

CBD--Central Business District

Parking Review -- Actual Spaces vs. Code Requirement (if Code applied without making exceptions/grandhathering)--To Determine is Existing Parking is Adequate

Business	Street	Address	Primary Land Use (1)	Bldg. Square Footage (1)	Use	Parking Spaces if Code Applied (2)	Required Parking Spaces	Parking Spaces On-Site	Comments	Owner of Property	Folio	Property Owner Address
Miami Springs Town Center	Curtiss Parkway	1 Curtiss Parkway	1229 Mixed Use Store/Residential	98,348	Residential 51 units (40 two-bedroom and 11 three-bedroom units) / Retail 23,500 sq. ft	Mixed Use	245	98	2.25 spaces required/residential unit per code = 115 spaces, plus retail/restaurant [(assuming 1/3 of space is restaurants 23,500/3 = 7,833/100 = 78 spaces) and remaining 2/3 is retail/office (23,500/3 x 2 = 15,666/300 = 52 spaces)]. 115 + 78 + 52 = 245 spaces. Outside report by Langan indicates "weekend" demand of 151 spaces, which includes 47 existing "on-street" parkings spaces will be used for this project.	Springs Town Center LLC	05-3119-013-0030; 0010	8950 SW 74 Ct Suite 1801, Miami, FL 33156
Apple Dental / UPS Store / Vape and Smoke	Curtiss Parkway	6 Curtiss Parkway	1111 Store: Retail Outlet	6,037	Dental/Retail	1 per 300 sq ft	20	0		L and L Apple Holdings Inc	05-3024-006-1040	1874 SW 138th Ave, Miami, FL 33175
Ceviches / M Salon+Spa / Metro T Mobile / Tatoo Parlor	Curtiss Parkway	38 Curtiss Parkway	1111 Store: Retail Outlet	4,000	Retail	1 per 100 sq ft / 1 per 300 sq ft	13	0	Restaurant should be 1/100 sq. feet which would increase requirement--used 1/300 for entire space	Archie Mehech Luis Felipe Mehech Musalem	05-3024-007-1210	691 Baldwin Palm Ave, Plantation, FL 33324
Paco's Restaurant / Skin / Glam Cut / JM Acctg / River Cities Gazette / Tropical Realty	Curtiss Parkway	45 Curtiss Parkway	1229 Mixed Use Store/Residential	5,853	Restaurant/Offices	1 per 100 sq ft / 1 per 300 sq ft	39	0	Bottom floor restaurant (5,853/2 = 2,927/100 = 29 spaces). Top floor offices (5,853/2 = 2,927/300 = 10 spaces). 29 + 10 = 39 spaces.	Miami Home Loans Inc	05-3119-009-0010	440 E 9th Street, Hialeah, FL 33010
Starbucks / Optical Store	Curtiss Parkway	48 Curtiss Parkway	1111 Store: Retail Outlet	4,531	Retail	1 per 100 sq ft / 1 per 300 sq ft	31	2	Starbucks 1/100 (assume 1/2 of space) (4,531/2 = 2,265/100 = 23 spaces. Remainder space 2,265/300 = 8 spaces). 23 + 8 = 31 spaces.	Rocbo Realty LLC	05-3024-006-1050	4007 Merrick Road, Seaford, NY 11783
Supercuts / AT&T Store	Curtiss Parkway	60 Curtiss Parkway	1111 Store: Retail Outlet	3,786	Retail	1 per 300 sq ft	13	5	Spaces located in alley behind store/office	Springs Properties LLC	05-3024-006-1060	309 Thibodeaux Drive, Lafayette, LA 70503
Milam's Market	Curtiss Parkway	80 Curtiss Parkway	1411 Supermarket: Retail	19,308	Retail	1 per 300 sq ft	64	67		B&R Supermarket, Inc (Milam's Market)	05-3024-006-1260; 1250	11 N Royal Poinciana Blvd, Suite 100, Miami Springs, FL 33166
Bank (Closed)	Curtiss Parkway	101 Curtiss Parkway	2313 Financial Institution: Office Bldg	3,232	Bank/Office	1 per 300 sq ft	11	17		Self Help Credit Union	05-3024-013-0300	301 W Main Street, Durham, NC 27701
Harvest Moon/Papa Johns	Curtiss Parkway	102 Curtiss Parkway	2111 Restaurant/Cafeteria: Retail Outlet	1,689	Restaurant	1 per 100 sq ft	17	5		PJ 785 LLC	05-3024-007-1470	8619 S Dixie Hwy, Miami, FL 33143
