

# BRINY RESIDENCES

KEITH PROJECT NUMBER: 10694.02

## PARKING DEMAND ANALYSIS

DECEMBER 2021



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**DRC**

PZ21-12000043  
2/2/2022

# BRINY RESIDENCES

305 Briny Avenue  
Pompano Beach, FL 33062

## PARKING DEMAND ANALYSIS

*Prepared For:*

US Construction, Inc.  
400 Market Street, Suite 415  
Philadelphia, PA 19106

*Prepared By:*



301 East Atlantic Boulevard  
Pompano Beach, Florida 33060

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## Engineer's Certification

I, Pramod Choudhary, PE, PTOE, PE number 61641, certify that I currently hold an active Professional Engineer's License in the State of Florida, and I am competent through education or experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 FAC and that all statements, conclusions, and recommendations made herein are true and correct to the best of my knowledge and ability.

Project Description:            Parking Demand Analysis – Briny Residences

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY **PRAMOD CHOUDHARY, PE, PTOE** ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Pages: 1 through 42



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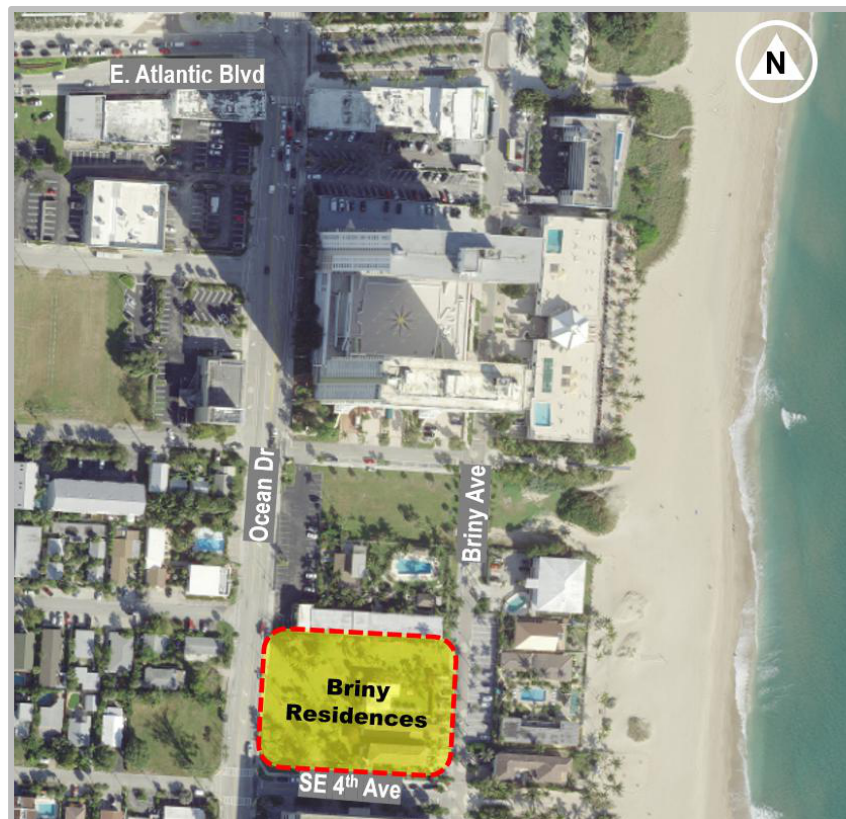


# 1 PROJECT OVERVIEW

## 1.1 Introduction

KEITH was retained by **US Construction, Inc.** to prepare a Parking Demand Analysis for the proposed development (*Briny Residences*) located at 305 Briny Avenue in Pompano Beach, Florida. The project site is comprised of five (5) parcels. Three (3) lots are vacant, and two (2) parcels are currently occupied by three (3) multifamily housing buildings that will be demolished to develop a 9-story residential tower including 40 dwelling units and 1,660 square feet fast-casual restaurant. A total of 94 parking spaces are being provided for the proposed development.

