.35%
11:30 AM				
11:45 AM	216	33.64%	240	37.35%
12:00 PM				
12:15 PM	214	33.33%	238	37.00%
12:30 PM				
12:45 PM	235	36.60%	261	40.63%
1:00 PM	235	36.60%	261	40.63%
1:15 PM				
1:30 PM	240	37.38%	266	41.50%
1:45 PM	240	37.38%	266	41.50%
2:00 PM				
2:15 PM	246	38.32%	273	42.53%
2:30 PM	247	38.47%	274	42.71%
2:45 PM				
3:00 PM	251	39.10%	279	43.40%
3:15 PM	245	38.16%	272	42.36%
3:30 PM				
3:45 PM	246	38.32%	273	42.53%
4:00 PM	235	36.60%	261	40.63%
4:15 PM				
4:30 PM	220	34.27%	244	38.04%
4:45 PM				
5:00 PM	209	32.55%	232	36.14%
5:15 PM				
5:30 PM	194	30.22%	215	33.54%
5:45 PM				
6:00 PM	167	26.01%	185	28.87%
6:15 PM	195	30.37%	216	33.71%
6:30 PM	187	29.13%	208	32.33%
6:45 PM	194	30.22%	215	33.54%
7:00 PM	205	31.93%	228	35.44%
7:15 PM	205	31.93%	228	35.44%
7:30 PM	199	31.00%	221	34.41%
7:45 PM	206	32.09%	229	35.62%
8:00 PM	188	29.28%	209	32.50%
8:15 PM	192	29.91%	213	33.20%
8:30 PM	199	31.00%	221	34.41%
8:45 PM	190	29.60%	211	32.85%
9:00 PM	180	28.04%	200	31.12%
9:15 PM	180	28.04%	200	31.12%
9:30 PM	179	27.88%	199	30.95%
9:45 PM	165	25.70%	183	28.53%
10:00 PM	169	26.32%	188	29.22%
10:15 PM	154	23.99%	171	26.63%
10:30 PM	144	22.43%	160	24.90%
10:45 PM	138	21.50%	153	23.86%
11:00 PM	127	19.78%	141	21.96%
11:15 PM	116	18.07%	129	20.06%
11:30 PM	123	19.16%	137	21.27%
11:45 PM	35	5.45%	39	6.05%

¹ A seasonal adjustment factor of 1.11 was used.

Exhibit 5
Friday Overall Occupancy



C:\Traffic\4883-000-001 Downtown Palm Harbor\Map\TRAFFIC STUDY PALM HARBOR.dwg, October 25, 2012 12:31 PM, SK, King Engineering Associate Inc.

DESIGN	XXX
DATE	10/19/2011
DESIGNED	XXX
SCALE	XXX
DATE	XXX

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

DOWNTOWN PALM HARBOR PARKING & CIRCULATION STUDY

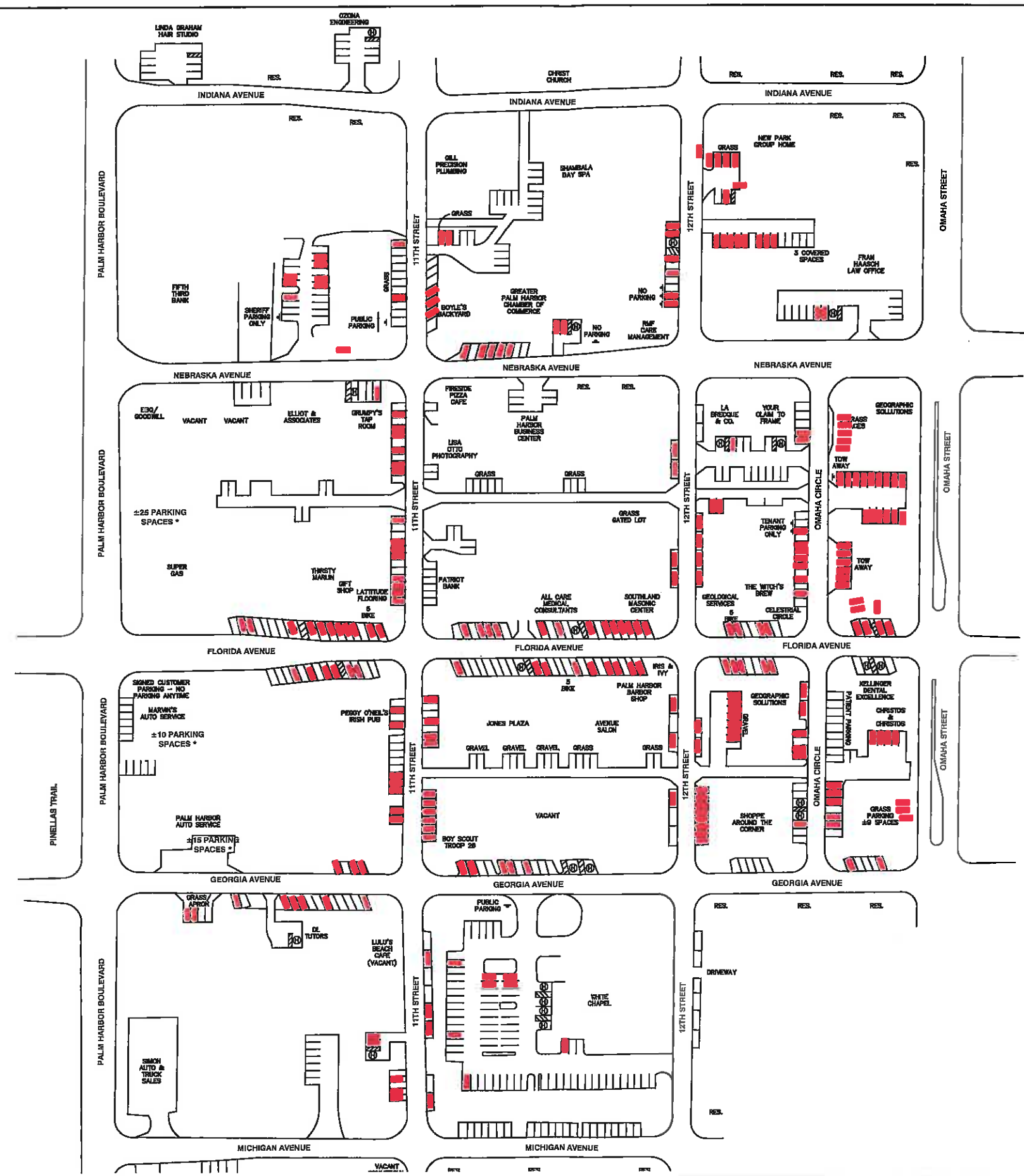
PEAK OCCUPANCY EXHIBIT - FRIDAY

EXHIBIT 6

LEGEND

- * - COUNTY ESTIMATE
- - OCCUPIED PARKING SPACE

FRIDAY PEAK OCCUPANCY - 3:00 PM



Saturday

For Saturday a peak occupancy of 32% was observed after 9:00 PM. Occupancy stayed over 25% for the mid-morning study period, went down between 3:00 PM and 6:00 PM, and increased to over 35% after 6:00 PM.

For all study periods, the private parking occupancy was less than 15%. White Chapel parking lot occupancy peaked in the morning at 64% and decreased to 41% in the afternoon. It should be noted that there were two events at the White Chapel on the day of the data collection.

For the evening peak hour (5 PM to 7 PM), the public parking was observed to be most utilized along Florida Avenue between Alternate US Hwy 19 and 11th Street, 11th Street between Nebraska Avenue and Georgia Avenue, 12th Street between Florida Avenue and Georgia Avenue, and Nebraska Avenue between 11th Street and 12th Street. Again, this occupancy was highest near the restaurant/bars in the study area in the evening.

A maximum of 2 bicycles was observed in the study area for the entire day.

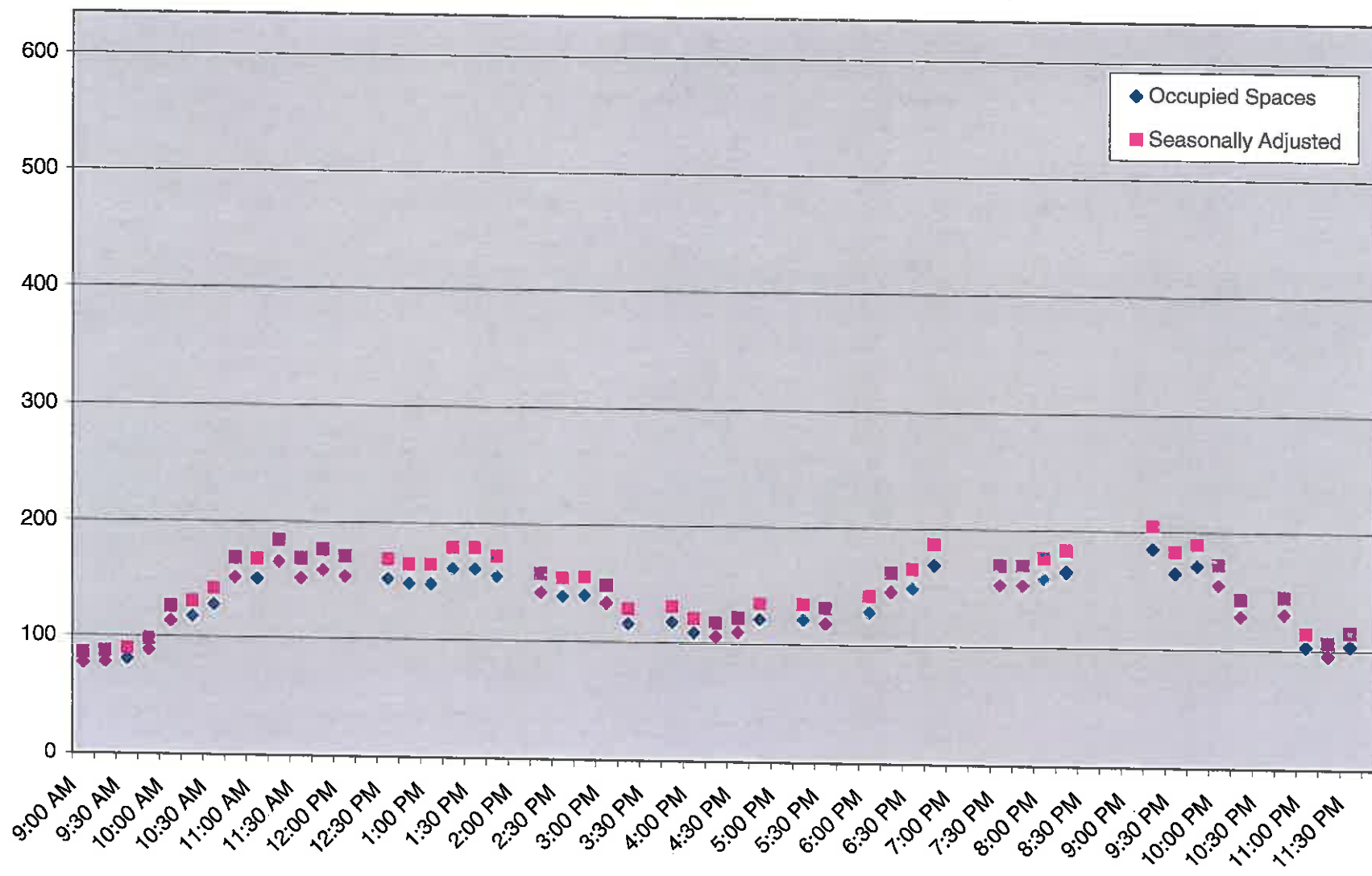
Table 4 and **Exhibit 7** summarize the hourly occupancy counts for Saturday. **Exhibit 8** provides the peak occupancy by street segment and block. Detailed occupancy counts by roadway segment and block are included in the **Appendix A**.

Table 4: Occupancy Summary - Saturday

Time	Occupied Spaces	% Occupied	Seasonally Adjusted	
			Occupied Spaces	% Occupied
9:00 AM	78	12.15%	87	13.49%
9:15 AM	79	12.31%	88	13.66%
9:30 AM	81	12.62%	90	14.00%
9:45 AM	89	13.86%	99	15.39%
10:00 AM	114	17.76%	127	19.71%
10:15 AM	118	18.38%	131	20.40%
10:30 AM	128	19.94%	142	22.13%
10:45 AM	152	23.68%	169	26.28%
11:00 AM	151	23.52%	168	26.11%
11:15 AM	166	25.86%	184	28.70%
11:30 AM	152	23.68%	169	26.28%
11:45 AM	159	24.77%	176	27.49%
12:00 PM	154	23.99%	171	26.63%
12:15 PM				
12:30 PM	152	23.68%	169	26.28%
12:45 PM	148	23.05%	164	25.59%
1:00 PM	148	23.05%	164	25.59%
1:15 PM	161	25.08%	179	27.84%
1:30 PM	161	25.08%	179	27.84%
1:45 PM	155	24.14%	172	26.80%
2:00 PM				
2:15 PM	142	22.12%	158	24.55%
2:30 PM	139	21.65%	154	24.03%
2:45 PM	140	21.81%	155	24.21%
3:00 PM	134	20.87%	149	23.17%
3:15 PM	116	18.07%	129	20.06%
3:30 PM				
3:45 PM	118	18.38%	131	20.40%
4:00 PM	109	16.98%	121	18.85%
4:15 PM	106	16.51%	118	18.33%
4:30 PM	110	17.13%	122	19.02%
4:45 PM	121	18.85%	134	20.92%
5:00 PM				
5:15 PM	121	18.85%	134	20.92%
5:30 PM	118	18.38%	131	20.40%
5:45 PM				
6:00 PM	128	19.94%	142	22.13%
6:15 PM	146	22.74%	162	25.24%
6:30 PM	149	23.21%	165	25.76%
6:45 PM	169	26.32%	188	29.22%
7:00 PM				
7:15 PM				
7:30 PM	153	23.83%	170	26.45%
7:45 PM	153	23.83%	170	26.45%
8:00 PM	159	24.77%	176	27.49%
8:15 PM	165	25.70%	183	28.53%
8:30 PM				
8:45 PM				
9:00 PM				
9:15 PM	185	28.82%	205	31.99%
9:30 PM	165	25.70%	183	28.53%
9:45 PM	171	26.64%	190	29.57%
10:00 PM	155	24.14%	172	26.80%
10:15 PM	129	20.09%	143	22.30%
10:30 PM				
10:45 PM	131	20.40%	145	22.65%
11:00 PM	103	16.04%	114	17.81%
11:15 PM	98	14.95%	107	16.60%
11:30 PM	104	16.20%	115	17.98%
11:45 PM				

¹ A seasonal adjustment factor of 1.11 was used.

Exhibit 7
Saturday Overall Occupancy



C:\T\raib\4339-000-001 Downtown Palm Harbor\backdrop\TRAFFIC STUDY PALM HARBOR.dwg, October 25, 2012 3:27 P.M., SK, King Engineering Associates Inc.
COPYRIGHT 2012 KING ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF KING ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KING ENGINEERING ASSOCIATES, INC. ANY VIOLATION OF THIS COPYRIGHT NOTICE IS SUBJECT TO PROSECUTION IN COURT AND WILL BE CONSIDERED A CRIME UNDER FEDERAL AND STATE LAWS.

DESIGNED	XXXX
CHECKED	XXXX
IN CHARGE	XXXX
DATE	XXXX

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

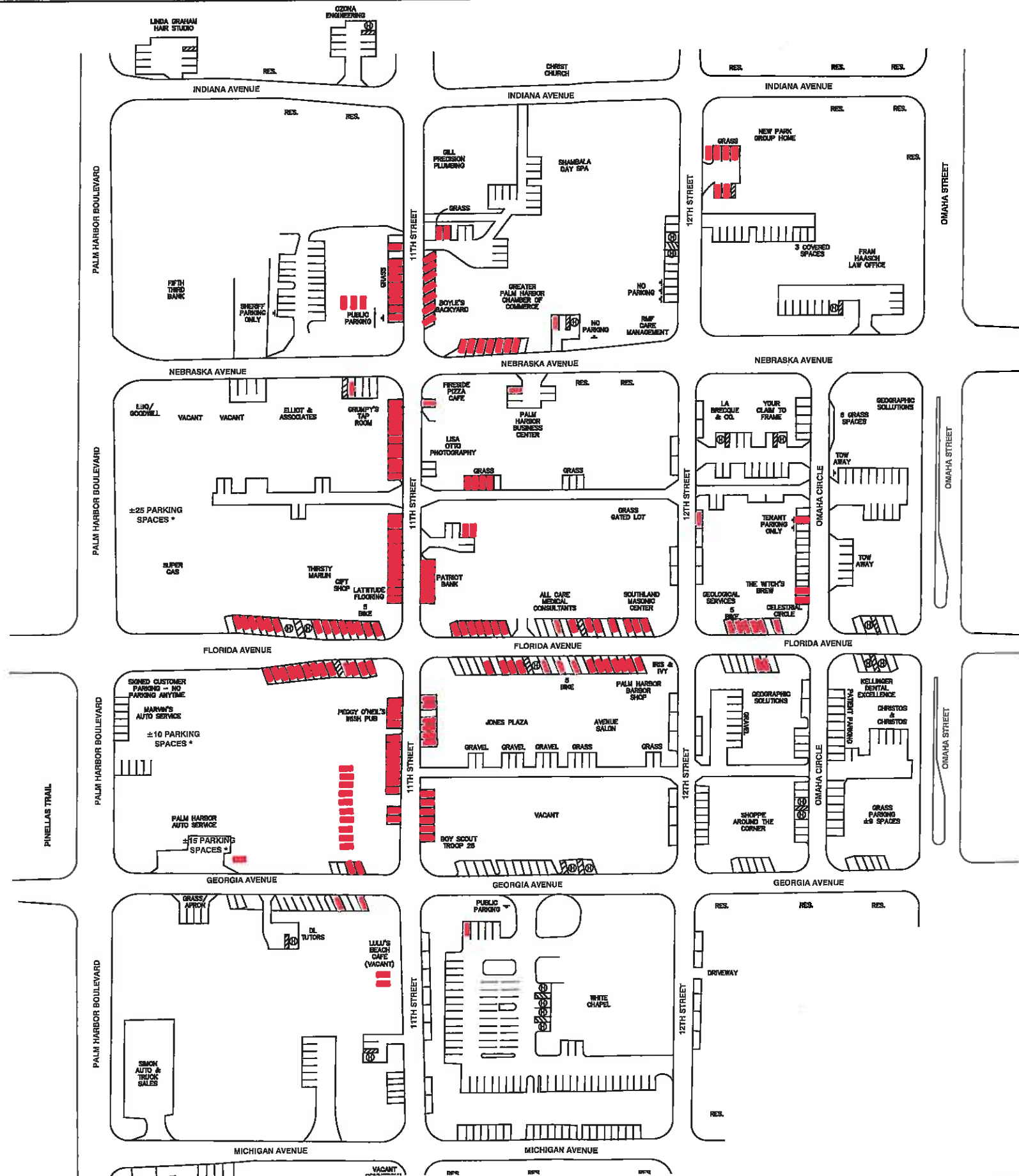
DOWNTOWN PALM HARBOR PARKING & CIRCULATION STUDY

PEAK OCCUPANCY EXHIBIT - SATURDAY

EXHIBIT 8

LEGEND
* - COUNTY ESTIMATE
■ - OCCUPIED PARKING SPACE
SATURDAY PEAK OCCUPANCY - 9:15 PM

JOB NO.	833-000-001
DATE	10/19/2012
SCALE	NTS



Summary

A review of the occupancy data indicates that the private parking utilization is highest on the weekdays during business hours. This was observed on the parking lots of Geographic Solutions and Fran Haasch Law Office. The public parking along 12th Street was observed to have high utilization during the business hours on both the weekdays. In the evening, Florida Avenue (Alternate US Highway 19 to 12th Street) had high occupancy, as well as 11th Street (Indiana Avenue to Nebraska Avenue; Florida Avenue to Georgia Avenue), and Nebraska Avenue (Alternate US Highway 19 to 12th Street). This observed evening occupancy corresponds to the locations of restaurants/bars in the area. The demand in the overall area was observed to be high during the daytime caused by the combination of employees and business patrons. There was a brief decline after 5:30 PM in the evening and then a rise in the parking occupancy was observed attributable to the restaurants.