Gym / World of Faith / Child Learning Center / Dental Office	Hook Square	69 Hook Square	1209 Mixed Use/Store Residential	11,988	Gym/Club/Learning Ctr/Dental	1 per 100 sq ft / 1 per 300 sq ft	80	53	Gyms/Clubs/Fraternal 1 per 100. Assume 1/2 of space 1/100 and remainder 1/300 (100 spaces per Code)	7767 NW 146th Street, Miami Lakes, FL 33016	05-3119-013-0110	7767 NW 146 Street, Miami Lakes, FL 33016
Westar Gas Station	N Royal Poinciana Blvd	9 N Royal Poinciana Blvd	2626 Service Station Automotive	2,383	Gas Station	1 per 300 sq ft	8	10	ASSUME EACH GAS PUMP EQUALS ONE PARKING SPACE	Poinciana Westar Petroleum LLC	05-3024-006-1070	9615 SW 118th Street, Miami, FL 33176
Milam's Market Corporate Offices	N Royal Poinciana Blvd	11 N Royal Poinciana Blvd	1913 Prof Service Bldg: Office Bldg	8,069	Office	1 per 300 sq ft	27	27		B&R Supermarket, Inc (Milam's Market)	05-3024-006-1080	11 N Royal Poinciana Blvd, Suite 100, Miami Springs, FL 33166
Donikian Office / Twice as Sweet Bakery	N Royal Poinciana Blvd	75 N Royal Poinciana Blvd	1713 Office Bldg	1,677	Retail/Office	1 per 300 sq ft	6	0		The Donikian Group LLC	05-3024-006-1110	911 Flover Ave, Miami Springs, FL 33166
Farm Store	N Royal Poinciana Blvd	99 N Royal Poinciana Blvd	1111 Store: Retail Outlet	996	Retail	1 per 300 sq ft	3	2		1203 Country Club Estates Dade LLC	05-3024-007-1170	1550 Madruga Ave, Suite 403, Coral Gables, FL 33146
Chevron	Palmetto Drive	1 Palmetto Drive	2626 Service Station Automotive	4,082		1 per 300 sq ft	14	11	ASSUME EACH GAS PUMP EQUALS ONE PARKING SPACE	M&A Oil Co Inc	05-3119-013-0200	14700 N Kendall Drive, Miami, FL 33196
Academy of Miami Springs	Park Street	200 Park Street	1813 Office Building Multi Story	3,987	Office	1 per 300 sq ft	13	4		MG Properties of South Florida LLC	05-3024-007-1340	MG Properties of South Florida LLC
Medical Offices	Park Street	220 Park Street	1913 Prof Service Bldg: Office Bldg	2,493	Office	1 per 300 sq ft	8	3	Spaces located in alley behind store/office	GRL Group LLC	05-3024-007-1330	230 Park Street, Miami Springs, FL 33166
Burritoville / Florist / Barber Shop / Ingrid Salon / Book Store	S Royal Poinciana Blvd	1 S Royal Poinciana Blvd	1111 Store: Retail Outlet	15,618	Retail	1 per 100 sq ft / 1 per 300 sq ft	67	0	7 spaces located in alley behind store/office will be lost with new Town Center for alley right of way. Restaurant would be 1/100 sq ft -- assume restaurant 15% of space (15,618 x .15 = 2,343/100 = 23 spaces). Remaining space 1/300 (15,618 *.85 = 13,275/300 = 44 spaces). 44 + 23 = 67 spaces.	Florida Conference Asso of Seventh Day Adventists	05-3119-013-0220	351 S State Road #434, Altamonte Springs, FL 32714
Buidling (no signage indicating use)	S Royal Poinciana Blvd	2 S Royal Poinciana Blvd	1111 Store: Retail Outlet	2,690	Office	1 per 300 sq ft	9	0		Curtiss Courtyard LLC	05-3119-013-0201	9 Palmetto Drive, Miami Springs, FL 33166
Old Cleaners (being redeveloped)	S Royal Poinciana Blvd	10 S Royal Poinciana Blvd	1111 Store: Retail Outlet	7,498	Retail	1 per 300 sq ft	26	15	Only 6 on-site spaces but included 9 off-premises street spaces adjacent to building included.	Royal Poinciana Shops Inc	05-3119-013-0190	10980 SW 48th Street, Miami, FL 33165
Crackers	Canal Street	78 Canal Street	2111 Restaurant/Cafeteria: Retail Outlet	2,730	Restaurant	1 per 100 sq ft	27	0		Joseph Lowe & W Yolanda	05-3024-006-1140; 1150	750 Falcon Ave, Miami Springs, FL 33166
Glass Co / CPA	Cross Street	211 Cross Street	1913 Prof Service Bldg: Office Bldg	1,862	Office	1 per 300 sq ft	6	0		211 Cross Street LLC	05-3024-007-1280	201 Cross Street, Miami Springs, FL 33166