The Parking Analysis was prepared to estimate if the proposed number of parking spaces would be sufficient to accommodate the forecasted parking demand based on the proposed land uses, verify if the development meets the City's requirements, and address any variance that might be required from the City. The analysis follows the City of Pompano Beach's Parking Requirements Section 155.5102 included in **Appendix A**. A copy of the property's information is included in **Appendix B**. **Figure 1.1** shows an aerial location of the proposed development. The proposed conceptual site plan is included in **Appendix C**.



**Figure 1.1: Project Location**

## 2 PARKING DEMAND ANALYSIS

### 2.1 Parking Generation

The Institute of Transportation Engineers (ITE) *Parking Generation, 5th Edition*, was utilized to estimate the peak projected parking demand for the proposed land uses. The ITE land uses and codes identified in **Tables 2.1** and **2.2** below were assumed for the Briny Residences and the restaurant. A summary of the development program is shown in Table 2.1, and Table 2.2 shows the ITE Average Parking Demand calculations:

**Table 2.1: Proposed Development Program**

Proposed Development	Number of Stories	ITE Land Use	ITE Land Use Code
Residential	9	Multifamily Housing (Mid-Rise)	221
Restaurant	n/a	Fast Casual Restaurant	930

**Table 2.2: ITE Average Peak Parking Demand**

ITE Land Use	ITE Land Use Code	ITE Average Rate	Intensity		Peak Parking Demand	Total Peak Parking Demand	Provided on Site	Surplus Parking Spaces
			Qty	Units				
Multifamily Housing (Mid-Rise)	221	1.31 per dwelling unit	40	Dwelling Units	53	70	94	24 (34.3%)
Fast Casual Restaurant	930	9.93 per 1000 Sq. Ft. GFA	1,660	Square Feet	17			

Source: ITE *Parking Generation, 5th Edition* (Average Rate Peak Period Parking Demand). ITE LUC 221: Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. ITE LUC 930: A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. Customers typically order off a menu board, pay for food before the food is prepared and seat themselves. The menu generally contains higher quality made to order food items with fewer frozen or processed ingredients than at a fast-food restaurant.

Using the ITE average rate, the calculated peak parking demand was found to be 70 spaces for the combined proposed land uses, 24 less than the 94 spaces to be provided.

**Table 2.3** below shows that the ITE data for the 85th Percentile Peak Period Parking Demand is 1.47 vehicles per dwelling unit and 11.03 per 1,000 Square Feet GFA, which equates to 78 parking spaces for the 40 residential dwelling units and fast-casual restaurant. Based on the ITE Parking Generation calculations, the proposed 94 spaces will satisfy the 85th Percentile parking demand expected at the site.

**Table 2.3: ITE 85<sup>th</sup> Percentile Peak Parking Demand**

ITE Land Use	ITE Land Use Code	ITE 85 <sup>th</sup> Percentile Parking Rate	Intensity		Peak Parking Demand	Total Peak Parking Demand	Provided on Site	Surplus Parking Spaces
			Quantity	Units				
Multifamily Housing (Mid-Rise)	221	1.47 per dwelling unit	40	Dwelling Units	59	78	94	16 (20.5%)
Fast Casual Restaurant	930	11.03 per 1000 Sq. Ft. GFA	1,660	Square Feet	19			

Source: ITE Parking Generation, 5th Edition (85<sup>th</sup> Percentile Peak Period Parking Demand). ITE LUC 221: Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. ITE LUC 930: A fast-casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. Customers typically order off a menu board, pay for food before the food is prepared and seat themselves. The menu generally contains higher quality made to order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Gross Floor Area (GFA).

Based on the ITE parking demand analysis, it is anticipated that the proposed 94 parking spaces will accommodate the projected peak parking demand with a potential surplus of 16 (20.5%) parking spaces at its peak utilization. The ITE parking demand data summaries and land use codes are included in **Appendix D**.