The weekend occupancy of private parking spaces was significantly low. The peak utilization of on-street public parking was during the evening and was again observed along road segments adjacent to the restaurant/bar establishments. The White Chapel parking lot occupancy was high during the morning on Saturday, which corresponded with an event.

Based on field observations and the data analyzed, it appears that the White Chapel public parking lot, and the on-street parking spaces along north side of Michigan Avenue are underutilized. On weekdays, the turnover observed in Jones Plaza along Florida Avenue was also high indicating that the parking was utilized mainly by the patrons to the area. The average turnover on a weekday along Florida Avenue between Alternate US Hwy 19 and 11th Street during business hours was less than 1.5 hours. The average turnover for parking spaces for Jones Plaza was a little higher than 1 hour, and was over 3 hours on the northern side of Florida Avenue (11th Street to 12th Street). Data indicated a turnover of nearly 6 hours on the southern side along Florida Avenue (12th Street to Omaha Circle), as employees were observed parking in these spaces. An average turnover of over 2.5 hours was observed in the parking spaces directly in front of Witch's Brew. Detailed turnover data by space is included in **Appendix C**.

4.0 Parking Demand

Analysis was performed to determine the current and future parking demand for the study area. The square footage of each building in the downtown area was provided by the Pinellas County Strategic Planning and Initiatives Department. This square footage and existing use of each building was verified against the Pinellas County Property Appraiser database. **Table 5** summarizes the square footage for each business in the study area and **Exhibit 9** illustrates the location of each parcel.

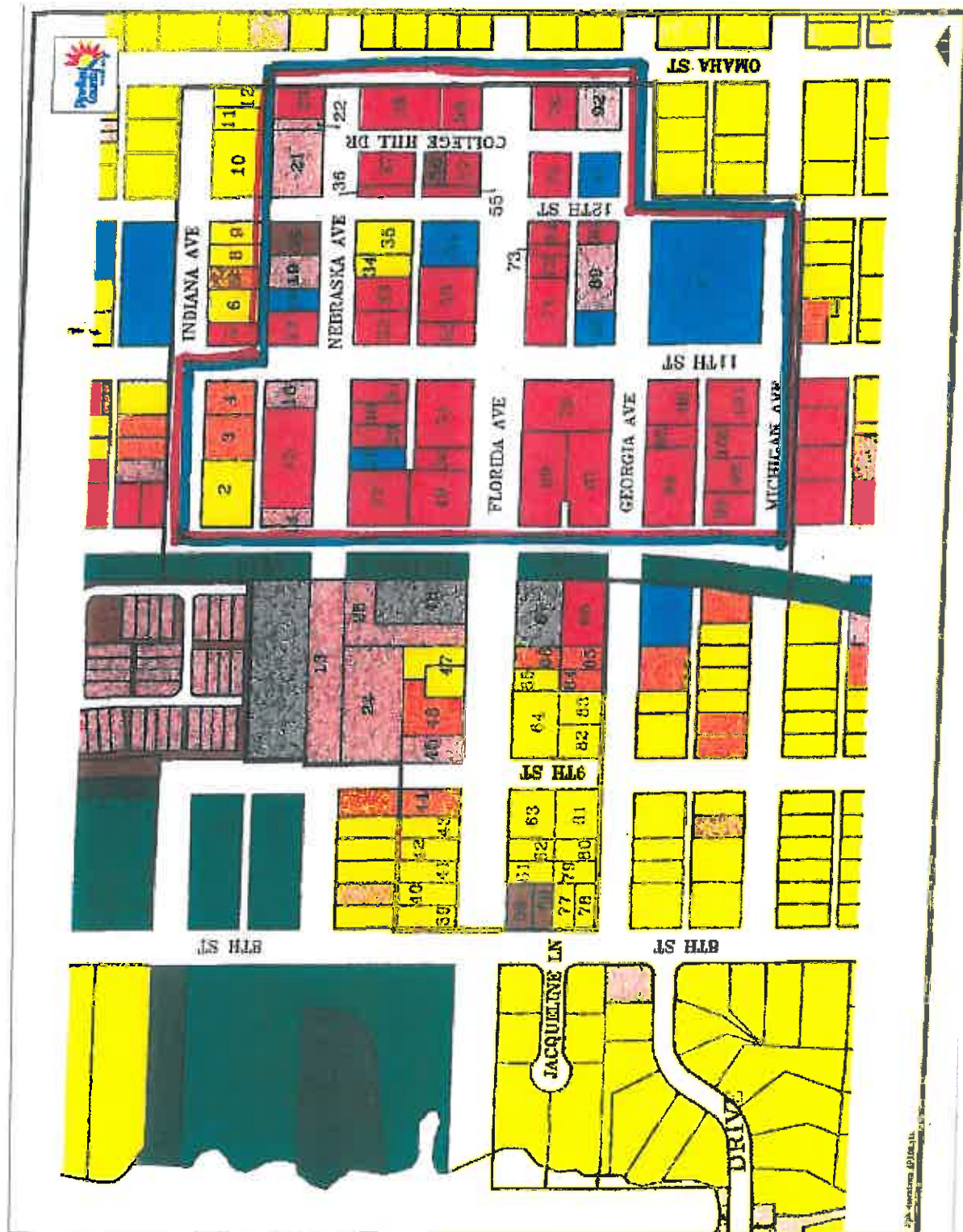
Table 5: Existing Land Use

Map #	Existing Land Use Conditions			
	Land Use	Lot (Square Feet)	Building (Square Feet) ¹	Total lot area (By Block)
14	Vacant	4600		
15	Fifth Third Bank	24725	3285	36225
16	Vacant	6900		
17	Boyles Backyard (Restaurant)	8625	1440	
18	Palm Harbor Chamber of Commerce	5750	2177	31625
19	Vacant	8625		
20	Harbor House Apts (8 units)	8625	4800	
21	Vacant	17250		
22	Vacant	2875		28750
23	Fran Haasch Law Office	8625	3096	
27	Small bldg.	16875	664	16875
28	Quality Pathology Service	6250	1814	
29	BNW Roofing Inc.	6250	784	25000
30	Counseling Offices	6250	864	
31	Grumpy's	6250	692	
32		8750	1926	
33	Palm Harbor Business Center	9375	1320	33750
34	SF-1 story	6250	988	
35	SF-1 story	9375	576	
36	Office - LaBrequé	3125	1240	12500
37	Retail - Your Claim to Fame	9375	2172	
38	Office - Geo Sols.	18000	4296	18000
49	Bills Super Gas Service Station	16875	4719	16875
50	Old Town Café	6250	611	25000
51	Thirsty Marlin	18750	5141	
52	Patriot Bank	6250	1529	
53	All Care Medical consultants	15625	2550	34375
54	Sutherland Masonic Lodge	12500	4080	
55	Office	3125	864	
56	Apt. - 4 units	3750	1760	12500
57	Retail	5625	3524	
58	Offices	9000	3000	9000
69	Marvin's Auto	20700	5700	20700
70	Peggy O'Neil's, YMCA	22600	5980	22600
71	Jones Plaza - Offices	13500	3800	
72	Salon	4500	544	24750
73	Barber Shop	2250	1600	
74	Florist	4500	1854	
75	Office - Geo Sols.	9000	4078	19000
76	Dental & others	10000	4016	
87	Palm Harbor Auto Service	20700	5712	20700
88	Boy Scouts of America	6750	1824	
89	Vacant	13500		24750
90	Vacant	4500		
91	Shoppes around the corner	9000	4708	4708
92	Vacant	10000		10000
94	Vacant	20125		20125
95	SF - 1 Story	5750	864	17250
96	DL Tutors, Offices	11500	1546	
97	White Chapel	68750	6401	68750
98	Simon Auto & Truck Sales	8625	636	8625
99	Office	8625	1332	28750
100	Office	8625	665	
101	Office	11500	2050	

¹ Square footage of building

Source: Pinellas County Planning Department & Property Appraiser

2 Source: Future Land Use Map



Source: Pinellas County Planning

EXHIBIT 9

EXISTING PARCEL LOCATIONS

DOWNTOWN PALM HARBOR PARKING AND
CIRCULATION STUDY

King
ENGINEERING ASSOCIATES, INC.

4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882

4.1 Existing Parking Supply

The current parking supply ratio for each business was derived by dividing the number of off-street private parking spaces available for that business by the gross floor area. Businesses were then grouped by land use and a weighted average of the supply ratio was calculated. The current private parking supply factor is 3.71 spaces per 1,000 square feet for office, 2.65 spaces per 1,000 square feet for retail, and 1.98 spaces per 1,000 square feet for restaurants in the entire study area.

4.2 Existing Parking Demand

Existing data indicates a maximum of 317 spaces occupied on Tuesday. The total existing building square footage in the study area is 113,222 square feet (*Table 5*). The observed number of spaces occupied divided by the total building floor area gives the observed peak demand. This translates to the current observed peak demand of 2.79 spaces per 1,000 square feet for all the uses in the study area. For office and retail uses, the current demand ratios were calculated. The current parking demand ratio was derived by dividing the number of occupied private and surrounding public parking spaces by the gross floor area. For instance, if 7 of the 19 parking spaces available were observed to be occupied for a 3,285 square feet business, the demand ratio is 2.13 spaces per 1,000 square feet ($=7\text{spaces}/3.285\text{ ksf}$). The supply ratio in this instance is 5.78 spaces per 1,000 square feet ($=19/3.285\text{ ksf}$). Assumptions were made for the number of public on-street parking spaces used by the business based on observed turnover. The weighted average parking demand ratio for office use is 5.53 spaces per 1,000 square feet, and for retail is 3.18 spaces per 1,000 square feet.

Based on the peak occupancies observed for the three days, it appears that there is adequate parking to satisfy current demand. The parking supply and demand calculations are summarized in **Appendix B**.

4.3 Future Parking Supply

In addition to the 642 spaces available today, Geographic Solutions will be adding 42 private spaces.

Redeveloped LuLu's Café at 11th Street and Georgia Avenue is anticipated to add more private parking spaces upon approval, and therefore is not included in analysis when using ITE or Pinellas County code to calculate the future need.

4.4 Future Parking Demand

The future parking needs were estimated based on ITE Parking Generation Manual, 3rd Edition, the Pinellas County OPH-D Land Development Code, and the observed existing demand. The Pinellas County future land use map was used as the basis to determine the future land use category for each block. Although commercial or office can be allowed in most areas, the highest parking generator was used in the analysis to determine a conservative estimate of future

peak demand. A comparison of the future parking needs based on ITE parking generation factors and County Code requirements is included in **Appendix E**.

Analysis indicates that approximately 599 parking spaces are required to meet the potential future demand based on ITE Parking Generation, and about 481 spaces required based on the County Code assuming development occurs at 75 of the maximum density and intensity permitted by the future land use designation. Based on the current observed demand of 2.79 spaces per 1,000 square feet, a total of 610 parking spaces may be required for the future conditions. It appears that the existing 642 parking spaces, with the addition of the 42 spaces being added, total of both on street and off-street, are adequate to satisfy the projected future demand.

Geographic Solutions currently owns 4 buildings and leases 2 buildings in the downtown area (total 17,280 square feet) and has 152 employees. A total of 50 off-street private parking spaces are currently provided on the premises. On-street parking by employees is restricted along portions of Florida Avenue, 11th Street, 12th Street and Omaha Circle. Geographic Solutions anticipates growing at 10% annually over the next 3 years. In addition to the existing buildings owned, expansion to a new building (18,900 square feet) is planned for a total of 31,030 square feet. The number of employees including anticipated growth is projected to be 202. Additional parking spaces of 42 are anticipated to be added to accommodate the current and future growth parking needs of the office. The new building is planned north of Georgia Avenue between 11th Street and 12th Street. With the availability of on-street public parking and the White Chapel public parking lot, it is anticipated that the parking demand of Geographic Solutions with the expansion will be adequately met.

5.0 Public Input

Business owner and patron surveys were conducted in addition to public meetings.

5.1 Business Owner/Manager Surveys

Business owner surveys were mailed out to determine the parking demand and available parking spaces. A total of 9 surveys were completed and returned. The number of full and part-time employees employed at the business, the busiest time for the business, any parking concerns were some of the questions included on the questionnaire. Additional business owner input was gathered at the first public meeting on September 11, 2012 for those who did not return the surveys.

5.2 Business Patron/Visitor Surveys

Business patron and visitor surveys were conducted on Tuesday, Friday and Saturday. A total of 254 surveys were completed. The surveys and the results are included in **Appendix C**.

5.3 Public Meetings

A total of two (2) public meetings were also conducted on September 11 and October 25 to gain input from the neighboring community. Some of the comments from the public meetings are included below:

1. The parking rate for office uses should be increased since their employees are perceived as occupying public parking spaces for 8 hours.
2. If employees of a business use the White Chapel/Harbor Hall parking lot, then that business should contribute monetarily to helping maintain the White Chapel/Harbor Hall parking lot.
3. Encourage employees to use the White Chapel/Harbor Hall parking lot and not use on-street parking spaces, which should be reserved for short-term parking.
4. The barbershop and Iris & Ivy employees currently park in the public spaces on 12th Street south of Florida Avenue, and it was requested that this informal "arrangement" be allowed to continue in the future.
5. There is a great need for streetlights Downtown. This would improve safety and encourage use of more remote public parking spaces during the evening hours.
6. A portion of the White Chapel/Harbor Hall parking lot should be reserved for public parking. Not all of the parking lot should be devoted to employee parking.
7. If time restrictions are placed on public parking within portions of Downtown, Old Palm Harbor Main Street should not be required to pay for enforcement of these restrictions.
8. Old Palm Harbor Main Street, however, may be one avenue for informing and reminding businesses of parking arrangements in Downtown, including time restrictions if they are imposed.
9. Some in attendance at the meeting agreed that there was adequate parking downtown to support the potential future growth identified in the parking study.

6.0 Recommendations

Changes to the County Code parking requirements for downtown Palm Harbor are suggested based on the parking analysis in order to maintain shared usage of the public parking areas. Based on the parking analysis and the requirements of the ITE Parking Generation and current Code, the existing parking supply is anticipated to be adequate for the projected future conditions. Changes are recommended to maintain a balance of available public parking during peak times. **Table 6** below provides the recommended ratios by use.

Table 6 – Parking Recommendations

Land Use	Number of Parking Spaces per 1,000 Square Feet	Recommendation
Office/Medical Office	4	A reduction of 0.2* space for every 1 public parking space available within a radius of 500 feet.
Retail/Restaurant	2.1	N/A

Note: *This reduction does not apply to parking spaces located along Florida Avenue.

The recommendation for the number of parking spaces for retail/restaurant establishments was based on the completed business owner surveys. The number of employees and the number of reserved on-site parking spaces for the employees for each business were obtained from the surveys. The current available on-site parking spaces per 1,000 square feet was calculated as 2.1 from this information. This recommendation is for the reserved parking spaces and based on the assumption that they are available for employee use only. Patrons of the businesses are anticipated to continue using the public parking spaces available on-street.

The following recommendations should also be considered:

1. Promote turnover of public spaces. Two hour parking limit is suggested for consideration along Florida Avenue from 8:00 AM to 5:00 PM to discourage employees parking along this roadway segment. Consistent enforcement of the two hour limit during this time frame is recommended.
2. Restrict employee parking along Florida Avenue.
3. Promote shared parking as office and retail/restaurant uses tend to have opposing peaking characteristics.
4. For office uses, a parking rate reduction of a 0.2 space for every 1 public space within a radius of 500 feet is recommended. This equates to approximately 1,000 feet measured along the public streets (excluding alleyways). This reduction may also be applied for nearby private spaces subject to a shared parking agreement. This reduction should not be applied to the parking spaces located along Florida Avenue and Michigan Avenue.