Subway / King Chef / Big Tomato	Westward Drive	1 Westward Drive	3315 Nightclub/Lounge/Bar: Entertainment	4,442	Restaurant	1 per 100 sq ft	44	3		Good Friends of Venezuela Inc	05-3024-007-1230	1 Westward Drive, Miami Springs, FL 33166
Animal Hospital / Jr. Burger	Westward Drive	9 Westward Drive	1111 Store: Retail Outlet	2,903	Restaurant/Pet	1 per 100 sq ft / 1 per 300 sq ft	19	1	Assume 1/2 animal and 1/2 restaurant. 14 + 5. One space located behind building	Fabian A Torres TRS The Torres Family Rev Trust Shuko Torres Trust	05-3024-006-1180	P.O. Box 661272 Miami Springs, FL 33266

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Cozy Corner / Street Wear / Tanning Salon / Elegant Beauty / Family Dentistry / Barber Shop / Merci Boutique	Westward Drive	14 Westward Drive	1111 Store: Retail Outlet	11,710	Retail	1 per 100 sq ft / 1 per 300 sq ft	54	22	Assume restaurant 20% of space at 1/100 (11,710 x .2 = 2,342/100 = 23 spaces). Remaining space 1/300 (11,710 x .8 = 9,368/300 = 31 spaces). 31 + 23 spaces = 54 spaces.	Joseph P Lowe	05-3024-007-1450	750 Falcon Ave, Miami Springs, FL 33166
Siamo Restaurant	Westward Drive	17 Westward Drive	2111 Restaurant/Cafeteria: Retail Outlet	1,802	Restaurant	1 per 100 sq ft	18	0		Wrixor LLC	05-3024-006-1190	190 Westward Drive, Miami, FL 33186
Suntrust	Westward Drive	69 Westward Drive	2313 Financial Institution: Office Bldg	3,086	Bank/Office	1 per 300 sq ft	10	26		Branch Banking & Trust Co	05-3024-006-1200; 1210; 1220; 1230; 1240	P.O. Box 167, Winston-Salem, NC 27102
Adult Day Care	Westward Drive	100 Westward Drive	1713 Office Bldg	4,507		1 per 300 sq ft	15	0		G3 Investment Trust LLC	05-3024-007-1480	1205 Lincoln Rd Suite 216, Miami Beach, FL 33139
BCFS / VIA Design Studio / Dental Group / Post Office	Westward Drive	101 Westward Drive	1913 Prof Service Bldg: Office Bldg	12,500	Office	1 per 300 sq ft	42	23	Spaces located in parking Lot Owned behind offices	Miami Spring Professional Center LC	05-3024-006-1290; 1380; 1370	3326 Mary Street, Suite 601, Miami, FL 33133
Jet Set Salon / Boutique Spa	Westward Drive	141 Westward Drive	1211 Mixed Use/Store Residential: Retail Outlet	3,258	Retail	1 per 300 sq ft	11	1	Space located in alley behind store/office	John D Darmon Trs	05-3024-006-1300	3107 NW County Rd 233, Starke, FL 32091
Coastal Insurance Group	Westward Drive	150 Westward Drive	1913 Prof Service Bldg: Office Bldg	6,139	Office	1 per 300 sq ft	20			Webb and Sons Inc	05-3024-007-1490	150 Westward Drive, Miami Springs, FL 33166
Coastal Insurance Group (Parking)	Westward Drive	150 Westward Drive	Vacant Land		Parking Spaces only			14		Hoyo Webb Inc	05-3024-006-1660; 1650	150 Westward Drive, Miami Springs, FL 33166
Real Estate Office / Starlight Studio	Westward Drive	151 Westward Drive	1111 Store: Retail Outlet	3,795	Retail	1 per 300 sq ft	13	6		Arilani Properties LLC	05-3024-006-1310	1021 Meadow Lark Ave, Miami Springs, FL 33166
Vacant Grass Lot	Westward Drive	170 Westward Drive (made up #-grass lot)	Vacant Land	5,000	Empty vacant lot					Sarina Holdings, LLC	05-3024-007-1500; 05-3024-006-1630	717 Ponce de Leon Blvd, Suite 311, Coral Gables, FL 33134
Starlight Studio / Medical Ctr / Law Office	Westward Drive	181 Westward Drive	1943 Prof Service Bldg: Health Care	6,062		1 per 300 sq ft	20	5		Blue Sky Realty	05-3024-006-1320	4701 N Meridian Ave, #601, Miami Beach, FL 33140
