



DIAGRAM (A)
DISTANCE TO BUS STOPS
SCALE: NTS

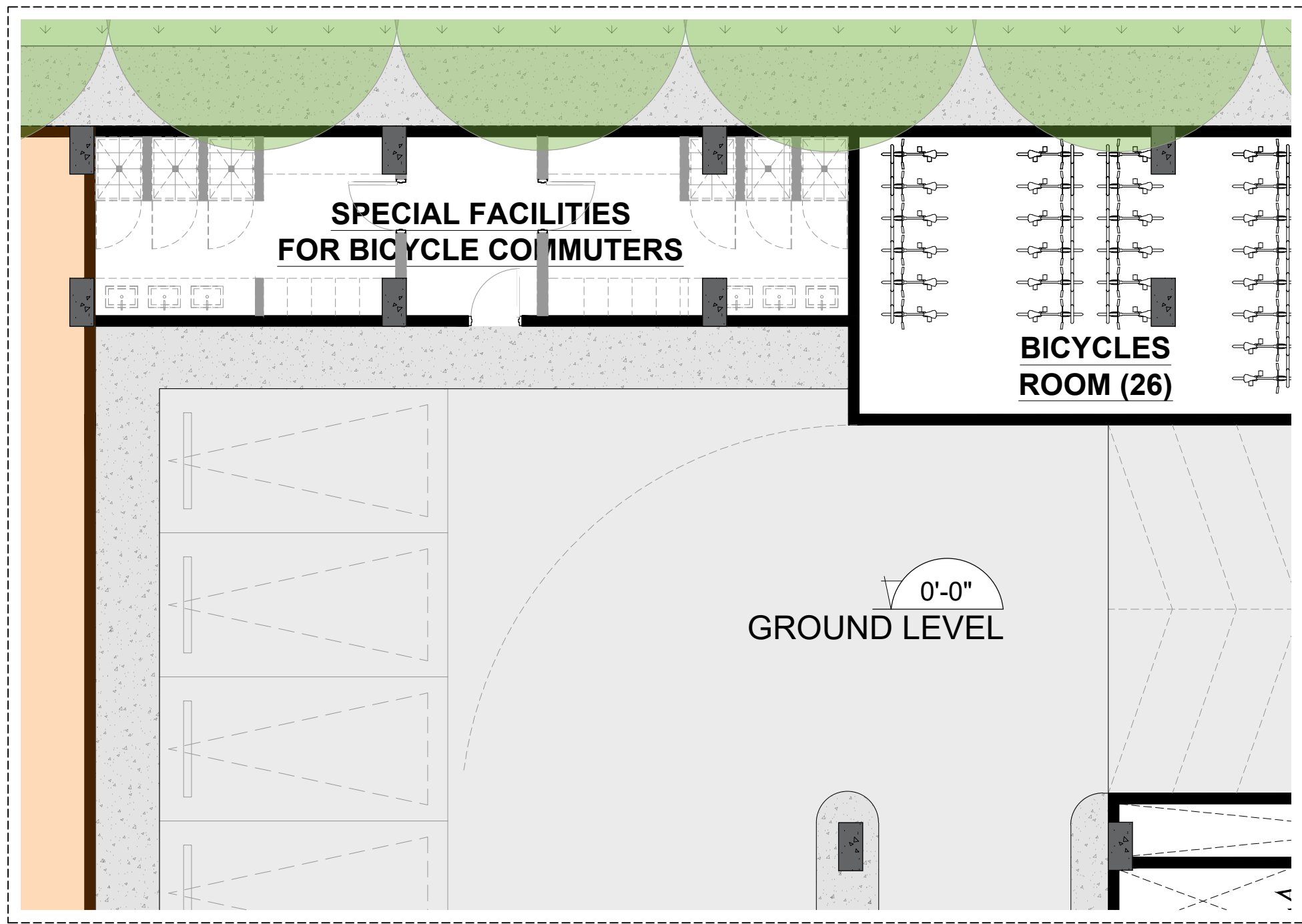


DIAGRAM (B)
BICYCLES FACILITIES
SCALE: 1/8" = 1'-0"

CITY CODE OF POMPAO BEACH
155.5102. OFF-STREET PARKING AND LOADING
The minimum Number of Off-Street Parking Spaces, may be reduced through implementation of **one or more** of the following strategies for reducing parking demand.