5. Promote underutilized public parking areas. Installing signs throughout the downtown area is recommended to inform patrons of the White Chapel public parking lot and other underutilized public parking areas.

APPENDIX A

Tables A1 – A3: Occupancy by Street and Block

Block Numbers Exhibit Data Collection Sheets Sample

Table A1: Parking Demand on Tuesday

Street Segment	Public/On-Street Parking Spaces	11:00 AM - 2:00 PM		2:00 PM - 4:00 PM		5:00 PM - 7:00 PM	
	#	#	% ¹	#	% ¹	#	% ¹
Indiana Ave (Alt 19-11th)	0	0	0%	0	0%	0	0%
11th St (Indiana-Nebraska)	18	6	31%	8	43%	18	100%
Nebraska (Alt 19-11th)	9	7	74%	2	25%	9	100%
Nebraska (11th-12th)	8	6	69%	3	42%	8	100%
12th St (Indiana-Nebraska)	10	9	89%	7	67%	1	11%
Nebraska (12th-CR1)	0	0	0%	0	0%	0	0%
Omaha Circle/College Hill Dr (Neb-Fla)	18	11	62%	16	86%	2	12%
12th St (Neb-Fla)	10	7	67%	10	100%	0	0%
11th St (Neb-Fla)	30	13	44%	13	44%	26	85%
Florida Ave (Alt 19-11th)	35	28	79%	18	51%	30	86%
Florida Ave. (11th-12th)	48	24	51%	27	56%	26	53%
Florida Ave. (12th-College)	19	10	53%	12	64%	0	0%
Florida Ave. (College-CR1)	8	6	69%	7	83%	3	42%
Omaha Circle/College Hill Dr. (Fla-Ga)	13	7	51%	7	51%	0	0%
12th St (Fla-Ga)	16	13	83%	16	97%	6	35%
11th St (Fla-Ga)	27	18	66%	23	86%	26	95%
Georgia Ave. (Alt. 19-11th)	16	8	49%	10	62%	1	7%
Georgia Ave. (11th-12th)	13	7	51%	8	60%	4	34%
Georgia Ave. (12th-College)	5	2	44%	2	44%	0	0%
Georgia Ave. (College-CR1)	5	1	22%	3	67%	1	22%
12th St. (Georgia-Michigan)	6	0	0%	0	0%	0	0%
11th St. (Georgia-Michigan)	13	4	34%	8	60%	0	0%
Michigan (Alt. 19-11th)	0	0	0%	0	0%	0	0%
Michigan (11th-12th)	22	0	0%	0	0%	0	0%
						0	0%
Total On-Street Parking	349	185	53%	199	57%	167	48%
White Chapel/Harbor Hall Parking Lot	73	9	12%	9	12%	0	0%
Total On-Street+Parking Lot	422	194	46%	208	49%	167	39%

¹ % = # of occupied parking spaces ÷ total # of parking spaces x 100

² Parking spaces based on 2012 Survey of downtown parking

Table A1: Parking Demand on Tuesday

Half-Block Area	Off Street Private Parking	11:00 AM - 2:00 PM		2:00 PM - 4:00 PM		5:00 PM - 7:00 PM	
	#	#	% ¹	#	% ¹	#	% ¹
1	0	0	0%	0	0%	0	0%
2	26	8	30%	6	21%	0	0%
3	22	0	0%	1	5%	2	10%
4	30	24	81%	17	56%	0	0%
5	5	0	0%	0	0%	0	0%
6	13	3	26%	6	43%	6	43%
7	14	2	16%	3	24%	0	0%
8	0	0	0%	0	0%	0	0%
9	4	3	83%	0	0%	0	0%
10	4	2	56%	1	28%	1	28%
11	30	30	100%	30	100%	30	100%
12	n/a	7	n/a	6	n/a	3	n/a
13	14	4	32%	0	0%	0	0%
14	8	8	100%	8	100%	8	100%
15	32	18	56%	23	73%	13	42%
16	0	0	0%	0	0%	0	0%
17	0	0	0%	0	0%	0	0%
18	8	4	56%	3	42%	2	28%
19	10	4	44%	4	44%	1	11%
Total Off-Street Parking	220	119	54%	108	49%	67	30%
GRAND TOTAL PARKING SPACES	642	313	49%	316	49%	233	36%

¹% = # of occupied parking spaces ÷ total # of parking spaces x 100

² Parking spaces based on 2012 Survey of downtown parking

Table A2: Parking Demand on Friday

Street Segment	Public/On-Street Parking Spaces	11:00 AM - 2:00 PM		2:00 PM - 4:00 PM		5:00 PM - 7:00 PM	
	#	#	% ¹	#	% ¹	#	% ¹
Indiana Ave (Alt 19-11th)	0	0	0%	0	0%	0	0%
11th St. (Indiana-Nebraska)	18	4	25%	6	31%	15	83%
Nebraska (Alt 19-11th)	9	1	12%	2	25%	5	56%
Nebraska (11th-12th)	8	4	56%	8	97%	7	88%
12th St. (Indiana-Nebraska)	10	6	56%	7	67%	1	11%
Nebraska (12th-CR1)	0	0	0%	0	0%	0	0%
Omaha Circle/College Hill Dr. (Neb-Fla)	18	7	37%	10	56%	9	49%
12th St (Neb-Fla)	10	8	78%	9	89%	1	11%
11th St (Neb-Fla)	30	17	56%	16	52%	30	100%
Florida Ave (Alt 19-11th)	35	19	54%	18	51%	30	86%
Florida Ave. (11th-12th)	48	22	46%	24	51%	34	72%
Florida Ave. (12th-College)	19	8	41%	10	53%	2	12%
Florida Ave. (College-CR1)	8	6	69%	7	83%	0	0%
Omaha Circle/College Hill Dr. (Fla-Ga)	13	3	26%	7	51%	0	0%
12th St (Fla-Ga)	16	16	97%	14	90%	3	21%
11th St (Fla-Ga)	27	19	70%	19	70%	26	95%
Georgia Ave. (Alt. 19-11th)	16	9	56%	10	62%	7	42%
Georgia Ave. (11th-12th)	13	6	43%	6	43%	3	26%
Georgia Ave. (12th-College)	5	1	22%	0	0%	1	22%
Georgia Ave. (College-CR1)	5	2	44%	2	44%	0	0%
12th St. (Georgia-Michigan)	6	0	0%	0	0%	0	0%
11th St. (Georgia-Michigan)	13	7	51%	8	60%	12	94%
Michigan (Alt. 19-11th)	0	0	0%	0	0%	0	0%
Michigan (11th-12th)	22	0	0%	0	0%	0	0%
						0	0%
Total On-Street Parking	349	163	47%	181	52%	196	56%
White Chapel/Harbor Hall Parking Lot	73	11	15%	9	12%	1	2%
Total On-Street+Parking Lot	422	174	41%	190	45%	198	47%

¹ % = # of occupied parking spaces ÷ total # of parking spaces x 100

² Parking spaces based on 2012 Survey of downtown parking

Table A2: Parking Demand on Friday

Half-Block Area	Off Street Private Parking	11:00 AM - 2:00 PM		2:00 PM - 4:00 PM		5:00 PM - 7:00 PM	
	#	#	% ¹	#	% ¹	#	% ¹
1	0	0	0%	0	0%	0	0%
2	26	14	56%	8	30%	0	0%
3	22	2	10%	2	10%	0	0%
4	30	14	48%	9	30%	1	4%
5	5	0	0%	0	0%	0	0%
6	13	0	0%	0	0%	12	94%
7	14	1	8%	1	8%	0	0%
8	0	0	0%	0	0%	0	0%
9	4	0	0%	0	0%	0	0%
10	4	7	167%	2	56%	1	28%
11	30	26	85%	30	100%	30	100%
12	n/a	2	n/a	0	n/a	8	n/a
13	14	0	0%	0	0%	0	0%
14	8	8	100%	8	100%	8	100%
15	32	12	38%	13	42%	2	7%
16	0	0	0%	0	0%	0	0%
17	0	0	0%	0	0%	0	0%
18	8	2	28%	0	0%	0	0%
19	10	1	11%	2	22%	0	0%
Total Off-Street Parking	220	90	41%	76	34%	62	28%
GRAND TOTAL PARKING SPACES	642	264	41%	266	41%	260	40%

¹ % = # of occupied parking spaces ÷ total # of parking spaces x 100

² Parking spaces based on 2012 Survey of downtown parking

Table A3: Parking Demand on Saturday

Street Segment	Public/On-Street Parking Spaces	11:00 AM - 2:00 PM		2:00 PM - 4:00 PM		5:00 PM - 7:00 PM	
	#	#	% ¹	#	% ¹	#	% ¹
Indiana Ave (Alt 19-11th)	0	0	0%	0	0%	0	0%
11th St. (Indiana-Nebraska)	18	9	49%	11	62%	13	72%
Nebraska (Alt 19-11th)	9	1	12%	2	25%	6	67%
Nebraska (11th-12th)	8	1	14%	2	28%	7	88%
12th St. (Indiana-Nebraska)	10	2	22%	1	11%	0	0%
Nebraska (12th-CR1)	0	0	0%	0	0%	0	0%
Omaha Circle/College Hill Dr. (Neb-Fla)	18	10	56%	3	19%	2	12%
12th St. (Neb-Fla)	10	4	44%	2	22%	0	0%
11th St. (Neb-Fla)	30	7	22%	14	48%	27	90%
Florida Ave. (Alt 19-11th)	35	9	25%	21	60%	30	86%
Florida Ave. (11th-12th)	48	11	23%	13	28%	28	58%
Florida Ave. (12th-College)	19	14	76%	3	18%	1	6%
Florida Ave. (College-CR1)	8	1	14%	0	0%	0	0%
Omaha Circle/College Hill Dr. (Fla-Ga)	13	2	17%	1	9%	0	0%
12th St. (Fla-Ga)	16	8	49%	7	42%	1	7%
11th St. (Fla-Ga)	27	9	33%	9	33%	24	90%
Georgia Ave. (Alt. 19-11th)	16	3	21%	0	0%	2	14%
Georgia Ave. (11th-12th)	13	3	26%	3	26%	0	0%
Georgia Ave. (12th-College)	5	0	0%	0	0%	0	0%
Georgia Ave. (College-CR1)	5	0	0%	0	0%	0	0%
12th St. (Georgia-Michigan)	6	0	0%	0	0%	0	0%
11th St. (Georgia-Michigan)	13	0	0%	0	0%	0	0%
Michigan (Alt. 19-11th)	0	0	0%	0	0%	0	0%
Michigan (11th-12th)	22	0	0%	0	0%	0	0%
						0	
Total On-Street Parking	349	95	27%	94	27%	149	43%
White Chapel/Harbor Hall Parking Lot	73	47	64%	30	41%	1	2%
Total On-Street+Parking Lot	422	142	34%	124	29%	150	36%

¹ % = # of occupied parking spaces ÷ total # of parking spaces x 100

² Parking spaces based on 2012 Survey of downtown parking

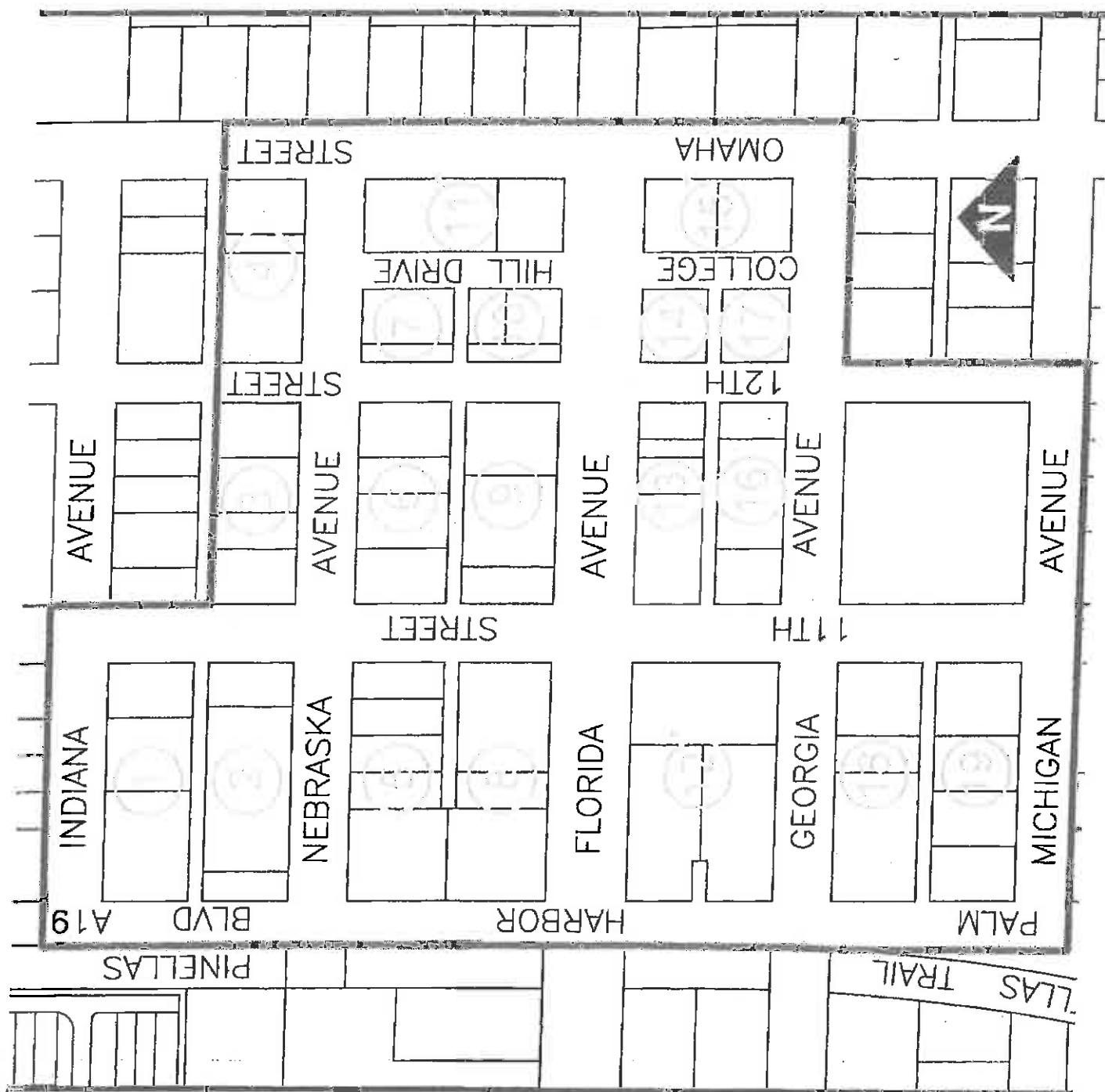
Table A3: Parking Demand on Saturday

Half-Block Area	Off Street Private Parking	11:00 AM - 2:00 PM		2:00 PM - 4:00 PM		5:00 PM - 7:00 PM	
	#	#	% ¹	#	% ¹	#	% ¹
1	0	0	0%	0	0%	0	0%
2	26	6	21%	1	4%	0	0%
3	22	0	0%	2	10%	4	20%
4	30	0	0%	0	0%	0	0%
5	5	0	0%	0	0%	0	0%
6	13	2	17%	3	26%	9	68%
7	14	2	16%	1	8%	0	0%
8	0	0	0%	0	0%	0	0%
9	4	0	0%	0	0%	0	0%
10	4	0	0%	0	0%	0	0%
11	30	1	4%	2	7%	0	0%
12	n/a	6	n/a	6	n/a	11	n/a
13	14	0	0%	1	8%	0	0%
14	8	1	14%	0	0%	0	0%
15	32	8	24%	2	7%	0	0%
16	0	0	0%	0	0%	0	0%
17	0	0	0%	0	0%	0	0%
18	8	1	14%	0	0%	2	28%
19	10	0	0%	0	0%	0	0%
Total Off-Street Parking	220	27	12%	19	9%	27	12%
GRAND TOTAL PARKING SPACES	642	169	26%	143	22%	176	27%

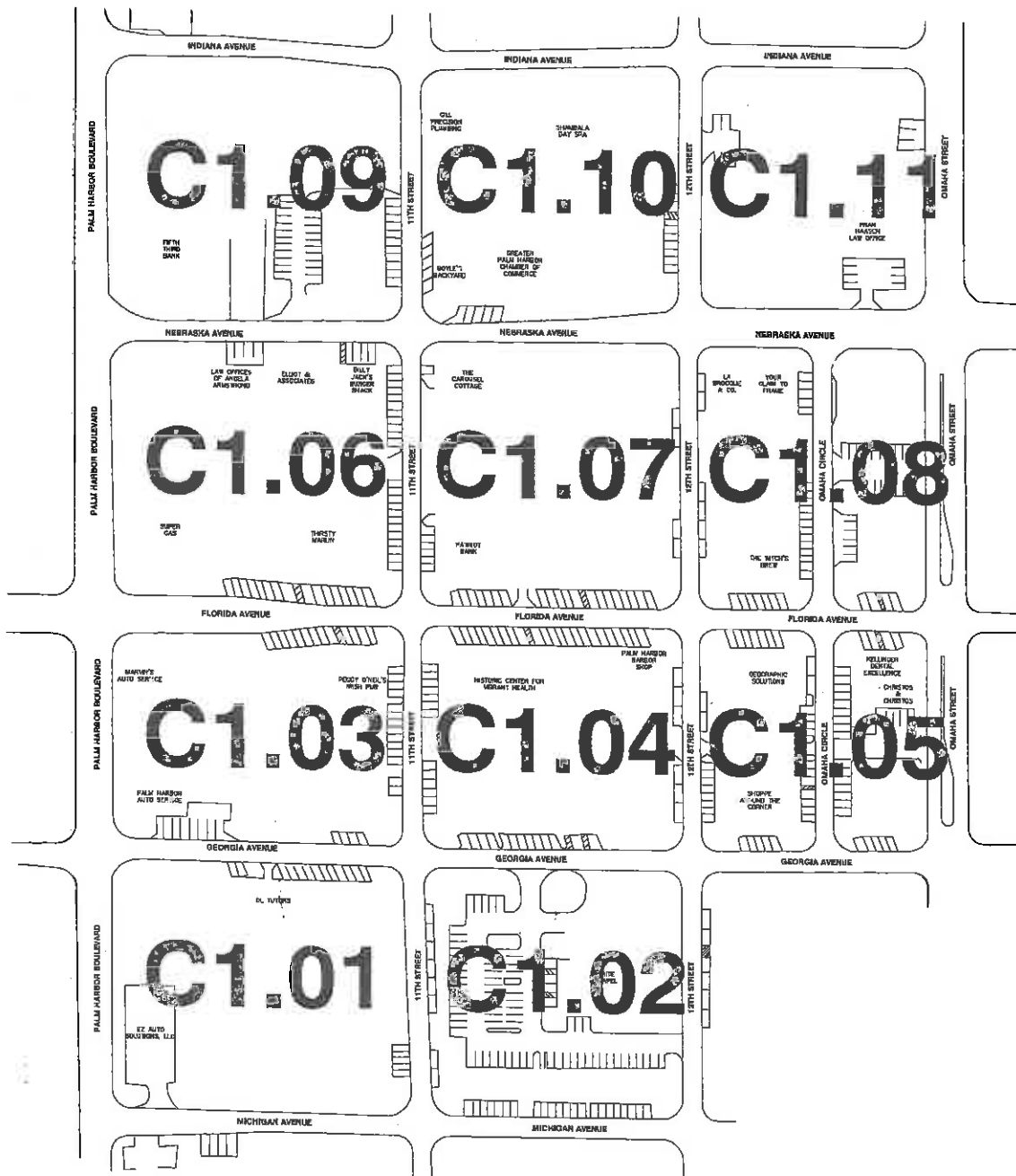
¹% = # of occupied parking spaces ÷ total # of parking spaces x 100

² Parking spaces based on 2012 Survey of downtown parking

HALF BLOCK NUMBERS



PALM HARBOR PARKING STUDY



DATE: _____

TIME: _____ START

FINISH

FIELD CREW:



SCALE: N.T.S.

