

TABLE 155.2421.B.1:ALLOWABLE ADMINISTRATIVE ADJUSTMENTS			
Standard	Maximum Allowable Extent of Adjustment		
	Minor Administrative Adjustment (All Zoning Districts)		Major Administrative Adjustment (AOD,TO, CRAO, and Non-Residential Districts)
	Development Within Atlantic Boulevard Overlay District or Redevelopment of Brownfield Site Within Designated Brownfield Area	Other Development	
Minimum or maximum number of off-street parking or loading spaces	20%	10%	40%



REQUIRED PARKING COUNT - RESIDENTIAL COMPONENT

RESIDENTIAL	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOMS	3 BEDROOMS	GUEST PARKING	TOTAL
* UNDER 1,000 SF						
PARKING RATIO	1.5	1.5	1.5	2	1 PS / 5 DU	-
UNIT COUNT	62	26	34	10	132	132
TOTAL	93	39	51	20	27 (20 ULI)	230

REQUIRED PARKING COUNT - COMMERCIAL COMPONENT

COMMERCIAL	---	PROPOSED RETAIL	EXISTING BANK	EXISTING OFFICE	
PARKING RATIO	---	1 PER 300 SF	1 PER 300 SF	1 PER 400 SF	-
GROSS FLOOR AREA (SF)	---	3,650	3,250	60,097	66,997
TOTAL	---	13	11	151 (117 ITE)	175

TOTAL PARKING SPACES REQUIRED	405
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155.2421.B.1. ALLOWABLE ADMINISTRATIVE ADJUSTMENTS - MAJOR ADMINISTRATIVE ADJUSTMENT	NON-RESIDENTIAL DISTRICT	REDUCTION OF 40%	40% X 405 PS
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	TOTAL PARKING REDUCTION	162.00
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155.5102.I.2. COMPACT PARKING SPACES IN PARKING GARAGES	When provided in a Parking Garage, the dimensions of up to 20% of the required parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The Spaces shall be marked as Compact Parking Spaces.	
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20% Compact Cars	TOTAL OF 243 PS	48
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TOTAL COMPACT CARS PROVIDED	46
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* The parking car provided are reduced to a width of 8 feet and 6 inches, but keep the same depth/length of 18 feet.
** See floor plans on sheet A-201, A-202 & A-203 for location of proposed compact parking spaces.

155.5102.H. ACCESSIBLE PARKING SPACES FOR PHYSICALLY DISABLED PERSONS	In each Off-Street Parking Area, a portion of the total number of Off-street parking spaces shall be space specifically designated, located, and reserved for use by persons with physical disabilities ("accessible parking spaces"). In accordance with the Standards of the Florida Accessibility Code for Building Construction, as amended.	
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The number of parking spaces for persons who have disabilities must be increased on the basis of demonstrated and documented need. TABLE 208.2 PARKING SPACES

TABLE 208.2 PARKING SPACES	301 to 400 Parking Spaces	8
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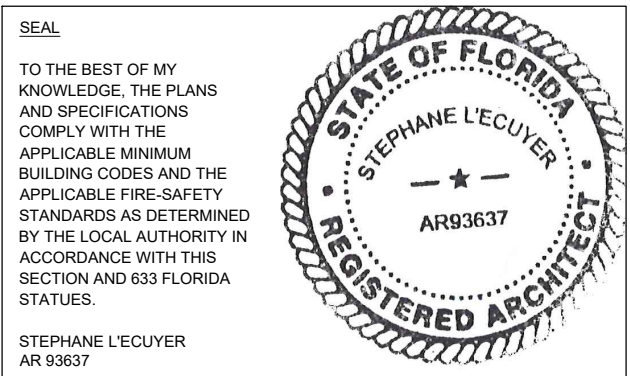
TOTAL ADA PARKING SPACES PROVIDED	8
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TOTAL PARKING SPACES REQUIRED	405
TOTAL PARKING SPACES REQUIRED WITH REDUCTIONS	243
TOTAL PARKING SPACES PROVIDED	259' 36.1% REDUCTION

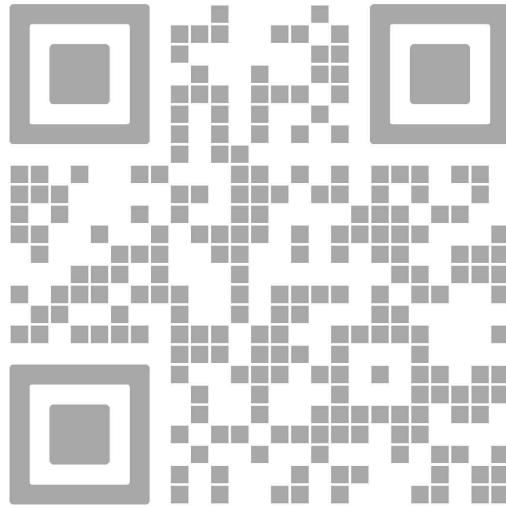
* REGULAR PARKING 168 PS
ADA PARKING 8 PS
COMPACT PARKING 46 PS
EV PARKING 24 PS



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ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	05-13-2025	DRC SUBMITTAL

ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

Key section

Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
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Project
1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)
1600 SOUTH FEDERAL HIGHWAY,
POMPANO BEACH, FL 33062

Title	
PARKING PROGRAM	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 08-15-2025
Project PZ24-12000027 11/19/2025 24-838	Dwg. no. A-005