## 2.2 City of Pompano Beach Parking Requirements

The City parking requirements were reviewed to determine the minimum required spaces based on the City zoning ordinance (Land Development Code Section 155.5102. Off-Street Parking and Loading). **Table 2.4** shows that the proposed development would require a total of 107 parking spaces. A copy of Pompano Beach's parking code is included in **Appendix A**.

**Table 2.4: City Parking Requirements**

Type of Use	Intensity		City's Rate	Parking Required
	Quantity	Units		
Residential	101,982	Square Feet	1 Space per 1000 SF	102
Restaurant	40	Occupants	1 Space per 8 Occupants	5
<b>Total Required Spaces</b>				<b>107</b>
<b>Total Provided Spaces</b>				<b>94</b>
<b>Parking Spaces Below Requirement</b>				<b>13</b>
<b>% Reduction</b>				<b>12.1%</b>

**Table 2.5** provides a comparison of the ITE parking rates versus the City's parking rates.

**Table 2.5: Parking Rate Comparison – ITE Vs City of Pompano Beach**

Parking Requirement per ITE Average Rate		Parking Requirement per ITE 85th Percentile Rate		Parking Requirement per City's Rate	
ITE Rate (Cars per unit)	Required Parking Spaces	ITE Rate (Cars per unit)	Required Parking Spaces	City's Rate per Parking Space	Required Parking Spaces
1.31	$40 * 1.31 = 53$	1.47	$40 * 1.47 = 59$	1,000 SF	$101,982/1,000 = 102$
9.93	$1.660 * 9.93 = 17$	11.03	$1.660 * 11.03 = 19$	1 Space per 8 Occupants	$40/8 = 5$
<b>Total</b>	<b>70</b>	<b>Total</b>	<b>78</b>	<b>Total</b>	<b>107</b>

As shown in **Table 2.5**, the City code for the residential use requires 102 parking spaces versus the ITE peak parking demand of 59 parking spaces, almost 73% higher than the ITE peak parking demand. The 85<sup>th</sup> percentile peak parking demand per ITE has a rate of 1.47 spaces per dwelling unit but the City code requires 1 parking space per 1,000 square feet which translates into 2.55 parking spaces per dwelling unit. The City's parking requirement for residential use appears to be significantly higher than ITE's peak parking demand.

### 3 CONCLUSION

The developer proposes constructing a nine-story residential building with 40 dwelling units and a fast-casual restaurant with a total of 94 parking spaces. The ITE Parking Generation 5<sup>th</sup> Edition requires a total of 78 peak parking spaces whereas the City code requires a total of 107 parking spaces. The City code requires approximately 37% more parking spaces than the ITE peak parking requirements for the entire development. Specifically, the City's parking requirement (102 spaces) for residential development is 73% higher than the ITE's peak parking demand of 59 spaces expected for the residential use. The developer is proposing to provide 16 (20.5%) more parking spaces than required by ITE but 12.1% lower than the City's requirement. Based on our findings, it is our understanding that the 94 parking spaces would adequately service the proposed development. Hence, we request the City for a variance of 12.1% (13 parking spaces) reduction in the overall parking requirement.



# APPENDIX A

## City of Pompano Beach's Parking Requirement

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES			
USE CATEGORY	USE TYPE		MINIMUM NUMBER OF PARKING SPACES 1,2,3
RESIDENTIAL USES			
Household Living Uses	Dwelling, live/work		1 per DU
	Dwelling, multifamily <sup>6</sup>	Efficiency DUs	1 per DU
		DUs with 1 or 2 bedrooms	1.5 per DU
		DUs with 3+ bedrooms	2 per DU
		Townhouse guest spaces	1 per 5 townhouse units; in addition to the required parking spaces based on dwelling unit
Household Living Uses	Dwelling, single-family		2 per DU
	Dwelling, single-family (zero lot line)		
	Family Community Residence		2 per DU plus 1 space located within 1,200 linear feet off-site for each resident who maintains a motor vehicle on the premises
	Transitional Community Residence		
	Dwelling, two-family		2 per DU
	Dwelling, mixed-use		1 per DU
	Mobile home or mobile home park		1.5 per mobile home dwelling or mobile home space
Group Living Uses	Recovery Community	Efficiency DUs	1 per DU located within 1,200 linear feet off-site
		DUs with 1 or 2 bedrooms	1.5 per DU located within 1,200 linear feet off-site
		DUs with 3+ bedrooms	2 per DU located within 1,200 linear feet off-site
	Assisted living facility		1 per 3 beds
	Continuing care retirement community		Sum of minimum for component parts—see Section 155.5102.D.3
	Rooming or boarding house		1 per guest room
	INSTITUTIONAL USES		
Communication Uses	Newspaper or magazine publishing		1 per 1,000 sq ft