Westland Dental	Westward Drive	186 Westward Drive	1913 Prof Service Bldg: Office Bldg	3,500	Office	1 per 300 sq ft	12	0		Westward Holding LLC	05-3024-006-1620	512 35 Street, Union City, NJ 07087
My Little Greek Deli / Salon / Open Hair Miami	Westward Drive	191 Westward Drive	1111 Store: Retail Outlet	3,059	Restaurant/Retail	1 per 100 sq ft / 1 per 300 sq ft	17	5	Assuming restaurant 33% of space at 1/100 (3,059 x .33 = 1,009/100 = 10 spaces). Remaining space at 1/300 (3,059 x .67 = 2,049/300 = 7 spaces). 7 + 10 = 17 spaces.	Tropic Aircraft Inc	05-3024-006-1340	2501 SE Aviation Way, Suite O, Stuart, FL 34996
Real Estate Office	Westward Drive	198 Westward Drive	1111 Store: Retail Outlet	1,512	Retail	1 per 300 sq ft	5	0		Mcbeans Group LLC	05-3024-006-1610	5800 SW 91 Ave, Miami, FL 33173
Woman's Club	Westward Drive	200 Westward Drive	7742 Benevolent Club or Hall - Private	2,890	Club/Lodge/Fraternal Organization	1 per 100 sq ft	29	0		Miami Springs Woman's Club	05-3024-006-1780	P.O. Box 660-396, Miami, FL 33126
City Hall/Fire/Police	Westward Drive	201 Westward Drive	8940 Municipal	17,166	Office	1 per 300 sq ft	57	6	6 spaces on side of building reserved for City Hall	City of Miami Springs	05-3024-006-1390	201 Westward Drive, Miami Springs, FL 33166
Springs Hialeah Pediatrics	Westward Drive	215 Westward Drive	1913 Prof Service Bldg: Office Bldg	1,827	Office	1 per 300 sq ft	6	2	Parking located behind stores	215 Westward LLC	05-3024-007-1410	215 Westward Drive, Miami Springs, FL 33166
Springs Dance Center / Attorney / Balancing Voice / Real Estate	Westward Drive	225 Westward Drive	1111 Store: Retail Outlet	4,706	Retail	1 per 300 sq ft	16	7	Parking located behind stores	Beverly Petrosky Le Rem Stephen Petrosky Rem Brenda Crouse ...	05-3024-006-1410	3612 Ridge Road NE, Cortland, OH 44410
Vacant space	Westward Drive	232 Westward Drive	1713 Office Bldg	5,010	Office	1 per 300 sq ft	17	10	Space located in alley behind store/office	Bee Jay Inc	05-3024-006-1770	15921 Bornocho Round, Miami Lakes, FL 33014
Misc office/retail	Westward Drive	244 Westward Drive	1209 Mixed Use/Store Residential	4,447	Office/Retail	1 per 300 sq ft	15	2	Parking located behind stores	Maria n Zuluaga Dagoberto Gonzalez	05-3024-007-1550	244 Westward Drive, Miami Springs, FL 33166
Misc office/retail	Westward Drive	254 Westward Drive	2512 Repair Shop	1,509	Office/Retail	1 per 300 sq ft	5	2	Parking located behind stores	Laukri Holdings 254 LLC	05-3024-006-1760	1201 Dove Ave, Miami Springs, FL 33166
Adult Day Care	Westward Drive	260 Westward Drive	1111 Store: Retail Outlet	4,000	Daycare	1 per 300 sq ft	13	2	Parking located behind stores	Helen Lo	05-3024-006-1750	260 Westward Drive, Miami Springs, FL 33166
Learning Playhouse Academy / Law Offices / Manny Cigars / Hair Salon / Medical / Jenny Pet Grooming / Peruvian Rest / Misc Offices	Westward Drive	263 Westward Drive	1111 Store: Retail Outlet	12,229	Retail	1 per 300 sq ft	49	18	Parking located behind stores. Assume 10% of spaces restaurant at 1/100 (12,229 * .1 = 1,223 = 12 spaces). Remaining space 1/300 (12,229 * .9 = 11,006/300 = 37 spaces). 37 + 12 = 49 spaces.	Sigler Holding LLC	05-3024-006-1440	2901 SW 130th Ave, Miami, FL 33175
Gym (closed) / Shoe Repair	Westward Drive	270 Westward Drive	1209 Mixed Use/Store Residential	7,226	Retail/Office	1 per 300 sq ft	24	9	Parking located behind stores. Note: Gym would require 1/100 parking requirement.	Westward Partners LLC	05-3024-007-1560	372 Palmetto Drive, Miami Springs, FL 33166