SHEET NO.

C1.00

PALM HARBOR PARKING STUDY

PALM HARBOR
AUTO SERVICE

DATE: _____
TIME: _____ START
_____ FINISH

FIELD CREW:

GEORGIA AVENUE

PALM HARBOR BOULEVARD

DL TUTORS

EZ AUTO
SOLUTIONS, LLC

11TH STREET

SCALE: N.T.S.

MICHIGAN AVENUE

SHEET NO.

C1.01

PALM HARBOR PARKING STUDY

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW:



SCALE: N.T.S.

GEORGIA AVENUE

11TH STREET

12TH STREET

WHITE
CHAPEL

MICHIGAN AVENUE

B

C

D

E

F

G

H

I

J

K

A

L

M

N

SHEET NO.

C1.02

PALM HARBOR PARKING STUDY

SUPER
GAS

THIRSTY
MARLIN

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW: _____

FLORIDA AVENUE

PALM HARBOR BOULEVARD

MARVIN'S
AUTO SERVICE

PEGGY O'NEIL'S
IRISH PUB

F

D

B

PALM HARBOR
AUTO SERVICE

C

11TH STREET

A

GEORGIA AVENUE



SCALE: N.T.S.

SHEET NO.

C1.03

PALM HARBOR PARKING STUDY

PATRIOT
BANK

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW:

FLORIDA AVENUE

PEGGY O'NEIL'S
IRISH PUB

11TH STREET

H

HISTORIC CENTER FOR
VIBRANT HEALTH

F

PALM HARBOR
BARBOR
SHOP

E

I

12TH STREET

D

A

B

C

GEORGIA AVENUE



SCALE: N.T.S.

SHEET NO.

C1.04

PALM HARBOR PARKING STUDY

THE WITCH'S
BREW

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW: _____

FLORIDA AVENUE

PALM HARBOR
BARBOR
SHOP

GEOGRAPHIC
SOLUTIONS

KELLINGER
DENTAL
EXCELLENCE

CHRISTOS
&
CHRISTOS

12TH STREET

OMAHA CIRCLE

OMAHA STREET

SHOPPE
AROUND THE
CORNER

GEORGIA AVENUE



SCALE: N.T.S.

SHEET NO.

C1.05

PALM HARBOR PARKING STUDY

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW:



SCALE: N.T.S.

NEBRASKA AVENUE

PALM HARBOR BOULEVARD

11TH STREET

LAW OFFICES
OF ANGELA
ARMSTRONG

ELLIOT &
ASSOCIATES

BILLY
JACK'S
BURGER
SHACK

SUPER
GAS

THIRSTY
MARLIN

FLORIDA AVENUE

SHEET NO.

C1.06

PALM HARBOR PARKING STUDY

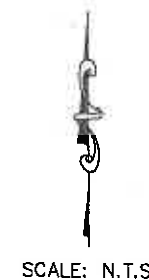
DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW: _____

LA
BROCQUE
& CO.



NEBRASKA AVENUE

BILLY
JACK'S
BURGER
SHACK

THE
CAROUSEL
COTTAGE

11TH STREET

12TH STREET

H PATRIOT
BANK

FLORIDA AVENUE

PALM HARBOR
BARBOR
SHOP

SHEET NO.

C1.07

PALM HARBOR PARKING STUDY

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW:



SCALE: N.T.S.

NEBRASKA AVENUE

12TH STREET

OMAHA CIRCLE

OMAHA STREET

FLORIDA AVENUE

LA
BROCQUE
& CO.

YOUR
CLAIM TO
FRAME

M

N

K

L

I

G

THE WITCH'S
BREW

A

E

F

D

C

B

PALM HARBOR
BARBOR

KELLINGER
DENTAL

SHEET NO.

C1.08

PALM HARBOR PARKING STUDY

INDIANA AVENUE

PALM HARBOR BOULEVARD

FIFTH
THIRD
BANK

A

B

D

C

NEBRASKA AVENUE

LAW OFFICES
OF ANGELA
ARMSTRONG

ELLIOT &
ASSOCIATES

BILLY
JACK'S
BURGER
SHACK

GILL
PRECISION
PLUMBING

BOYLE'S
BACKYARD

T
CARC
COT

DATE: _____
TIME: _____ START
_____ FINISH
FIELD CREW:



SCALE: N.T.S.

SHEET NO.

C1.09

PALM HARBOR PARKING STUDY

DATE: _____
TIME: _____ START
_____ FINISH
FIELD CREW: _____



INDIANA AVENUE

12TH STREET

11TH STREET

GREATER
PALM HARBOR
CHAMBER OF
COMMERCE

GILL
PRECISION
PLUMBING

SHAMBALA
DAY SPA

BOYLE'S
BACKYARD

BILLY
JACK'S
BURGER
SHACK

THE
CAROUSEL
COTTAGE

LA
BROCQUE
& CO.

SHEET NO.

C1.10

PALM HARBOR PARKING STUDY

INDIANA AVENUE

12TH STREET

OMAHA STREET

FRAN
HAASCH
LAW OFFICE

NEBRASKA AVENUE

LA
BROCQUE
& CO.

YOUR
CLAIM TO
FRAME

DATE: _____

TIME: _____ START

_____ FINISH

FIELD CREW:



SCALE: N.T.S.

SHEET NO.

C1.11

APPENDIX B

Tables B1 – B2: Existing Parking Ratios

Existing Parking and Land Use Conditions

Table B1: Existing Parking Supply Ratios

Map #	Existing Land UseConditions				
	Land Use		Building (Square Feet ¹)	# of Off-Street Parking Spaces	Parking Ratio (Off street Spaces/ksf) ²
15	Fifth Third Bank	Office	3285	19	5.78
17	Boyles Backyard (Restaurant)	Restaurant	1440	8	5.56
18	Palm Harbor Chamber of Commerce	Office	2177	3	1.38
23	Fran Haasch Law Office	Office	3096	25	8.07
33	Palm Harbor Business Center	Office	1320	5	3.79
36	Office - LaBreque	Office	1240	6	4.84
37	Retail - Your Claim to Fame	Retail	2172	8	3.68
38 & 58	Office - Geo Sols.	Office	7296	30	4.11
51	Thirsty Marlin	Restaurant	5141	5	0.97
52	Patriot Bank	Office	1529	7	4.58
71	Jones Plaza - Offices	Office	3800	12	3.16
73	Barber Shop	Retail	1600	2	1.25
75	Office - Geo Sols.	Office	4078	8	1.96
76	Dental & others	Office	4016	9	2.24
96	DL Tutors, Offices	Office	1546	5	3.23
99	Office	Office	1332	10	2.47
100	Office		665		
101	Office		2050		

¹ Square footage of building

Source: Pinellas County Planning Department & Property Appraiser

² Parking ratio = Number of off-street parking spaces per 1,000 square feet

Land Use	Weighted Average Supply Parking Ratio
Retail	2.65
Office	3.71
Restaurant	1.98

Table B2: Existing Parking Demand Ratios

Map #	Existing Land UseConditions									
	Land Use	Building (Square Feet ¹)	# of Off-Street Parking Spaces	# of Off-street Occupied Spaces	# of On-Street Parking Spaces	# of On-street Occupied Spaces	Total Spaces	Total Occupied	Parking Ratio ²	
15	Fifth Third Bank	Office	3285	19	7	0	0	19	7	2.13
17	Boyles Backyard (Restaurant)	Restaurant	1440	8	5	26	15	34	20	3.47
23	Fran Haasch Law Office	Office	3096	25	22	0	0	25	22	7.11
36	Office - LaBrequé	Office	1240	6	3	4	3	10	6	4.84
37	Retail - Your Claim to Fame	Retail	2172	8	2	5	4	13	6	2.76
38 & 58	Office - Geo Sols.	Office	7296	30	30	15	12	45	42	5.76
51	Thirsty Marlin	Restaurant	5141	5	0	32	32	37	32	6.22
52	Patriot Bank	Office	1529	7	4	4	3	11	7	4.58
71	Jones Plaza - Offices	Office	3800	12	6	22	12	34	18	4.74
73	Barber Shop	Retail	1600	2	2	4	4	6	6	3.75
75	Office - Geo Sols.	Office	4078	8	8	23	20	31	28	6.87
96	DL Tutors, Offices	Office	1546	5	4	16	9	21	13	8.41

¹ Square footage of building

Source: Pinellas County Planning Department & Property Appraiser

² Parking ratio = (Number of occupied private and surrounding public parking spaces occupied) / (Gross floor area)

³ Weekday Peak Data

Land Use	Weighted Average Parking Demand Ratio
Retail	3.18
Office	5.53
Restaurant	5.62

* PARKING



Palm Harbor Historic Downtown Existing Parking and Land Use Conditions
September, 2002

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
1	02/28/15/00000/110/0100		34,804			Pinellas Trail	88/926	none	1	
2	01/28/15/88560/066/0500	1220 Alt. 19 N	17,250	1,012	0.06	SF-1 story	1/210	driveway + 1-car garage	2	
3	1/28/15/88560/066/0300	1066 Indiana Ave. & 1050 Indiana Ave.	11,500	Bldg 1: 1,680 Bldg 2: 1,680 Total: 3,360	0.29	2 Duplexes	8/220	4/unit, paved area	3	
4	1/28/15/88560/066/0100	1233 11th St.	8,625	2,647	0.31	Triplex	8/220	4/unit, paved area	4	
5	01/28/15/88560/067/1000	1220 11th St.	5,750	710	0.12	Gill Precision Plumbing	1/210	2 paved drives, + 1 HC	5	
6	01/28/15/88560/067/0700	1106 Indiana Ave.	8,625	1,208	0.14	SF-1 story	1/210	4/unit, paved driveway	6	
7	01/28/15/88560/067/0500	1112 Indiana Ave.	5,750	2,052	0.36	2 Res. units-1 story	8/220	4/unit, paved driveway	7	
8	01/28/15/88560/067/0300	1116 Indiana Ave.	5,750	1,158	0.2	SF-1 story	1/210	2-car garage	8	
9	01/28/15/88560/067/0100	1122 Indiana Ave.	5,750	712	0.12	SF-1 story	1/210	gravel driveway	9	
10	01/28/15/88560/068/0500	1290 12th St.	17,250	4,318	0.25	Res. UPARC - 1 story	74/334	paved lot: 3 + HC	10	
11	01/28/15/88560/068/0300	1250 Indiana Ave.	5,750	1,080	0.19	SF-1 story	1/210	paved driveway	11	
12	01/28/15/88560/068/0100	1231 Omaha St.	5,750	800	0.14	SF-1 story	1/210	paved driveway	12	
13	01/28/15/88560/088/0300	975 Florida Ave.	86,510	Base: 16,000 Cover: 3,480 Office: 2,460 Upper: 300 Total: 22,240	0.16	Vacant/Warehouse w/ 24 & 25 - Unmarked Parking	41/520	bldg. Surrounded by pavement	13	
14	01/28/15/88560/066/0800		4,600			Vacant	86/912	see 15	14	no site plan
15	01/28/15/88560/066/0900	1027 Nebraska Ave.	24,725	3,285	0.13	Southern Exchange Bank, 3 drive-thru lanes, ATM lane	23/331	17 + HC, 4 on Neb. [18 + 1 HC]	15	7/5/1977

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
16	01/28/15/88560/066/1300		6,900			Vacant	0/0	see 15	16	7/5/1977
17	01/28/15/88560/067/1200	1101 Nebraska Ave.	8,625	912	0.11	El Jalapeno Mexican Cantina w/ patio	21/325	6 on Neb, 5 gravel on 11th	17	
18	01/28/15/88560/067/1500	1151 Nebraska Ave.	5,750	2,177	0.38	Palm Harbor Chamber of Commerce	17/330	4 on Neb, lot: 2 +HC	18	P
19	01/28/15/88560/067/1700		8,625			Vacant	0/0	none	19	
20	01/28/15/88560/067/2000	1215 12th St.	8,625	Down: 2,400 Up: 2,400 Total: 4,800	0.56	Harbor House Apartments + Fran Swanton Contractor - 8 units	8/222	10' on 12th St.	20	
21	01/28/15/88560/068/1100		17,250			Vacant, w/ 23	0/0	none	21	
22	01/28/15/88560/068/1700		2,875			Vacant, w/ 23	0/0	none	22	
23	01/28/15/88560/068/1800	1275 Nebraska Ave.	8,625	Down: 1,926 Up: 1,170 Total: 3,096	0.36	Rutger and Donaldson, Attorneys at Law w/ greenhouse	18/332	paved lot: 8 spaces	23	built 1949
24	01/28/15/88560/088/0300	975 Florida Ave.	35,153	see 13	0.16	Vacant Land - see 13	41/520	entirely paved, at least 3 spaces	24	no site plan
25	01/28/15/88560/088/0300	975 Florida Ave.	20,604	see 13	0.16	see 13/Parking and Driveway	41/520	n/a	25	no site plan
26	02/28/15/00000/110/0100		16,204			Pinellas Trail	86/926	none	26	
27	01/28/15/88560/087/0900	1008 Nebraska Ave.	16,875	664	0.04	Srn. Bldg on hill next to paved area.	11/320	paved area is used by #49 + driveway on hill	27	
28	01/28/15/88560/087/0700	1012 Nebraska Ave.	6,250	Bldg 1: 644 Bldg 2: 1,170 Total: 1,814	0.29	Quality Pathology Service	72/922	3 + HC in front, 1 in alley	28	
29	01/28/15/88560/087/0500	1018 Nebraska Ave.	6,250	784	0.13	BNW Roofing Inc.	17/330	2-3 in back	29	
30	01/28/15/88560/087/0300	1022 Nebraska Ave.	6,250	864	0.14	Counseling Offices	17/330	Informal in back	30	
31	01/28/15/88560/087/0100	1026 Nebraska Ave.	6,250	692	0.11	Demers Den, Mexican/American Restaurant	24/330	3 +HC on Neb, 7 on 11th	31	?