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	Radio or television station	1 per 1,000 sq ft
	Telecommunications facility, collocated on existing structure other than telecommunications tower	n/a
	Telecommunications facility, collocated on existing telecommunications tower	n/a
	Telecommunications facility, on a new freestanding tower	1

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
<b>INSTITUTIONAL USES</b>		
Community Service Uses	Community center	1 per 300 sq ft
	Library	1 per 500 sq ft
	Museum	
	Senior center	1 per 400 sq ft
	Youth center	1 per 300 sq ft
Day Care Uses	Adult day care facility	1 per 300 sq ft
	Child care facility	1 per 325 sq ft devoted to child care activities
Education Uses	College or university	1 per 900 sq ft of academic space
	School, elementary	1 per classroom + 10 visitor spaces
	School, high	1 per classroom + 1 per 10 students
	School, middle	1 per classroom + 10 visitor spaces
	Vocational or trade school	1 per 500 sq ft
	School, specialty arts	1 per 500 sq ft
Government Uses	Correctional facility	See Section 155.5102.D.2
	Courthouse facilities	1 per 300 sq ft
	Fire or EMS station	1 per 500 sq ft
	Fire training facility	
	Government administrative offices	1 per 300 sq ft

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	Government maintenance, storage, and distribution facility	1 per 600 sq ft
	Police station	1 per 500 sq ft
	Post office	1 per 300 sq ft
Health Care Uses <sup>7</sup>	Medical office	1 per 200 sq ft
	Specialty medical facility	1 per 200 sq ft floor area for treatment + 1 per 300 sq ft for remaining areas
	Urgent care facility 24-hour	
Health Care Uses <sup>7</sup>	Specialty hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or parking study per Section 155.5102.D.2
	General hospital	1 per 1 bed + 1 per 250 sq ft of areas not used for beds or parking study per Section 155.5102.D.2
	Medical or dental lab	1 per 500 sq ft
	Nursing home facility	1 per 5 beds
Medical Marijuana Establishments	Medical marijuana health care establishment	1 per 200 sq ft floor area for patient care + 1 per 300 sq ft for remaining areas
	Medical marijuana treatment center related industrial establishment	1 per 400 sq ft of floor area used for offices + 1 per 1,000 sq ft for remaining areas
Open Space Uses	Arboretum or botanical garden	1 per 10,000 sq ft of garden area
	Cemetery or mausoleum	1 per 500 sq ft of office area + 1 per 5 persons of maximum occupancy capacity in assembly space
	Community garden	2
	Park or plaza	See Section 155.5102.D.2
Other Institutional Uses <sup>4</sup>	Civic center	1 per 5 persons of maximum occupancy capacity in assembly space
	Halfway house	1 per 3 beds
	Lodge or club	1 per 120 sq ft of assembly space
	Place of worship	1 per 5 persons of maximum occupancy capacity in assembly space

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	Shelter	1 per 5 beds
Transportation Uses	Aircraft or aviation equipment sales or rental	See Section 155.5102.D.2
	Aviation related uses	See Section 155.5102.D.2