155.5102.K.1. TRANSIT ACCESSIBILITY

The Development Services Director may authorize up to a 15 percent reduction in the minimum number of off-street parking spaces required by Table 155.5102.D.1.
Minimum Number of Off-Street Parking Spaces, for uses located within **1,000 feet of a bus or rapid transit stop.**

155.5102.K.3. SPECIAL FACILITIES FOR BICYCLE COMMUTERS

The Development Services Director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, for developments that provides both of the following:
a. Enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and **(PROVIDED)**
b. Shower and dressing areas for employees. **(PROVIDED)**

155.5102.K.4. OTHER ELIGIBLE ALTERNATIVES

The Development Services Director may authorize up to a ten percent reduction in the minimum number of off-street parking spaces required by Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, in exchange for any other strategy that an applicant demonstrates will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed development plan will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards. **(PROVIDED)**

REQUIRED PARKING COUNT - RESIDENTIAL COMPONENT					
RESIDENTIAL	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOMS	3 BEDROOMS	GUEST PARKING
PARKING RATIO	1 / 1,000 SF			2 / UNIT	1 PS / 5 DU
UNIT AREA / # OF UNITS	99,015 SF (TOTAL UNIT AREA OF 2BR OR LESS)			10 UNITS	132
TOTAL	122			20	27

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	23		151	174

TOTAL PARKING SPACES REQUIRED	343
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155.5102.K.1. TRANSIT ACCESSIBILITY	REDUCTION OF 15%	SEE DIAGRAM (A)	51
155.5102.K.3. SPECIAL FACILITIES FOR BICYCLE COMMUTERS	REDUCTION OF 5%	SEE DIAGRAM (B)	17
155.5102.K.4. OTHER ELIGIBLE ALTERNATIVES	REDUCTION OF 10%	-	34
TOTAL PARKING REQUIRED			241

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.

20% Compact Cars	TOTAL OF 241 PS	48
TOTAL COMPACT CARS PROVIDED		46

* 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.

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
TOTAL ADA PARKING SPACES PROVIDED		8

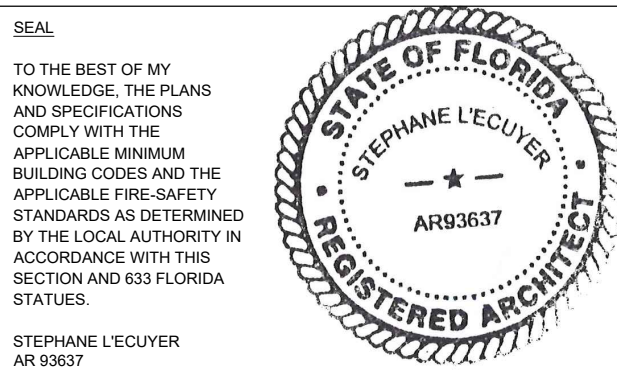
TOTAL PARKING SPACES REQUIRED	343
TOTAL PARKING SPACES REQUIRED WITH REDUCTIONS	241
TOTAL PARKING SPACES PROVIDED	259

PZ25- 16500003
12/17/2025

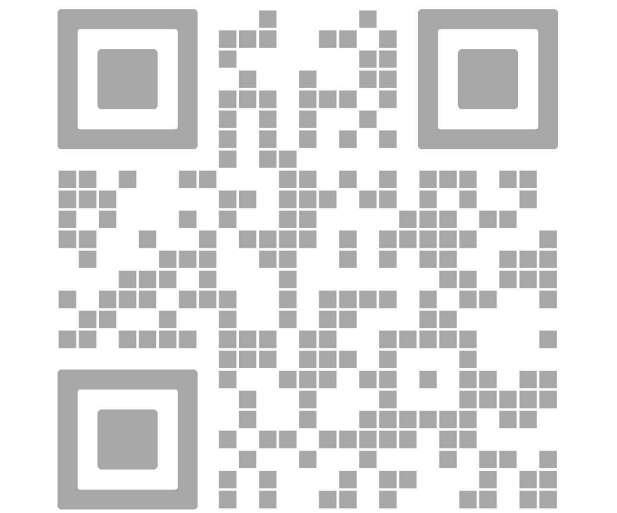
01 PARKING PROGRAM
SCALE: NTS



absolute-idea.com
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com



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
TEL: 305.833.3303

Project
**1600 S FEDERAL HIGHWAY
(MIXED-USE PROJECT)**
1600 SOUTH FEDERAL HIGHWAY,
POMPAO BEACH, FL 33062

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