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
32	01/28/15/88560/086/0900	1124 11th St.	8,750	Bldg 1: 1,150 Bldg 2: 776 Total: 1,926	0.22	Cookie Cravings of Palm Harbor, Inc.	17/330	gravel drive: 3	32	
33	01/28/15/88560/086/0600	1108 Nebraska Ave.	9,375	1,320	0.14	Palm Harbor Business Center.	19/333	800, 3 in back alley, 5 in front	33	6/18/1980
34	01/28/15/88560/086/0400	1116 Nebraska Ave.	6,250	988	0.16	SF-1 story	1/210	1 covered space	34	
35	01/28/15/88560/086/0100	1115 12th St.	9,375	576	0.06	SF-1 story/ vacant/storage	1/210	1 gravel space	35	
36	01/28/15/88560/085/0400	1202 Nebraska Ave.	3,125	Down: 680 Up: 560 Total: 1,240	0.4	Office, Edward LaBreque, CPA: 2-story office	11/320	see 37	36	12/5/1989
37	01/28/15/88560/085/0100	1210 Nebraska Ave.	9,375	2,172	0.23	Retail, Your Claim to Frame	11/320	w/36: gravel lot: 16 spaces	37	12/5/1989
38	01/28/15/17244/000/0170	1188 Omaha Cir.	18,000	4,296	0.24	Offices	18/332	lot: 15, add'l on grass	38	2/13/1984
39	01/28/15/88560/089/0700	1120 8th St. N	6,750	1,104	0.16	SF-1 story	1/210	paved driveway + 1-car under house	39	
40	01/28/15/88560/089/0800	815 Florida Ave.	6,750	1,330	0.2	SF-1 story	1/210	2-car garage	40	
41	01/28/15/88560/089/0900		6,750			Vacant - duplex (confirming w/ GIS)	0/0	2-car garage	41	
42	01/28/15/88560/089/1000	839 Florida Ave.	6,750	1,311	0.19	SF-1 story	1/210	paved driveway	42	
43	01/28/15/88560/089/1100		6,750			Vacant - 2 sheds	0/290	paved driveway	43	
44	01/28/15/88560/089/1200	889 Florida Ave.	8,100	2,370	0.29	Triplex	3/220	paved driveway	44	
45	01/28/15/88560/088/0900		8,100			Vacant	0/0	none	45	
46	01/28/15/88560/088/1000	909 Florida Ave.	8,100	Down: 970 Up: 645 Total: 1,615	0.2	2-story Duplex	1/210	paved driveway	46	
47	01/28/15/88560/088/1200	925 Florida Ave.	17,500	Bldg 1: 1,434 Bldg 2: 888 Total: 2,322	0.13	2 1-story SF	8/210	paved driveway	47	

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
48	01/28/15/88560/088/1500	993 Florida Ave.	20,100	4472	0.22	Fairway Golf Carts	48/541	9 paved spots	48	
49	01/28/15/88560/087/1400	1003 Florida Ave.	16,875	Bldg. 1: 1,863 Bldg. 2: 2,856 Total: 4,719	0.3	Amoco Gas station - 2 pump islands, each has a 3-grade pump and a diesel	26/34	2 service bays, paved lot	3? 49	
50	01/28/15/88560/087/1900	1019 Florida Ave.	6,250	611	0.1	Stoner Antiques	11/320	5 spaces on FL	50	
51	01/28/15/88560/087/2100	1023 Florida Ave.	18,750	Bldg. 1: 2,056 Bldg. 2: 1,896 Bldg. 3: 1,189 Total: 5,141	0.27	Thirsty Marlin Grill and Bar - w/ outside seating, east side is Lee & Co. Antique shop	21/325	15 + 2 HC on FL, 8 on 11th, + 5 in alley	51	(?)
52	01/28/15/88560/086/1200	1103 Florida Ave.	6,250	Bldg 1: 493 Bldg 2: 1,036 Total: 1,529	0.24	Offices - Capital Planning Corp, Peck and Jenkins CPAs, Stanton's Nursing Personnel	24/330	4 on-site inc. H-C, 6 on 11th, 6 on FL	52	
53	01/28/15/88560/086/1400	1115 Florida Ave.	15,625 1/20/12	Bldg 1: 2,550 Bldg 2: 4,000 Total: 3,550 2,550	0.23	1) Morton Plant Mease, Dr's office. 2) Vacant(?), canopy	19/333	3 on FL + HC, 5 or more covered inside fence	53	
54	01/28/15/88560/086/1900	1123 Florida Ave.	12,500	Down: 2,040 Up: 2,040 Total: 4,080	0.33	Sutherland Masonic Lodge 174	77/990	9 HC on FL	54	
55	01/28/15/88560/085/0500	1201 Florida Ave.	3,125	864	0.28	Hardware Store	11/320	4 on FL	55	
56	01/28/15/88560/085/0600	1205 Omaha St.	3,750	Down: 880 Up: 880 Total: 1,760	0.47	2-story Apt. house, 4 rental units	8/222	4 on Omaha Cir., 2 on alley	56	
57	01/28/15/88560/085/0601	1219 Florida Ave.	5,625	Down: 2,080 Up: 1,444 Total: 3,524	0.63	Retail, Renew Life/Face It Skin Care (upstairs) Blue Coyote Coffee Co. (+patio)/Oak Trail Books (downstairs)	11/320	6 on FL, 4 on Omaha Cir.	57	
58	01/28/15/17244/000/0190	1247 Florida Ave.	9,000	3,000	0.33	3 Offices	19/333	6 on Omaha Cir. 4 off FL	58	built 1960

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
59	01/28/15/88560/092/0500	1052 8th St.	5,300	Down: 1,409 Up: 645 Total: 2,054	0.39	SF-2 story	1/233	paved parking space	59	
60	01/28/15/88560/092/0501	1050 8th St.	4,400	Down: 1,208 Up: 725 Total: 1,933	0.44	SF-2 story, "tied w/ 500" (#59)	1/233	grass drive w/ garage	60	
61	01/28/15/88560/092/0400	808 Florida Ave.	5,000	644	0.13	SF-1 story	1/210	paved driveway	61	
62	01/28/15/88560/092/0300	814 Florida Ave.	5,000	912	0.18	SF-1 story	1/210	paved driveway	62	
63	01/28/15/88560/092/0100	832 Florida Ave.	11,000	864	0.08	SF-1 story	1/210	1-car garage (inaccessible)	63	
64	01/28/15/88560/093/0600	910 Florida Ave.	15,000	879	0.06	SF-1 story	1/210	paved driveway w/ 1-car garage	64	
65	01/28/15/88560/093/0500	922 Florida Ave.	5,000	672	0.13	SF-1 story	1/210	gravel u-drive + carport	65	
66	01/28/15/88560/093/0400	948 Florida Ave.	5,000	1,550	0.31	Duplex - 1 story	8/220	paved area	66	
67	01/28/15/88560/093/0100	930 Florida Ave.	15,000	6250	0.42	Creative Sports Enterprises	41/520	13/16 [45 spaces w/ #36]	67	
68	02/28/15/00000/110/0100		11,979			Pinellas Trail	86/926	none	68	7/1/1994
69	01/28/15/88560/094/0600	1012 Florida Ave.	20,700	5,700	0.28	Marvin's Auto Service	27/343	unmarked on-site parking 15-20	69	
70	01/28/15/88560/094/0100	1026 Florida Ave. & 1025 Florida Ave.	22,600	Down1: 3,300 Up1: 2,520 Total 1: 5,820 Bldg 2: 160 Total: 5,980	0.26	Ernie's New World Bistro - restaurant downstairs, Antiques upstairs, YMCA Learning Academy in back	11/321	8 + HC on FL, rough on 11th, 7 on GA	70	Site Plan on File

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
71	01/28/15/88560/095/0600	1114 Florida Ave.	13,500	3,800	0.28	Jones Plaza - 4 offices	19/333	14 on FL + HC, 5 on alley + shed [16 spaces]	71	
72	01/28/15/88560/095/0400	1118 Florida Ave.	4,500	544	0.12	Retail - Coiffure Designs	17/330	4 on FL, 1 on alley	72	12/8/1978
73	01/28/15/88560/095/0300	1122 Florida Ave.	2,250	1,600	0.71	Retail - Palm Harbor Family Barber Shop, patio in back	17/330		73	built 1958
74	01/28/15/88560/095/0100	1126 Florida Ave. 1021 Florida Ave.?	4,500	Bldg 1: 1,040 Bldg 2: 814 Total: 1,854	0.41	Retail/Res Comm - Iris and Ivy	11/320	3 on FL	74	built 1935
75	01/28/15/88560/096/0100	1017 Omaha Cir.	9,000	Down: 2,194 Up: 1,884 Total: 4,078	0.45	2-story Offices	17/330	5 on FL, 1 on alley 6 on Om. Cir, 6 on FL, 8 in gravel lot (on-site)	75	built 1945
76	01/28/15/17244/000/0340	1250 Florida Ave.	10,000	Bldg 1: 2,000 Bldg 2: 2,016 Total: 4,016	0.4	Adrian and Halls TV Sales and Service/ Super Business Software/ Knellinger Family Dentistry	19/333	10 on Om. St and back, 7 +HC on FL, 7 on Om. Cir.	76	built 1910
77	01/28/15/88560/092/0701		5,000			Vacant	0/290	none	77	built 1954
78	01/28/15/88560/092/0700	1000 8th St.	5,000	1,254	0.25	SF-1 story	1/210	2 garages	78	
79	01/28/15/88560/092/0900	835 Georgia Ave.	5,000	1,232	0.25	SF-1 story	1/210	2 garages	79	
80	01/28/15/88560/092/1000	853 Georgia Ave.	5,000	900	0.18	SF-1 story	1/210	2 garages	80	
81	01/28/15/88560/092/1100	881 Georgia Ave.	11,000	Down: 1,400 Up: 416 Total: 1,816	0.17	SF-2 story	1/210	paved driveway	81	
82	01/28/15/88560/093/0900	1010 9th St.	7,500	1,008	0.13	SF-1 story	1/210	2-car garage w/ gravel drive	82	
83	01/28/15/88560/093/1100	909 Georgia Ave.	7,500	620	0.08	SF-1 story	1/210	grass drive	83	

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
84.	01/28/15/88560/093/1200	937 Georgia Ave.	5,000	1,550	0.31	Duplex - 1 story	8/220	paved area, 2 spots	84	
85	01/28/15/88560/093/1300	949 Georgia Ave.	5,000	1,550	0.31	Duplex - 1 story	8/220	paved area, 2 spots	85	
86	01/28/15/88560/093/1400	989 Georgia Ave.	15,000	Down: 3,083 Up: 2,912 Total: 5,995	0.4	Offices - 2-story	17/330	23/28 [45 spaces w/ #67]	86	7/1/1994
87	01/28/15/88560/094/1400	1010 Alt. 19 N	20,700	Bldg 1: 1,428 Bldg 2: 4,264 Total: 5,712	0.28	Palm Harbor Auto Service	27/343	all paved, 13 spaces, + 10 bays [6 bays, +3, w/15 overflow]	87	2/27/1984 built 1954
88	01/28/15/88560/095/1200	no site address	6,750	1,824	0.27	Boy Scouts of America, Troop 26	77/990	none	88	
89	01/28/15/88560/095/1500		13,500			Vacant	010/0		89	
90	01/28/15/88560/095/2100	1119 Georgia Ave.	4,500	787	0.17	2 Bldgs., shed?	11/320	gravel lot: 1 HC + 1	90	
91	01/28/15/88560/096/0500	1015 Omaha Cir.	9,000	4,708	0.52	Neighorly Senior Services - Offices	71/353	2' on west paved, 5 on east +2HC, 1 north	91	
92	01/28/15/17244/000/0350		10,000			Vacant	0/0	none	92	
93	02/28/15/00000/110/0100		114,998			Pinellas Trail	86/926	none	93	
94	01/28/15/88560/105/0700	924 Alt. 19 N	20,125	1,484	0.07	Bowser Motors	27/342, 1/210	all mulched	94	built 1953
95	01/28/15/88560/105/0500	1022 Georgia Ave.	5,750	864	0.15	SF-1 story	1/210	gravel u-turn drive	95	
96	01/28/15/88560/105/0100	917 11th St.	11,500	1,546	0.13	Raymond and Associates, Architect and Planning Office	19/333	4 on-site parking of west side + driveway, around bldg.	96	built 1954

Map #	Parcel ID	Address	Lot Area	Bldg. Sq. Ft.	FAR	Description	Current Uses	Parking?	Map #	Site Plan Date
97	01/28/15/88560/104/0100	1113 Michigan Ave.	68,750	Bldg 1: 3,750 Bldg 2: 2,651 Total: 6,401	0.09	White Chapel and land	83/920	lot:38 + 4HC	97	
98	01/28/15/88560/105/1400		8,625			JC Automax Auto Sales	27/342	grass lot, no HC space[7 spaces, w/ HC]	98	
99	01/28/15/88560/105/1700	1007 Michigan Ave.	8,625	1,008	0.12	Kurt Dombroski Roofing/Boat Storage	17/330	2 on MI, + drive [11 grass spaces]	99	4/19/1995
100	01/28/15/88560/105/2000	1015 Michigan Ave.	8,625	665	0.08	Res Comm? Unclear what the property is used for.	19/333	1-parking wide gravel driveway	100	3/2/1978
101	01/28/15/88560/105/2300	905 11th St.	11,500	1,064	0.09	SF-1 story	1/210	2-car garage w/ dirt/gravel driveway	101	built 1948



APPENDIX C

Florida Avenue Turnover (Palm Harbor Barber Shop & Avenue Salon)

TUESDAY TURNOVER RATE ALONG FLORIDA AVENUE

BLOCK 1.03 (Area F)

Parking Stall	Time																																						
	8:15	8:30	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	5:00	5:15	5:30	Turnover	
1																																							0.9
2																																							1.1
3																																							1.1
4																																							1.9
5																																							1.2
6																																							1.5
7																																							2.3
8																																							1.1
9																																							1.2
10																																							0.9
11																																							0.8
12																																							2.0
13																																							1.3
																																							2.9
																																							1.5

BLOCK 1.06 (Area A)

Parking Stall	Time																																						
	8:15	8:30	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	5:00	5:15	5:30	Turnover	
1																																							0.9
2																																							0.6
3																																							1.0
4																																							0.7
5																																							2.3
6																																							0.9
7																																							2.3
8																																							0.9
9																																							0.7
10																																							1.3
11																																							0.8
12																																							0.7
13																																							1.0
14																																							0.7
15																																							1.2
16																																							1.2
17																																							0.8
																																							2.3
																																							0.9
																																							1.0

Parking Stall	Time	8:15	8:30	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	5:00	5:15	5:30	Turnover	
1																																							1.5	
2																																								1.1
3																																								1.4
4																																								1.0
5																																								0.8
6																																								0.8
7																																								1.1
8																																								1.4
9																																								0.3
10																																								0.8
11																																								1.8
12																																								3.6
13																																								0.9
14																																								0.9
15																																								1.2
16																																								1.6
17																																								1.4
18																																								1.3
19																																								1.3
20																																								1.6
21																																								1.4
22																																								

[illegible][illegible]

[illegible]

BLOCK 1.05 (Area K)

[illegible]

BLOCK 1.08 (Area A)

[illegible]

BLOCK 1.08 (Area B)

[illegible]

O:\Traffic\4833-000-001 Downtown Palm Harbor\FL Turnover.xls\Tuesday

APPENDIX D

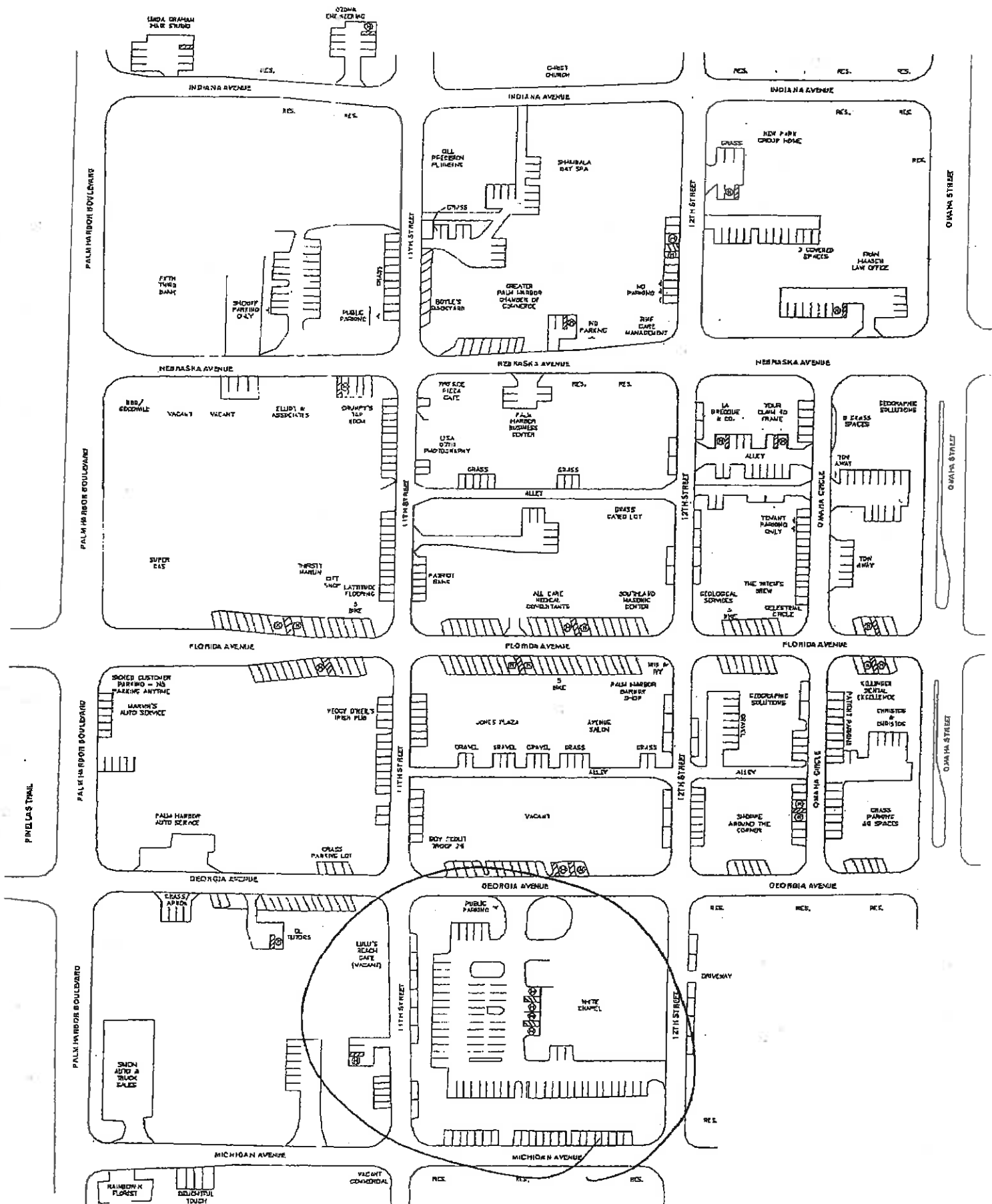
Business Owner Surveys



Date: August 31, 2012

Time: 2:20pm

1. Please mark the location of your business on the map on the back of this survey.
2. What are your hours of operation?
M-F 9am - 6pm Sun 2pm - 4pm
Sat 12pm - 11pm
3. How many workers do you currently have? (Full and Part time)
1 Full time
2 part time
4. What is the shift that has the most employees?
M-F 9am - 6pm
5. What do you feel is the busiest day/time for your business?
Sat 12pm - 11pm
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)
no
7. If not, where are your employees encouraged to park? (Please mark on map on back)
any where
8. Do you have any posted restrictions on parking for employees or customers?
no
9. Do you have any other parking concerns you would like to share?
no