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
INSTITUTIONAL USES		
Transportation Uses	Helicopter landing facility	1 per 400 sq ft of passenger waiting area
	Transportation passenger station/terminal	
Utility Uses	Solar energy collection system (as a principal use)	See Section 155.5102.D.2
	Utility Use, major	
	Utility Use, minor	n/a
TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
COMMERCIAL USES		
Animal Care Uses	Animal grooming	1 per 500 sq ft
	Animal shelter or kennel	1 per 250 sq ft used for boarding (excluding exercise areas)
	Pet hotel	1 per 250 sq ft used for boarding (excluding exercise areas)
	Pet Shop	1 per 300 ft
	Veterinary hospital or clinic	1 per 500 sq ft
Boat and Marine Sales and Service Uses	Boat dry storage facility	1 per 3 storage spaces
	Boat or marine parts sales without installation	1 per 300 sq ft
	Boat or marine parts sales with installation	
	Boat or marine repair and servicing	1 per 300 sq ft of waiting area
	Boat sales or rental	1 per 300 sq ft of indoor sales display area

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	Boat towing service	1 per 500 sq ft
	Docking facility, barge	
	Docking facility, commercial fishing boat	1 per 2 boat slips
	Docking facility, recreational boat	1 per 3 boat slips
	Marina	2 + 1 per 3 boat slips
	Yacht club	1 per 500 sq ft
Business Support Uses	Business service center	1 per 300 sq ft
	Conference or training center	See Section 155.5102.D.2
	Day labor service	1 per 300 sq ft
	Employment agency	
	Parcel services	
	Telephone call center	1 per 500 sq ft
	Travel agency	1 per 300 sq ft
Commercial or Membership Recreation/ Entertainment Uses	Amusement arcade	1 per 400 sq ft
	Arena, stadium, or amphitheater	1 per 4 persons of maximum occupancy capacity
	Auditorium or theater	
	Bowling alley or skating rink	1 per bowling lane; 1 per 250 sq ft of skating area
	Gaming establishment	See Section 155.5102.D.2
	Golf course	1 per 300 sq ft of indoor area + 1 per hole
	Golf driving range	1 per 300 sq ft of indoor area + 1 per tee
	Miniature golf course	2 per hole
	Motion picture theater	1 per 4 persons of maximum occupancy capacity
	Racing facility, dog or horse	
	Racquet sports facility	3 per court
	Sport shooting and training range	1 space per shooting lane
	Other indoor commercial or membership recreation/entertainment use	1 per 300 sq ft

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	Other outdoor commercial or membership recreation/entertainment use	1 per 250 sq ft + 1 per 4 persons of maximum outdoor facility capacity
Eating and Drinking Establishments <sup>4</sup>	Bar or lounge	1 per 4 persons of maximum occupancy capacity of customer service area(s)
	Brewpub	
	Hall for hire	
	Nightclub	
	Restaurant	
	Specialty eating or drinking establishment	

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
<b>COMMERCIAL USES</b>		
Motor Vehicle Sales and Service Uses	Automotive painting or body shop	1 per 500 sq ft
	Automotive parts sales without installation	1 per 300 sq ft
	Automotive parts sales with installation	
	Automotive repair and maintenance facility	1 per 500 sq ft
	Automotive wrecker service	
	Battery exchange station	
	Car wash or auto detailing	
	Gasoline filling station	2 spaces + 1 per gas pump
	New Automobile and Light Truck sales	1 per 400 sq ft of indoor sales display area and office space
	Used Automobile and Light Truck sales with indoor display only	
	Used Automobile and Light Truck sales with outdoor display	
	Automobile and Light Truck rental	
	Muffler/transmission sales and installation	1 per 500 sq ft
	Parking deck or garage (as principal use)	n/a
	Parking lot (as principal use)	n/a

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	Taxi or limousine service facility	1 per 400 sq ft of office space
	Tire sales and mounting	1 per 500 sq ft
	Heavy Truck/recreational vehicle/trailer repair and servicing	
	Heavy Truck/recreational vehicle/trailer sales	1 per 400 sq ft of indoor sales display area and office space
	Heavy Truck/recreational vehicle/trailer rental	
	Limited Auto Dealership - Fleet Automobile Sales	
Office Uses	Contractor's offices	1 per 400 sq ft
	Professional Office	