Medical Offices	Westward Drive	288 Westward Drive	1111 Store: Retail Outlet	3,325	Retail	1 per 300 sq ft	11	6	Parking located behind stores	Springs Properties LLC	05-3024-006-1720	309 Thibodeaux Drive, Lafayette, LA 70503
Advance MD Care	Westward Drive	294 Westward Drive	1713 Office Bldg	3,327	Office	1 per 300 sq ft	11	5	Parking located behind stores	Yanet Rodriguez Ferrera Mireya Ferrera Estrada	05-3024-006-1700	294 Westward Drive, Miami Springs, FL 33166
							1,317	494	Total "On-Premises" Parking			
								-27	Reduce by "extra/above code" spaces on private property			
									SHORTFALL IN "ON-PREMISES" PARKING SPACES IN CBD (64% SHORTFALL)			
								850				

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Parking--Canal Street from Curtiss Parkway to Market St.	Canal Street					Public Parking		85	Angled street parking along canal/river			
Parking--Canal Street from Curtiss Parkway to Hook Square	Canal Street					Public Parking		35	Angled parking parallel to canal/river			
Parking Lot--City of Miami Springs	Nahhoda Drive/Canal Street					Public Parking		58	Many of these spaces need for existing multi-unit residential			
Parking--Street Parking off Westward on Park St (both sides)	Westward Drive					Public Parking		7	Not including spaces used by 11 multi-family units with no parking			
Parking--Street Parking off Westward on Cross St (both sides)	Westward Drive					Public Parking		16	Not including spaces used by multi-family units			
Parking--Parallel parking in alley	Westward Drive					Public Parking		12	Public spaces (no identifying signage as public)			
Parking--From Traffic Circle to Morningside (both sides)	Westward Drive					Public Parking		80	Parallel street parking on Westward			
Parking--From Traffic Circle to Canal Street	Curtiss Parkway					Public Parking		35	In front of Burittoville/Supercuts/Starbucks/Apple Dental			
Parking--From Traffic Circle to Hook Square	S Royal Poinciana Blvd					Public Parking		6	In front of Seventh Day Adventist Book Store			
Parking--Behind Women's Club	Westward Drive					Public Parking		11	Public spaces in alley behind women's club			
Parking--Curtiss Parkway (pavers near Papa John's)	Curtiss Parkway					Public Parking		14	Serves multifamily units also			
Parking Lot--City of Miami Springs	Park Street/Nahkoda Drive					Public Parking		23	Public spaces			
Parking Lot/Street--City of Miami Springs	Park Street/Nahkoda Drive					RESERVED		30	Reserved for Police Department			
Parking Lot/Street--City of Miami Springs	Park Street/Nahkoda Drive					RESERVED		7	Reserved for Miami-Dade Fire			
Parking Lot/Street--City of Miami Springs	Park Street/Nahkoda Drive					RESERVED		4	Reserved for Police Department			

423	Total "Off-Premises" Parking Available
917	Total "On-Premises" and "Off-Premises" Parking Available
-27	Reduce by "extra/above code" spaces on private property
427	SHORTFALL IN PARKING SPACES IN CBD AFTER INCLUDING PUBLIC PARKING (32% SHORTFALL)
468	SHORTFALL IN PARKING SPACES IN CBD AFTER INCLUDING PUBLIC PARKING BUT EXCLUDING "RESERVED" SPACES (35% SHORTFALL)

(1) Obtained from Miami Dade-Property Appraiser web site
(2) Per Code, no requirement to provide off-street parking currently in existence. This is what would be required per code if off-street parking was required for intended use as per the NBD (attached)
NOTE: Almost all public parking lots also service adjacent residential units

NOTE: Did not include parking on grass/dirt shoulder of road that is not a public parking space