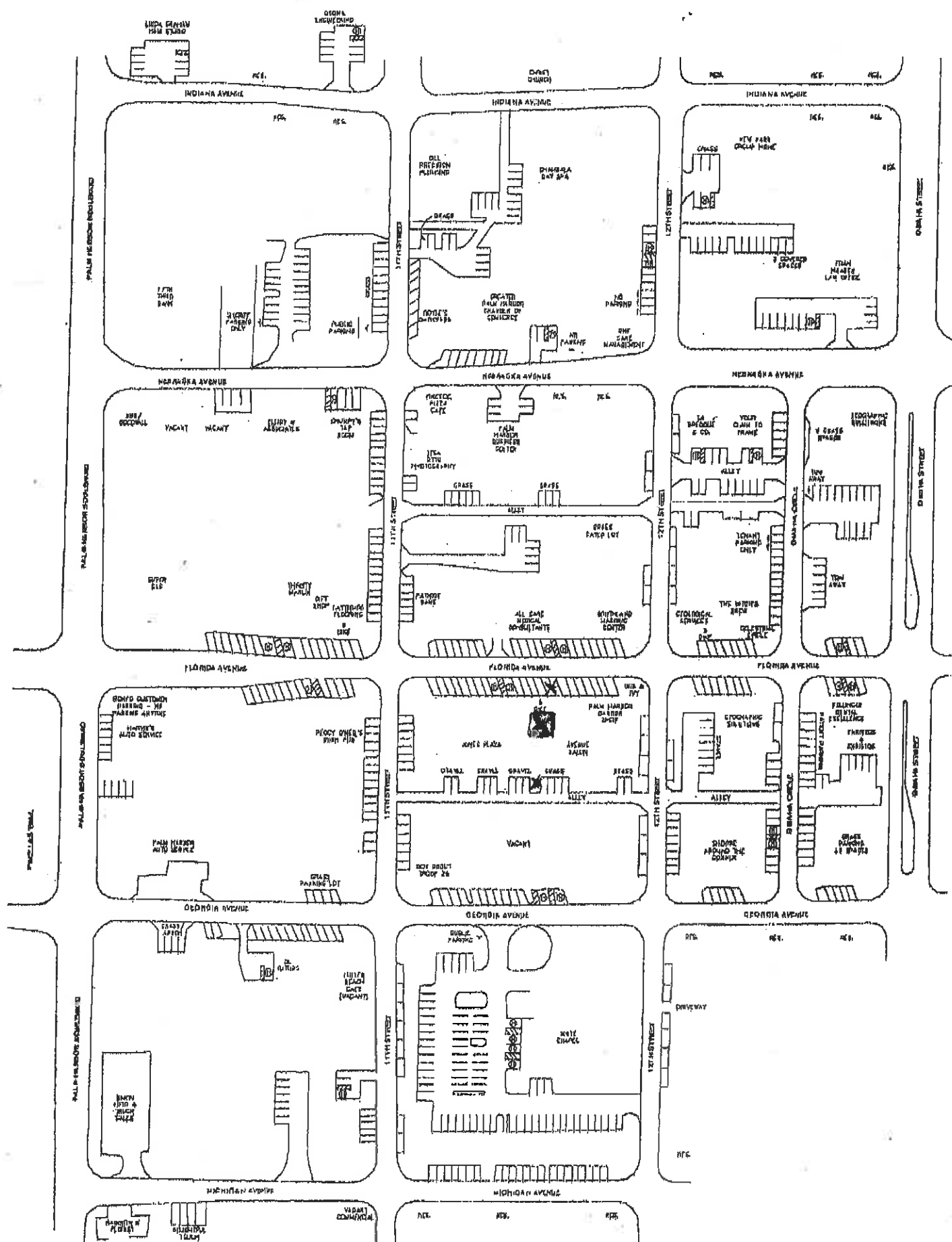




Date: 9-9-12

Time: 12:36

1. Please mark the location of your business on the map on the back of this survey.
2. What are your hours of operation? 9-5
3. How many workers do you currently have? (Full and Part time) 6
4. What is the shift that has the most employees? 9-5
5. What do you feel is the busiest day/time for your business? ANY
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back) NONE
7. If not, where are your employees encouraged to park? (Please mark on map on back)
IN FRONT OR BEHIND
8. Do you have any posted restrictions on parking for employees or customers?
NO
9. Do you have any other parking concerns you would like to share?
WE DON'T



Date: 8/28/12
Time: 12:45

Attn: Sandra Gorman

1. Please mark the location of your business on the map on the back of this survey.
2. What are your hours of operation? 9:30 - 5:30 TUES - FRI.
9:30 - 4:00 SAT.
3. How many workers do you currently have? (Full and Part time)
1 part time
4. What is the shift that has the most employees?
5. What do you feel is the busiest day/time for your business? 10:30 ^{am} - 4:00 ^{p.m.}
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back) yes
7. If not, where are your employees encouraged to park? (Please mark on map on back)
8. Do you have any posted restrictions on parking for employees or customers? NO.
9. Do you have any other parking concerns you would like to share? yes. I need
two spaces on the east side of the store, so
the drive by public will not think that all occupied
parking spaces indicate that my store is filled.
with customers and they can't get waited on.
← This has happened.

Patriot Bank

1103 Florida Ave.
727-781-1776

King

Date: 8/27/2012

Time: 12:50 PM

1. Please mark the location of your business on the map on the back of this survey.



2. What are your hours of operation?

M-F 9-5 p.m.

3. How many workers do you currently have? (Full and Part time)

5

4. What is the shift that has the most employees?

All Day

5. What do you feel is the busiest day/time for your business?

Varies according to day

6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)

Parking lot. 3 spaces - 1 handicap space

7. If not, where are your employees encouraged to park? (Please mark on map on back)

Where ever there is space -

8. Do you have any posted restrictions on parking for employees or customers?

Parking lot only.

9. Do you have any other parking concerns you would like to share?

Would like to see reserved spaces for bank customers only with time restrictions.

Arlene Tracht - VP, Mgr.
Patriot Bank.

Date: 8-24-12Time: 6 PM.

1. Please mark the location of your business on the map on the back of this survey.

GRUMPY'S & VACANT LOT DIRECTLY ACROSS
NEBRASKA AVE

2. What are your hours of operation?

11 AM ~ 11 PM

3. How many workers do you currently have? (Full and Part time)

3

4. What is the shift that has the most employees?

10 - 5 PM.

5. What do you feel is the busiest day/time for your business?

FRI-SAT @ 4 PM - 10 PM

6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)

YES

7. If not, where are your employees encouraged to park? (Please mark on map on back)

8. Do you have any posted restrictions on parking for employees or customers?

YES

9. Do you have any other parking concerns you would like to share?

YES (SEE OVER)

gib

King
PROFESSIONAL BUSINESS SURVEYING ASSOCIATES, INC.

Date: _____

Time: _____

1. Please mark the location of your business on the map on the back of this survey.

There are 3 businesses at this location - Elegant Paws Dog Grooming, In's & Out's, and a new business not named yet

2. What are your hours of operation? In's & Out's

m-f 9:30-5

Sat 10-3

3. How many workers do you currently have? (Full and Part time)

1 full

1 part time

4. What is the shift that has the most employees?

1 full time 9:30-5

5. What do you feel is the busiest day/time for your business?

Anytime during the day

6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)

We have the grassy area next to alley but prefer to use

7. If not, where are your employees encouraged to park? (Please mark on map on back)

→ the areas noted on back

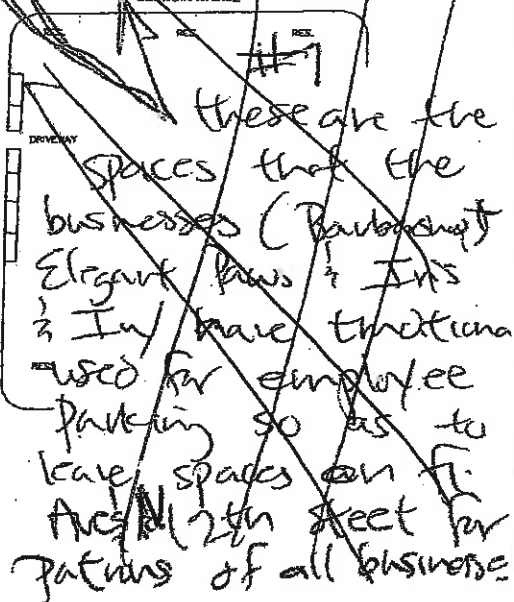
8. Do you have any posted restrictions on parking for employees or customers?

Since I only have 1 full timer and 1 part timer I do not have to post the restrictions - it is an unwritten law at In's & Out's not to take the spaces next to the businesses.

9. Do you have any other parking concerns you would like to share?

Yes - #1 - this parking study is being done at the time of year that is the slowest and the parking needs are not as great

#2 this downtown streetscaping & parking plan was done to accommodate short term parkers - parkers that spend 15 min - 1 hour at a visit. By now allowing office use and their employees that take up a space 8 hours at a time will drive away expansion for retailers, etc



GREATER
PALM
HARBOR
AREA

CHAMBER OF
COMMERCE

RECEIVED
AUG 30 2012
Document has been scanned
Do not route for filing only

1151 Nebraska Avenue
Palm Harbor, FL 34683

e-mail - eleana@palmharborcc.org

Website - www.palmharborcc.org

FAX 

Date: 8/29/12

Number of pages including cover sheet: 3

To: Sandra Gorman, P.E.

King Engineering

813-880-8882

Palm Harbor Chamber of Commerce

NAME: Connie Davis

President/CEO

FAX: #727-786-2336

PHONE: #727-784-4287

RE: Palm Harbor Chamber of Commerce

REMARKS:

☐

Urgent

☒

For your review

☐

Reply ASAP

☐

Please comment

Pursuant to your request in a letter dated August 23, 2012, we are providing you the information regarding Downtown Palm Harbor Parking and Circulation Study.

Connie Davis

Date: Aug. 29, 2012Time: 9:45 A.M.

1. Please mark the location of your business on the map on the back of this survey.
2. What are your hours of operation?
9-4 PM but open from 7:00 A.M.
to 5:30 PM for meetings
3. How many workers do you currently have? (Full and Part time)
2 Full time 3 Independent Contractors
1 Part time Volunteers
4. What is the shift that has the most employees?
9 AM - 1 PM
5. What do you feel is the busiest day/time for your business?
MONDAY - 10:00 A.M.
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)
ONE RESERVE ONE OPEN FOR CUSTOMER
ONE HANDICAP
7. If not, where are your employees encouraged to park? (Please mark on map on back)
IN FRONT OF BOYLE'S RESTAURANT
8. Do you have any posted restrictions on parking for employees or customers?
NO
9. Do you have any other parking concerns you would like to share?

Date: Aug. 29, 2012Time: 9:45 A.M.

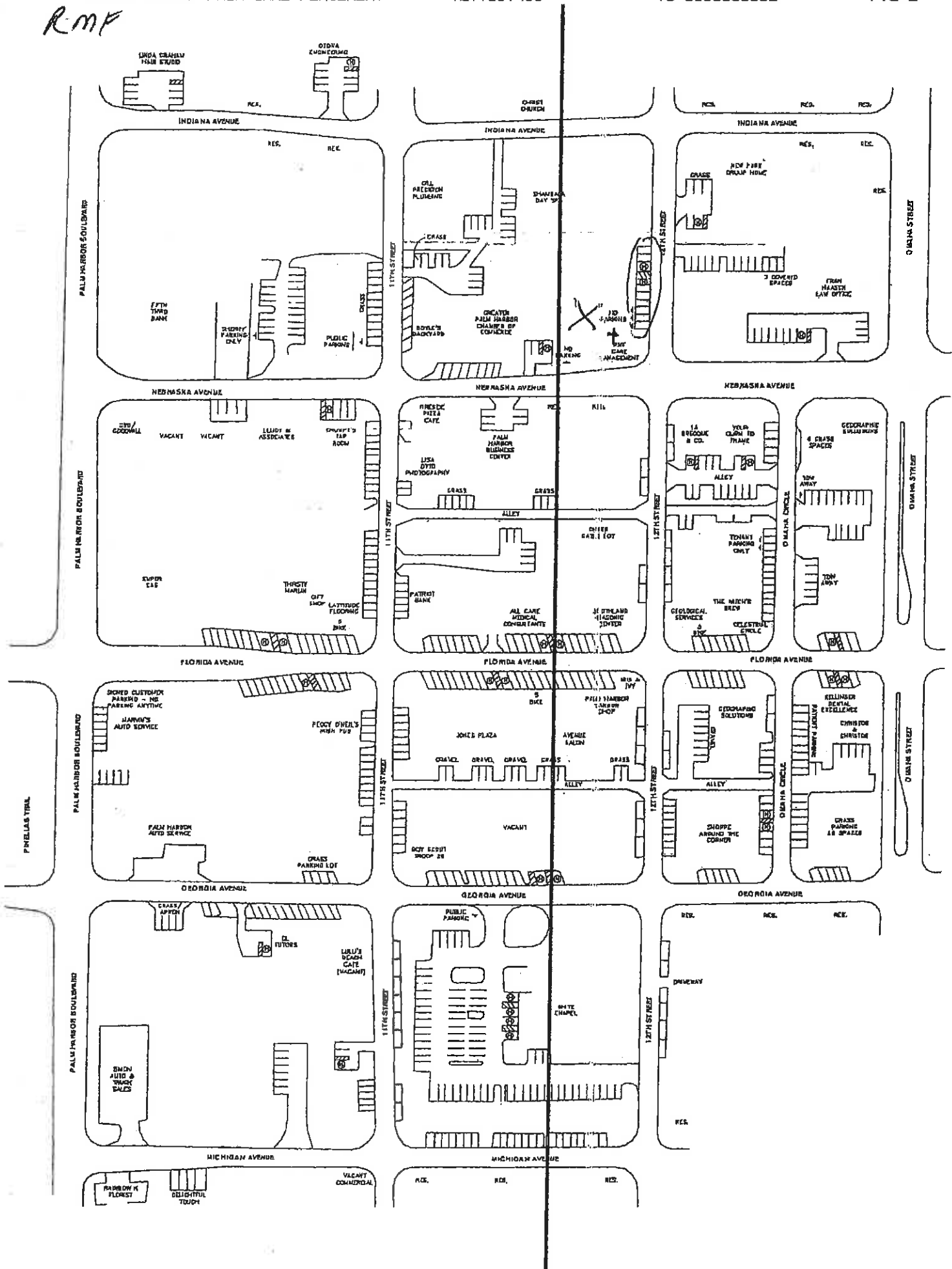
1. Please mark the location of your business on the map on the back of this survey.
2. What are your hours of operation?
9-4 PM but open from 7:00 A.M. to 5:30 PM for meetings
3. How many workers do you currently have? (Full and Part time)
2 Full time 3 Independent Contractors
1 Part time Volunteers
4. What is the shift that has the most employees?
9 AM - 1 PM
5. What do you feel is the busiest day/time for your business?
MONDAY - 10:00 A.M.
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)
ONE RESERVE ONE OPEN FOR CUSTOMER
ONE HANDICAP
7. If not, where are your employees encouraged to park? (Please mark on map on back)
IN FRONT OF BOYLE'S RESTAURANT
8. Do you have any posted restrictions on parking for employees or customers?
NO
9. Do you have any other parking concerns you would like to share?

SLG

King
ENGINEERING ASSOCIATES, INC.

Date: 8/24/12
Time: 12pm

1. Please mark the location of your business on the map on the back of this survey.
RMF CARE MANAGEMENT
2. What are your hours of operation?
*9A-5P M-F BUSINESS
ALSO 5 APARTMENTS IN BUILDING*
3. How many workers do you currently have? (Full and Part time)
9 F 2 PT
4. What is the shift that has the most employees?
9A-5P M-F
5. What do you feel is the busiest day/time for your business?
VARIES
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)
YES - 10
7. If not, where are your employees encouraged to park? (Please mark on map on back)
THEY PARK IN YARD NEXT TO BUILDING
8. Do you have any posted restrictions on parking for employees or customers?
YES
9. Do you have any other parking concerns you would like to share?





Date: Sept 11 2012

Time: _____

1. Please mark the location of your business on the map on the back of this survey.

1216 12th St.

2. What are your hours of operation? 9A-5p. BUSINESS

4. Apt - Residential - Bldg. is Commercial/Residential

3. How many workers do you currently have? (Full and Part time)

9

4. What is the shift that has the most employees? NA

NO SHIFTS - BUSINESS OFFICE HRS 9-5p

5. What do you feel is the busiest day/time for your business?

10A-4p.

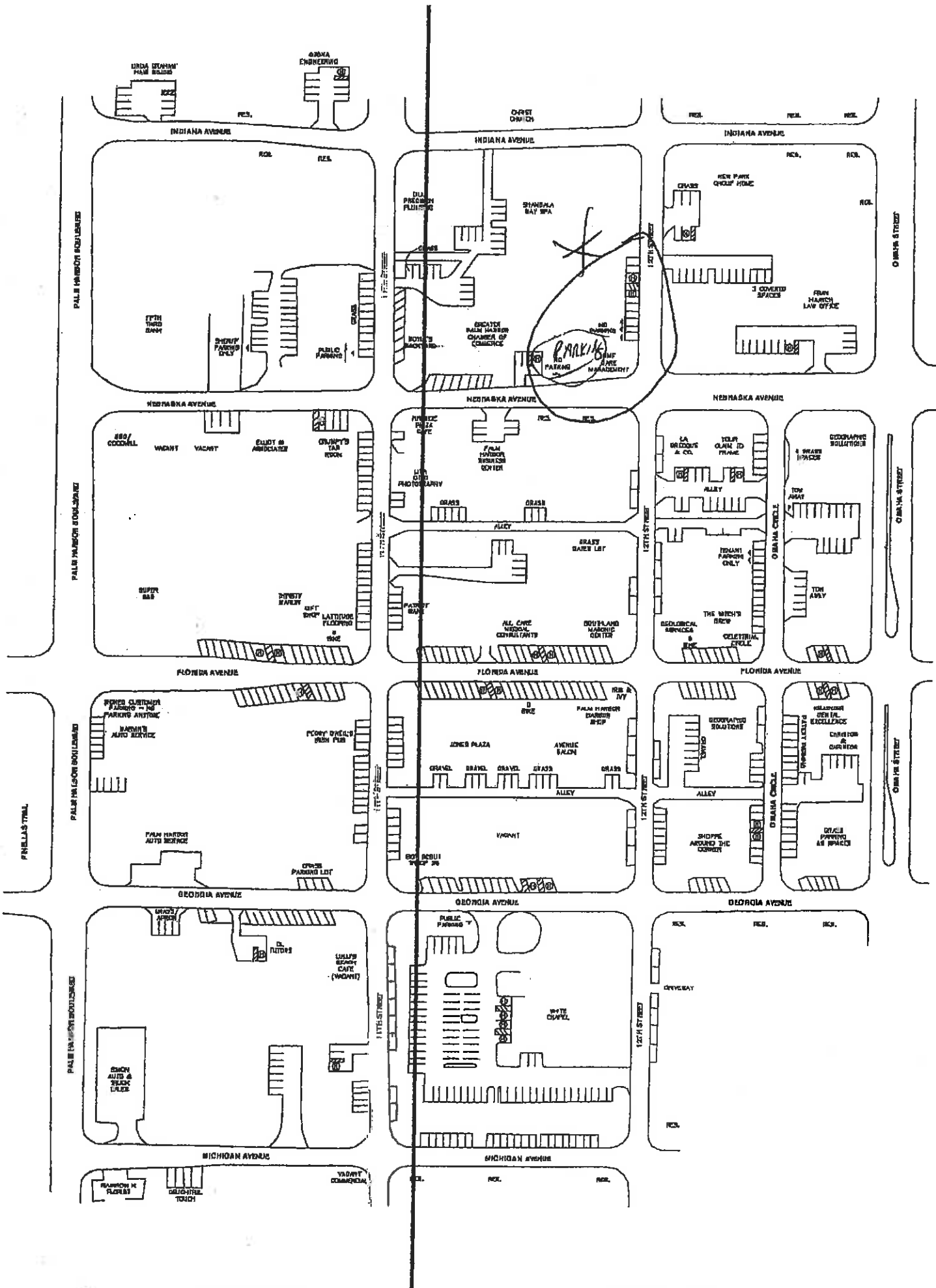
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back) yes - 10

7. If not, where are your employees encouraged to park? (Please mark on map on back)

I HAVE VACANT LAND WITH Bldg.

8. Do you have any posted restrictions on parking for employees or customers? NO

9. Do you have any other parking concerns you would like to share? NO





Date: 10/17/12
~~10/26/12~~
Time: 5pm

1. Please mark the location of your business on the map on the back of this survey.
2. What are your hours of operation?
M-W 9-6 Fri 9-11pm Sun 12-4
Th 9-10pm Sat 930-11pm
3. How many workers do you currently have? (Full and Part time)
3 ptime
4. What is the shift that has the most employees?
Sat 4-11pm
5. What do you feel is the busiest day/time for your business?
~~Mon~~ 10-2pm
6. Do you have reserved on-site parking available for your employees? How many spaces are provided? (If so, please mark on map on back)
No
7. If not, where are your employees encouraged to park? (Please mark on map on back)
8. Do you have any posted restrictions on parking for employees or customers?
no
9. Do you have any other parking concerns you would like to share?

Geographic Solutions employees
should park off FL Ave



APPENDIX E

Future Parking Needs

Table E1: Future Parking per ITE/Pinellas County Code

Existing Land Use Conditions			Future Land Use Conditions			Potential Maximum Buildout at 0.75 FLU Density				
Map #	Land Use	Total lot area (By Block)	Land Use ¹	F.A.R. ²	Square Feet	Square Feet	ITE Parking Generation*	Pinellas County Code*	Observed Demand (2.79/KSF)	
14	Vacant	36225	Community Redevelopment	0.4	14,490	10,868	30	24	30	
15	Fifth Third Bank									
16	Vacant									
17	Boyles Backyard (Restaurant)	31625	Community Redevelopment	0.4	12,650	9,488	26	21	26	
18	Palm Harbor Chamber of Commerce									
19	Vacant									
20	Harbor House Apts (8 units)	28750	Community Redevelopment	0.4	11,500	8,625	24	19	24	
21	Vacant									
22	Vacant									
23	Fran Haasch Law Office	16875	General Commercial	0.6	10,125	7,594	21	17	21	
27	Small bldg.									
28	Quality Pathology Service									
29	BNW Roofing Inc.	25000	Community Redevelopment	0.6	15,000	11,250	31	25	31	
30	Counseling Offices									
31	Grumpy's									
32		33750	Community Redevelopment	0.6	20,250	15,188	42	33	42	
33	Palm Harbor Business Center									
34	SF-1 story									
35	SF-1 story	12500	Community Redevelopment	0.6	7,500	5,625	15	12	16	
36	Office - LaBregue									
37	Retail - Your Claim to Fame									
38	Office - Geo Sols.	18000	Community Redevelopment	0.6	10,800	8,100	22	18	23	
49	Bills Super Gas Service Station									
50	Old Town Café									
51	Thirsty Marlin	25000	Community Redevelopment	0.6	15,000	11,250	31	25	31	
52	Patriot Bank									
53	All Care Medical consultants									
54	Sutherland Masonic Lodge	34375	Community Redevelopment	0.6	20,625	15,469	42	34	43	
55	Office									
56	Apt. - 4 units									
57	Retail	12500	Community Redevelopment	0.6	7,500	5,625	15	12	16	
58	Offices									
59	Marvin's Auto									
69	Marvin's Auto	9000	Community Redevelopment	0.6	5,400	4,050	11	9	11	
70	Peggy O'Neill's, YMCA									
71	Jones Plaza - Offices									
72	Salon	24750	Community Redevelopment	0.6	14,850	11,138	31	25	31	
73	Barber Shop									
74	Florist									
75	Office - Geo Sols.	19000	Community Redevelopment	0.6	11,400	8,550	23	19	24	
76	Dental & others									
87	Palm Harbor Auto Service									
88	Boy Scouts of America	20700	Res/Office/Retail	0.3	6,210	4,658	13	10	13	
89	Vacant									
90	Vacant									
91	Shoppes around the corner	4708	Community Redevelopment	0.6	2,825	2,119	6	5	6	
92	Vacant									
94	Vacant									
95	SF - 1 Story	20125	Res/Office/Retail	0.4	8,050	6,038	17	13	17	
96	DL Tutors, Offices									
97	White Chapel									
98	Simon Auto & Truck Sales	68750	Community Redevelopment	0.4	27,500	20,625	57	45	58	
99	Office									
100	Office									
101	Office	8625	Res/Office/Retail	0.3	2,588	1,941	5	4	5	
		28750	Community Redevelopment	0.4	11,500	8,625	24	19	24	
Future Needs							599	481	610	

¹ Source: Future Land Use Map

23

¹ Source: Future Land Use Map

² Maximum F.A.R.'s from Pinellas County Land Development Code for OPH-D

* Assuming maximum generating rate for daytime peak use:

ITE Parking Generation Office = 0.83/Employee @ industry average 3.3 emp/ksf = 2.74 spaces per 1,000 square feet

OPH-D Office Rate = 4 spaces/ksf with 55% reduction (2.2 spaces/ksf)

Observed peak demand = 2.79 spaces/ksf

Table E2: Retail/Restaurant On-site Parking Summary

Business	Square Feet	# of Employees (Surveys)	Emp/KSF	Off-site Spaces	Spaces/E mployee	Spaces/KS F
Claim to Frame	2,172	1	0.5	2	2	0.9
Grumpy's	692	3	4.3	4	1.3	5.8
Weighted Average						2.1

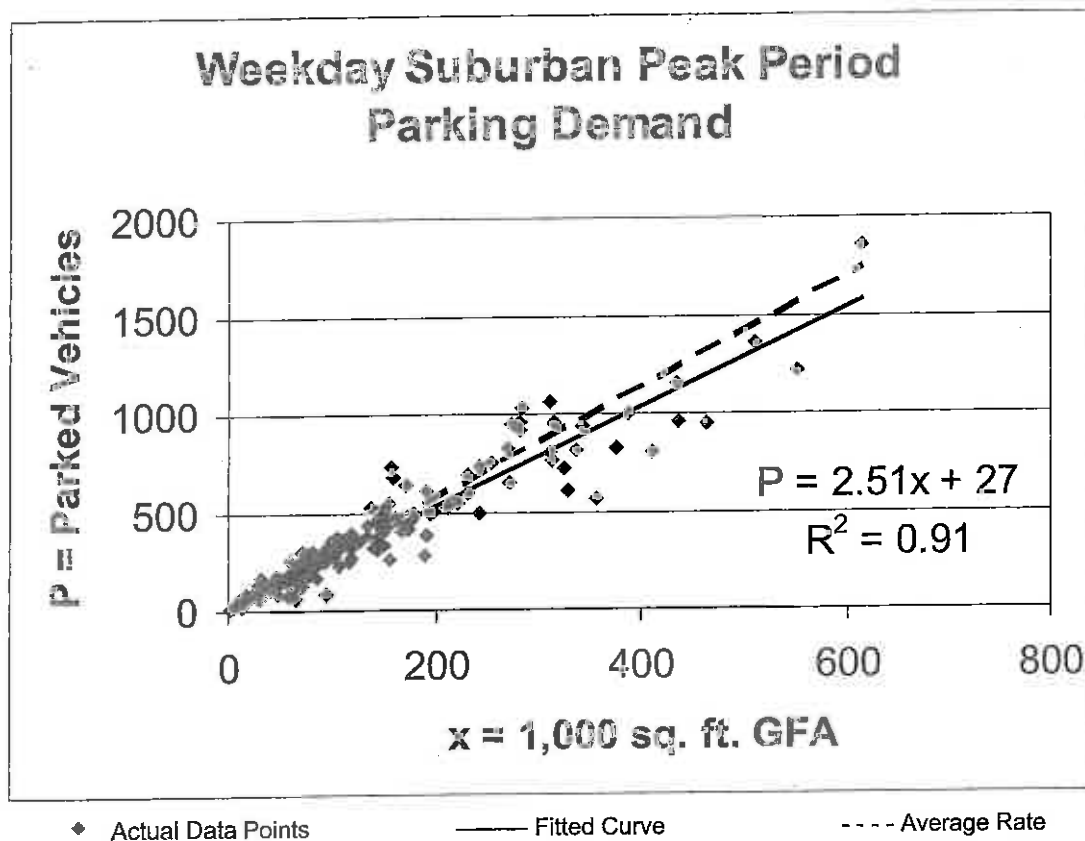
APPENDIX F

Supporting Documentation

Land Use: 701 Office Building

Average Peak Period Parking Demand vs: 1,000 sq. ft. GFA
On a Weekday
Location: Suburban

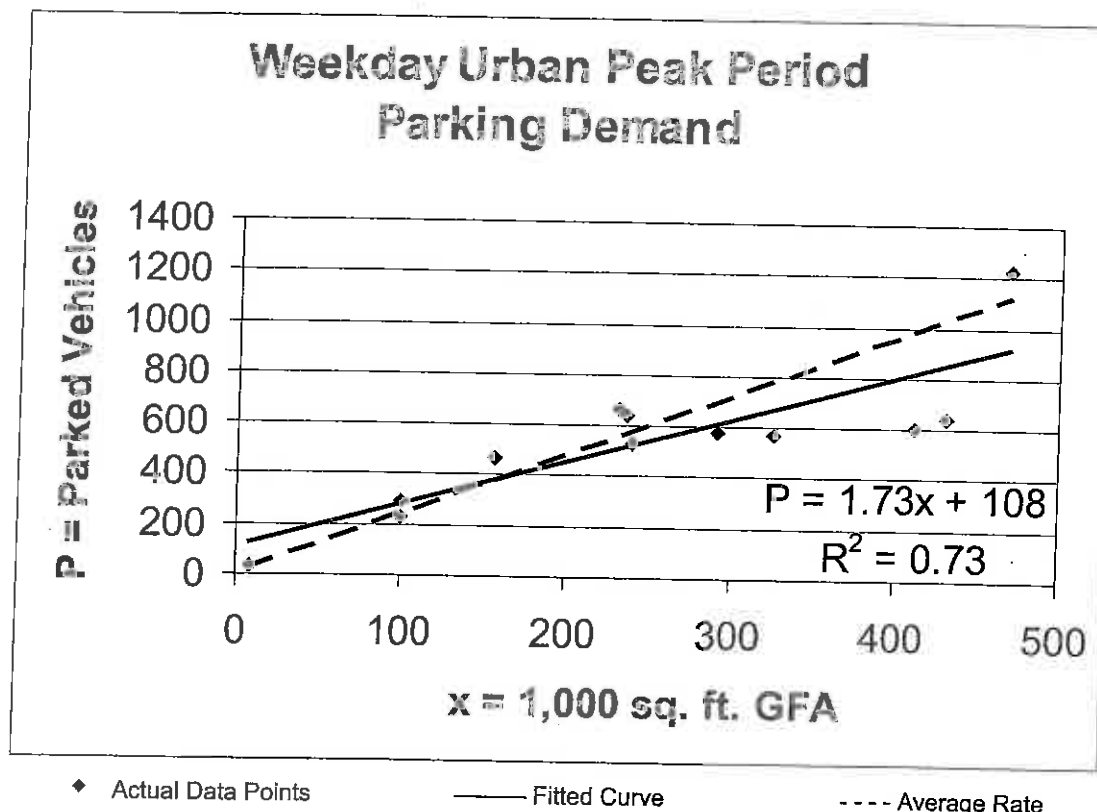
Statistic	Peak Period Demand
Peak Period	9:00 a.m.–12:00 p.m.; 2:00–4:00 p.m.
Number of Study Sites	173
Average Size of Study Sites	136,000 sq. ft. GFA
Average Peak Period Parking Demand	2.84 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.72
Coefficient of Variation	25%
95% Confidence Interval	2.73–2.95 vehicles per 1,000 sq. ft. GFA
Range	0.86–5.58 vehicles per 1,000 sq. ft. GFA
85th Percentile	3.44 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.57 vehicles per 1,000 sq. ft. GFA



Land Use: 701 Office Building

Average Peak Period Parking Demand vs: 1,000 sq. ft. GFA
On a: Weekday
Location: Urban

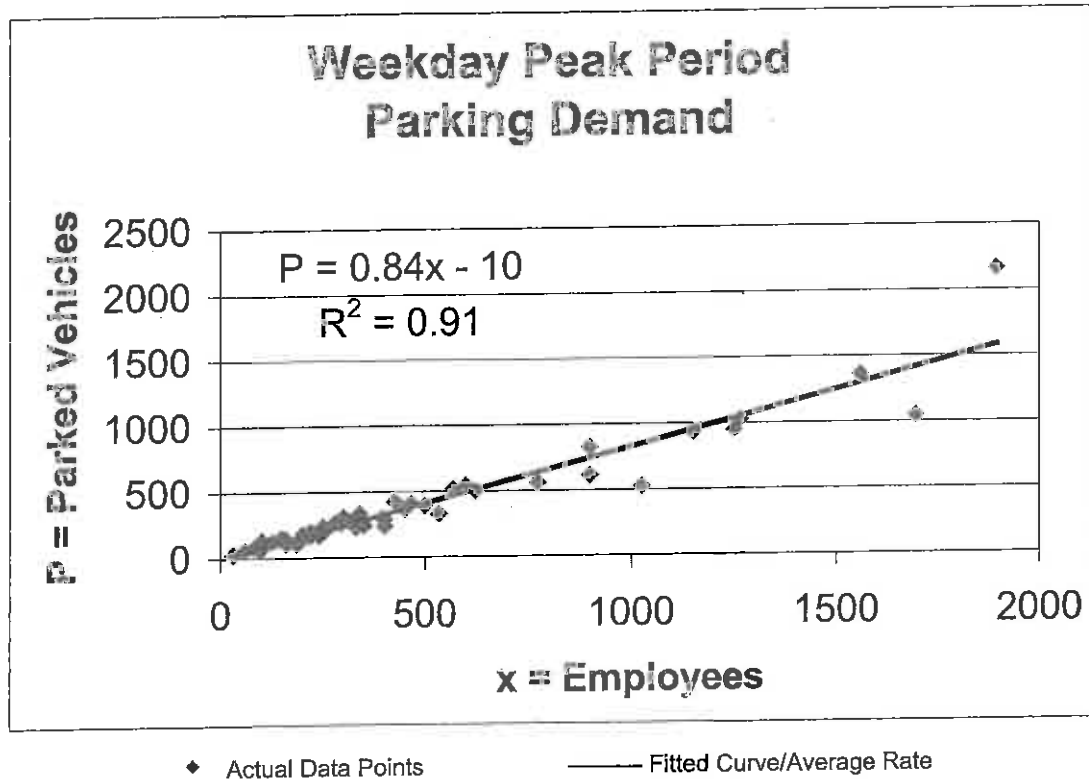
Statistic	Peak Period Demand
Peak Period	9:00 a.m.—4:00 p.m.
Number of Study Sites	12
Average Size of Study Sites	250,000 sq. ft. GFA
Average Peak Period Parking Demand	2.40 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.63
Coefficient of Variation	26%
Range	1.46–3.43 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.97 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.12 vehicles per 1,000 sq. ft. GFA



Land Use: 701 Office Building

Average Peak Period Parking Demand vs: Employees On a Weekday

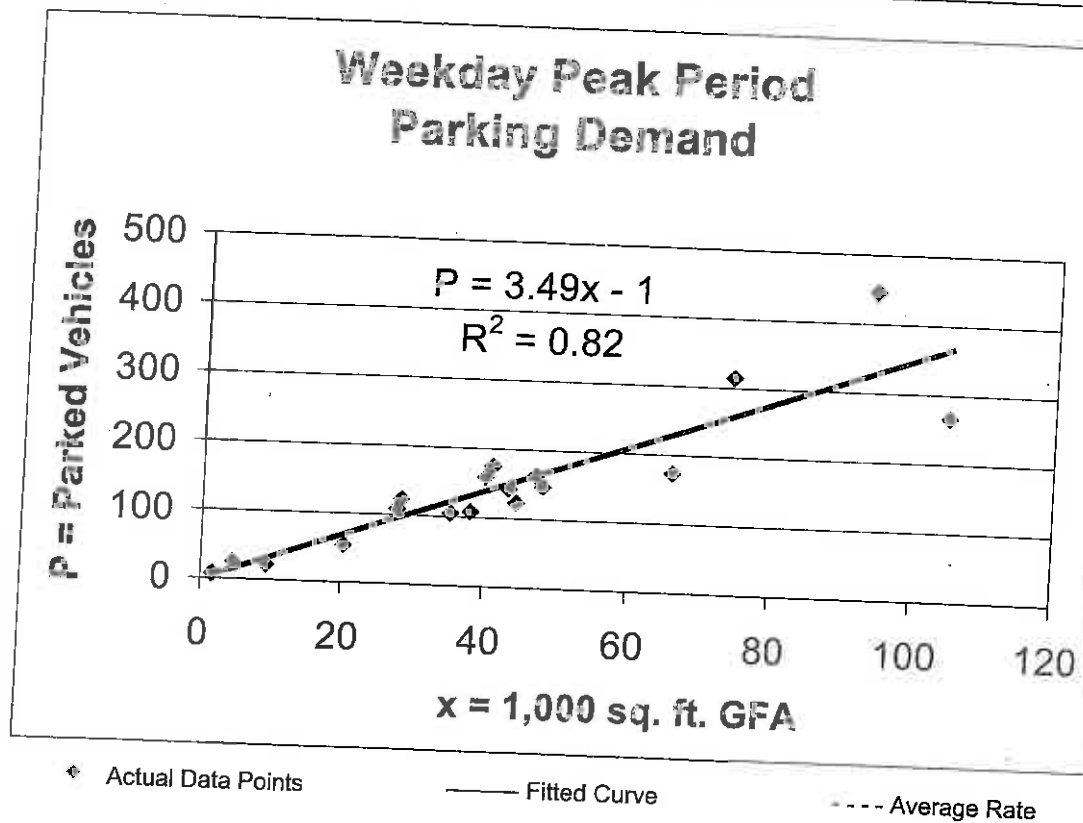
Statistic	Peak Period Demand
Peak Period	9:00 a.m.—12:00 p.m.; 2:00—4:00 p.m.
Number of Study Sites	58
Average Size of Study Sites	440 employees
Average Peak Period Parking Demand	0.83 vehicles per employee
Standard Deviation	0.16
Coefficient of Variation	19%
95% Confidence Interval	0.79–0.87 vehicles per employee
Range	0.52–1.35 vehicles per employee
85th Percentile	0.98 vehicles per employee
33rd Percentile	0.76 vehicles per employee



Land Use: 720 Medical-Dental Office Building

Average Peak Period Parking Demand vs: 1,000 sq. ft. GFA
On a: Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 2:00–5:00 p.m.
Number of Study Sites	18
Average Size of Study Sites	43,000 sq. ft. GFA
Average Peak Period Parking Demand	3.53 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.87
Coefficient of Variation	25%
Range	2.34 – 5.35 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.30 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.92 vehicles per 1,000 sq. ft. GFA



APPENDIX G

Notification Letters and Addresses



SERVICES

Civil Engineering
Environmental Engineering
Transportation Planning & Engineering
Pavement Management
Land Planning
Ecological Services
Surveying & Mapping
Construction Management
GIS Mapping
Landscape Architecture
(FL #LC26000183)

OFFICE LOCATIONS

FLORIDA

Jacksonville
Miami
Sarasota
Tampa

TEXAS

Austin
Dallas

September 6, 2012

To: Adjacent Property Owner

Re: Downtown Palm Harbor Public Meeting

Dear Property Owner:

This is to notify you that a public meeting has been scheduled for Tuesday, September 11, 2012 at 6:00 pm at Harbor Hall (1190 Georgia Ave., Palm Harbor, FL 34683) to discuss to discuss the ongoing Downtown Palm Harbor Parking and Circulation study.

Should you have any questions prior to the meeting, please feel free to give me a call during business hours at 813-880-8881.

Sincerely,

A handwritten signature in black ink, appearing to be "Sandra Gorman", written over a horizontal line.

Sandra Gorman, P.E., PTOE, PTP
Transportation Planning Dept. Manager

cc: Marcel Mohseni, CMSM, Pinellas County
File: 4833-000-001

4921 Memorial Highway
One Memorial Center
Suite 300
Tampa, Florida 33634
phone 813.880.8881
fax 813.880.8882
Pasco 727.846.0904

ADDR_NUM	ADDR_STR	NOTE_1	NOTE_2	NOTE_3	MAIL_CITY	ZIP_CODE
1215	12TH ST	CARE PLACEMENT AGENCY	3 OFFICED - 5 APRTS		PALM HARBOR	34683
1247	FLORIDA AVE				PALM HARBOR	34683
905	11TH ST	CLEARWATER CRUISES			PALM HARBOR	34683
1015	MICHIGAN AVE				PALM HARBOR	34683
1007	MICHIGAN AVE	OFFICE FLORIDA POOL			PALM HARBOR	34683
1022	GEORGIA AVE	05R - RES TO NON RES			PALM HARBOR	34683
917	11TH ST	ARCHITECTS OFFICE			PALM HARBOR	34683
1190	GEORGIA AVE				PALM HARBOR	34683
907	OMAHA ST	HIP ROOF			PALM HARBOR	34683
1235	MICHIGAN AVE				PALM HARBOR	34683
906	12TH ST			05R-INT UPDATED	PALM HARBOR	34683
1204	GEORGIA AVE				PALM HARBOR	34683
1015	OMAHA CIR			GRU TO BAS/FRONT OPU=NV	PALM HARBOR	34683
1017	OMAHA CIR				PALM HARBOR	34683
1000	11TH ST				PALM HARBOR	34683
1114	FLORIDA AVE	ROY S TROUT MAN TROOP 26	11TH ST + GEORGIA AVE		PALM HARBOR	34683
1122	FLORIDA AVE	JONES PLAZA			PALM HARBOR	34683
1126	FLORIDA AVE	PALM HARBOR BARBER SHOP &	BEAUTY SHOP		PALM HARBOR	34683
1010	ALT 19	IRIS & IVY FLOWERS & VAC	RETAIL REAR		PALM HARBOR	34683
1026	FLORIDA AVE	PALM HARBOR AUTO SERVICE/	05 R NM	NE COR ALT 19 + GEORGIA AV	PALM HARBOR	34683
1188	OMAHA ST	BISTRO RESTAURANT	ST-2 ANTIQUE SHOPS	PEGGY O'NEILLS IRISH PUB	PALM HARBOR	34683
1202	NEBRASKA AVE	GRAVEL PARKING-LABRECQUE CPA			PALM HARBOR	34683
1210	NEBRASKA AVE	YOUR CLAIM TO FRAME			PALM HARBOR	34683
1275	NEBRASKA AVE				PALM HARBOR	34683
1290	12TH ST	ALF FOR 2001			PALM HARBOR	34683
1250	INDIANA AVE	NRA/08R			PALM HARBOR	34683
1231	OMAHA ST				PALM HARBOR	34683
1151	NEBRASKA AVE	PALM HARBOR -	CHAMBER OF COMMERCE		PALM HARBOR	34683
1101	NEBRASKA AVE	BOYLES BACKYARD NEB BAR & GRILL	GRILL		PALM HARBOR	34683
1220	11TH ST	GILL PLUMBING OFFICE			PALM HARBOR	34683
1106	INDIANA AVE	TROPICAL ELEGANCE SALON		AC,WNDWS	PALM HARBOR	34683
1112	INDIANA AVE				PALM HARBOR	34683
1116	INDIANA AVE				PALM HARBOR	34683
1122	INDIANA AVE	FIRST COMMAND FINANCIAL			PALM HARBOR	34683
1027	NEBRASKA AVE	FIFTH THIRD BANK			PALM HARBOR	34683
1050	INDIANA AVE				PALM HARBOR	34683
1233	11TH ST				PALM HARBOR	34683
1019	FLORIDA AVE	MAUI WOWI		03S-NEWER AC COMP.	PALM HARBOR	34683
1012	NEBRASKA AVE				PALM HARBOR	34683
1018	NEBRASKA AVE	LAW OFFICE			PALM HARBOR	34683
1026	NEBRASKA AVE	HOOKERS ISLAND GRILL			PALM HARBOR	34683
1123	FLORIDA AVE				PALM HARBOR	34683
1115	FLORIDA AVE				PALM HARBOR	34683
1103	FLORIDA AVE				PALM HARBOR	34683
1124	11TH ST	COOKIE BY S & J			PALM HARBOR	34683
1108	NEBRASKA AVE	BUSINESS IDENTITY & COM	LAW OFC.		PALM HARBOR	34683
1115	12TH ST	TREE MOVERS BUS. USE			PALM HARBOR	34683
1219	FLORIDA AVE	OAK TRAIL BOOKS,CAFE			PALM HARBOR	34683
1205	OMAHA CIR				PALM HARBOR	34683
1201	FLORIDA AVE	VACANT		FLOORING	PALM HARBOR	34683
1118	FLORIDA AVE	AVENUE SALON			PALM HARBOR	34683
1012	FLORIDA AVE	AUTO SERVICE MARVINS AUTO	SERVICE		PALM HARBOR	34683
1210	GEORGIA AVE				PALM HARBOR	34683
927	OMAHA ST				PALM HARBOR	34683
1116	NEBRASKA AVE				PALM HARBOR	34683
1022	NEBRASKA AVE	COUNSELING SERVICES			PALM HARBOR	34683
900	ALT 19	HARRISON MOTOR CAR CO			PALM HARBOR	34683



SERVICES

Civil Engineering
Environmental Engineering
Transportation Planning & Engineering
Pavement Management
Land Planning
Ecological Services
Surveying & Mapping
Construction Management
GIS Mapping
Landscape Architecture
(FL #LC26000183)

OFFICE LOCATIONS

FLORIDA

Jacksonville
Miami
Sarasota
Tampa

TEXAS

Austin
Dallas

October 10, 2012

To: Adjacent Property Owner

Re: Downtown Palm Harbor Public Meeting

Dear Property Owner:

This is to notify you that a public meeting has been scheduled for Thursday, October 25, 2012 at 6:00 pm at Harbor Hall (1190 Georgia Ave., Palm Harbor, FL 34683) to discuss the ongoing Downtown Palm Harbor Parking and Circulation study.

Should you have any questions prior to the meeting, please feel free to give me a call during business hours at 813-880-8881.

Sincerely,

A handwritten signature in black ink, appearing to be "Sandra Gorman", written over a horizontal line.

Sandra Gorman, P.E., PTOE, PTP
Transportation Planning Dept. Manager

cc: Marcel Mohseni, CMSM, Pinellas County
File: 4833-000-001

4921 Memorial Highway
One Memorial Center
Suite 300
Tampa, Florida 33634
phone 813.880.8881
fax 813.880.8882
Pasco 727.846.0904

ADDR_NADDR_STR	MAIL_CITY	STATE	ZIP_CODE	PARCEL_ID
1215 12TH ST	PALM HARBOR	FL	34683	012815885600672000
1247 FLORIDA AVE	PALM HARBOR	FL	34683	012815172440000190
905 11TH ST	PALM HARBOR	FL	34683	012815885601052300
1015 MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601052000
1007 MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601051700
1022 GEORGIA AVE	PALM HARBOR	FL	34683	012815885601050500
917 11TH ST	PALM HARBOR	FL	34683	012815885601050100
1190 GEORGIA AVE	PALM HARBOR	FL	34683	012815885601040100
907 OMAHA ST	PALM HARBOR	FL	34683	012815885601031700
1235 MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601031400
906 12TH ST	PALM HARBOR	FL	34683	012815885601031100
1204 GEORGIA AVE	PALM HARBOR	FL	34683	012815885601030700
1015 OMAHA CIR	PALM HARBOR	FL	34683	012815885600960500
1017 OMAHA CIR	PALM HARBOR	FL	34683	012815885600960100
1000 11TH ST	PALM HARBOR	FL	34683	012815885600951200
1114 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600950600
1122 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600950300
1126 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600950100
1010 ALT 19	PALM HARBOR	FL	34683	012815885600941400
1026 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600940100
1188 OMAHA ST	PALM HARBOR	FL	34683	012815172440000170
1202 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600850400
1210 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600850100
1275 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600681800
1290 12TH ST	PALM HARBOR	FL	34683	012815885600680500
1250 INDIANA AVE	PALM HARBOR	FL	34683	012815885600680300
1231 OMAHA ST	PALM HARBOR	FL	34683	012815885600680100
1151 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600671500
1101 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600671200
1220 11TH ST	PALM HARBOR	FL	34683	012815885600671000
1106 INDIANA AVE	PALM HARBOR	FL	34683	012815885600670700
1112 INDIANA AVE	PALM HARBOR	FL	34683	012815885600670500
1116 INDIANA AVE	PALM HARBOR	FL	34683	012815885600670300
1122 INDIANA AVE	PALM HARBOR	FL	34683	012815885600670100
1027 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600660900
1050 INDIANA AVE	PALM HARBOR	FL	34683	012815885600660300
1233 11TH ST	PALM HARBOR	FL	34683	012815885600660100
1019 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600871900
1012 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600870700
1018 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600870500
1026 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600870100
1123 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600861900
1115 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600861400
1103 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600861200
1124 11TH ST	PALM HARBOR	FL	34683	012815885600860900
1108 NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600860600
1115 12TH ST	PALM HARBOR	FL	34683	012815885600860100
1219 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600850601
1205 OMAHA CIR	PALM HARBOR	FL	34683	012815885600850600
1201 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600850500
1118 FLORIDA AVE	PALM HARBOR	FL	34683	012815885600950400

1012	FLORIDA AVE	PALM HARBOR	FL	34683	012815885600940600
1210	GEORGIA AVE	PALM HARBOR	FL	34683	012815885601030400
927	OMAHA ST	PALM HARBOR	FL	34683	012815885601030100
1116	NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600860400
1022	NEBRASKA AVE	PALM HARBOR	FL	34683	012815885600870300
900	ALT 19	PALM HARBOR	FL	34683	012815885601051400
1315	OMAHA ST	PALM HARBOR	FL	34683	012815885600570101
1232	PENNSYLVANIA AVE	PALM HARBOR	FL	34683	012815885600570100
1030	PENNSYLVANIA AVE	PALM HARBOR	FL	34683	012815885600590100
1102	PENNSYLVANIA AVE	PALM HARBOR	FL	34683	012815885600580900
1108	PENNSYLVANIA AVE	PALM HARBOR	FL	34683	012815885600580600
1245	INDIANA AVE	PALM HARBOR	FL	34683	012815885600571800
1211	INDIANA AVE	PALM HARBOR	FL	34683	012815885600571500
1203	INDIANA AVE	PALM HARBOR	FL	34683	012815885600571100
807	OMAHA ST	PALM HARBOR	FL	34683	012815885601141600
1225	WISCONSIN AVE	PALM HARBOR	FL	34683	012815885601141100
1202	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601140800
1216	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601140100
811	12TH ST	PALM HARBOR	FL	34683	012815885601131800
1107	WISCONSIN AVE	PALM HARBOR	FL	34683	012815885601131400
806	11TH ST	PALM HARBOR	FL	34683	012815885601131200
816	11TH ST	PALM HARBOR	FL	34683	012815885601131000
1106	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601130800
1112	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601130500
1114	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601130300
875	12TH ST	PALM HARBOR	FL	34683	012815885601130100
807	11TH ST	PALM HARBOR	FL	34683	012815885601122200
816	ALT 19	PALM HARBOR	FL	34683	012815885601121400
1010	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601120700
1024	PENNSYLVANIA AVE	PALM HARBOR	FL	34683	012815885600590300
1095	INDIANA AVE	PALM HARBOR	FL	34683	012815885600591300
1069	INDIANA AVE	PALM HARBOR	FL	34683	012815885600591200
1055	INDIANA AVE	PALM HARBOR	FL	34683	012815885600591100
1312	ALT 19	PALM HARBOR	FL	34683	012815885600590801
1003	INDIANA AVE	PALM HARBOR	FL	34683	012815885600590800
1318	ALT 19	PALM HARBOR	FL	34683	012815885600590501
1380	ALT 19	PALM HARBOR	FL	34683	012815885600590500
1107	INDIANA AVE	PALM HARBOR	FL	34683	012815885600580100
1090	MICHIGAN AVE	PALM HARBOR	FL	34683	012815885601120100
1316	ALT 19	PALM HARBOR	FL	34683	012815885600590600
820	ALT 19	PALM HARBOR	FL	34683	012815885601121000
1208	PENNSYLVANIA AVE	PALM HARBOR	FL	34683	012815885600570600
1322	12TH ST	PALM HARBOR	FL	34683	012815885600570800