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
<b>COMMERCIAL USES</b>		
Retail Sales and Service Uses - Personal Services <sup>8</sup>	Art, music, or dance studio	1 per 300 sq ft
	Bank or financial institution	1 per 300 sq ft
	Check cashing or payday loan store	1 per 300 sq ft
	Crematory	1 + 1 per 4 persons of maximum occupancy capacity in assembly space
	Dry cleaning or laundry drop-off establishment	1 per 300 sq ft
	Fortune-telling establishment	1 per 300 sq ft
	Funeral home or mortuary	1 + 1 per 4 persons of maximum occupancy capacity in assembly space
	Laundromat	1 per 300 sq ft
	Lawn care, pool, or pest control service	
	Personal and household goods repair establishment	
	Personal services establishment	
	Tattoo or body piercing establishment	1 per 300 sq ft

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Retail Sales and Service Uses - Retail Sales <sup>8</sup>	Antique store	1 per 300 sq ft
	Art gallery	1 per 300 sq ft
	Auction house	1 per 300 sq ft
	Book or media shop	
	Consignment boutique	
	Furniture Store	1 per 500 sq ft
	Grocery or Convenience store	1 per 300 sq ft
	Drug store or pharmacy	1 per 300 sq ft
	Farmers' market	1 per 500 sq ft of sales area
	Flea market	
	Home and building supply center	1 per 300 sq ft

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES			
USE CATEGORY	USE TYPE		MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
COMMERCIAL USES			
Retail Sales and Service Uses - Retail Sales <sup>11</sup>	Local liquor or package store		1 per 300 sq ft
	Regional liquor or package store		
	Beer or wine store		
	Pawn shop		1 per 300 sq ft
	Thrift shop		
	Retail sales establishment, large		
	Indoor Mall or Market Place <sup>4</sup>	Less than 25,000 sq ft	Sum of spaces required for each use
		25,000 - 400,000 sq ft	1 per 250 sq ft
		Greater than 400,000 sq ft	1 per 200 sq ft
	Other retail sales establishment		1 per 300 sq ft
Self-Service Storage Uses	Self-storage or mini-warehouse facility		1 per 100 leasable storage spaces

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Sexually Oriented Uses	Sexually oriented business		See Section 155.5102.D.2
Visitor Accommodation Uses	Condo hotel	Lodging unit without separate bedroom	1 per lodging unit
		Lodging unit with 1 or more bedrooms	1.25 per lodging unit
	Bed and breakfast inn		2 + 1 per lodging unit
	Hotel or motel	100 lodging units or less	1 per lodging unit
		101 to 150 lodging units	0.85 per lodging unit
		More than 150 lodging units	0.7 per lodging unit
INDUSTRIAL USES			
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard		1 per 750 sq ft
	Educational, scientific, or industrial research and development		1 per 500 sq ft

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
<b>INDUSTRIAL USES</b>		
Industrial Services Uses	Fuel oil or bottled gas distribution	1 per 400 sq ft of office space
	Fuel oil storage	
	General industrial services	
	Heavy equipment establishments	1 per 300 sq ft of indoor waiting area and sales area
	Laundry, dry cleaning, carpet cleaning, or dyeing facility	1 per 1,000 sq ft <sup>5</sup>
	Machine shop	
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting	
	Audio or visual recording and production studio	See Section 155.5102.D.2
	Printing or other similar reproduction facility	1 per 1,000 sq ft <sup>5</sup>

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	Repair of scientific or professional instruments	
	Tool repair shop	
	Electric Motor Repair	
Manufacturing and Production Uses	Boat manufacturing	1 per 1,000 sq ft <sup>5</sup>
	Furniture manufacturing and woodworking	
	Cement concrete batching plant	
	Cement concrete or brick products manufacturing	
	Food and/or beverage products manufacturing (without slaughtering)	1 per 1,000 sq ft <sup>5</sup>
	Manufacturing, assembly, or fabrication, heavy	

TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES		
USE CATEGORY	USE TYPE	MINIMUM NUMBER OF PARKING SPACES <sup>1,2,3</sup>
<b>INDUSTRIAL USES</b>		
Manufacturing and Production Uses	Manufacturing, assembly, or fabrication, light	1 per 1,000 sq ft <sup>5</sup>
Warehousing and Freight Movement Uses	Outdoor storage (as a principal use)	1 per 1,000 sq ft <sup>5</sup> of indoor space plus 1 per 5,000 sq ft of outdoor storage area
	Truck or freight terminal	1 per 750 sq ft for the first 3,000 sq ft of floor area, then 1 per 2,500 sq ft for additional floor area <sup>5</sup>
	Warehouse, distribution or storage	
	Junkyard or salvage yard	1 per 1,000 sq ft <sup>5</sup> of indoor space plus 1 per 5,000 sq ft of outdoor storage area
Waste-Related Services Uses	Construction and demolition debris disposal facility	1 per 1,000 sq ft <sup>5</sup> of indoor space plus 1 per 5,000 sq ft of outdoor storage or processing area
	Land clearing debris disposal facility	
	Recovered materials processing facility	
	Solid waste transfer station	
	Tire disposal or recycling facility	
	Waste composting facility	

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	Waste-to-energy plant	
Wholesale Uses	Plant nursery, wholesale	1 per 1,000 sq ft of display area
	Showroom, wholesale	1 per 1,000 sq ft of display area
	Other wholesale uses	1 per 1,000 sq ft <sup>5</sup>
Accessory Uses	Outdoor Seating (including sidewalk cafes)	1 per 8 persons of maximum occupancy capacity of outdoor seating area(s). Except no parking is required for outdoor seating within the AOD or TO Districts
	Outdoor Storage (as an accessory use)	1 per 5,000 sq ft of outdoor storage area
Accessory Uses	Eating and Drinking establishment (as an accessory use)	1 per 4 persons of maximum occupancy capacity of customer service area(s). Off-street parking may be reduced per accessory use standards, Section 155.4303.PP
	Dormitory (as accessory to educational use)	See Section 155.5102.D.2
	Limited mental health treatment facility	1 per 200 sq ft
	Retail clinic	1 per 200 sq ft
	Alcoholic beverage sales as an accessory use to a brewery, winery, or distillery	1 per 300 sq ft. Except no parking is required if gross floor area used for accessory sales is less than 20% of total gross floor area of the principal use

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NOTES: sq ft = square feet

1. When computation of the number of required parking spaces results in a fraction, the result shall be rounded upward to the next highest whole number.
2. Where the minimum off-street parking space requirement is based on the maximum occupancy capacity, all computations shall be based on the occupant load of the building or facility as establishing in accordance with the Building Code.
3. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on square feet of floor area, all computations shall be based on gross floor area.
4. Where restaurants, theaters, places of worship, or similar uses occupy more than 33 percent of a shopping center's gross floor area, parking requirements for such uses shall be determined separately for each such use and added to the appropriate shopping center standard as applied to the remaining floor area.
5. Floor area devoted to office use shall not count when computing the minimum number of required parking spaces, provided such floor area does not exceed 20 percent of the total gross floor area of the industrial use.
6. For the LAC - John Knox Village, in connection with every multi-family residence of two or more families there shall be provided a minimum of one parking space for each dwelling unit regardless of type or number of bedrooms. Accessory spaces shall be provided throughout the - John Knox Village at a minimum of one space per four units.
7. For the LAC - John Knox Village, Medical or Dental Clinics shall provide one parking space for each 250 square feet, or fraction thereof, of floor area used for office purposes.
8. For the LAC - John Knox Village, Retail stores shall provide one parking space for each 350 square feet, or fraction thereof, of gross floor area.

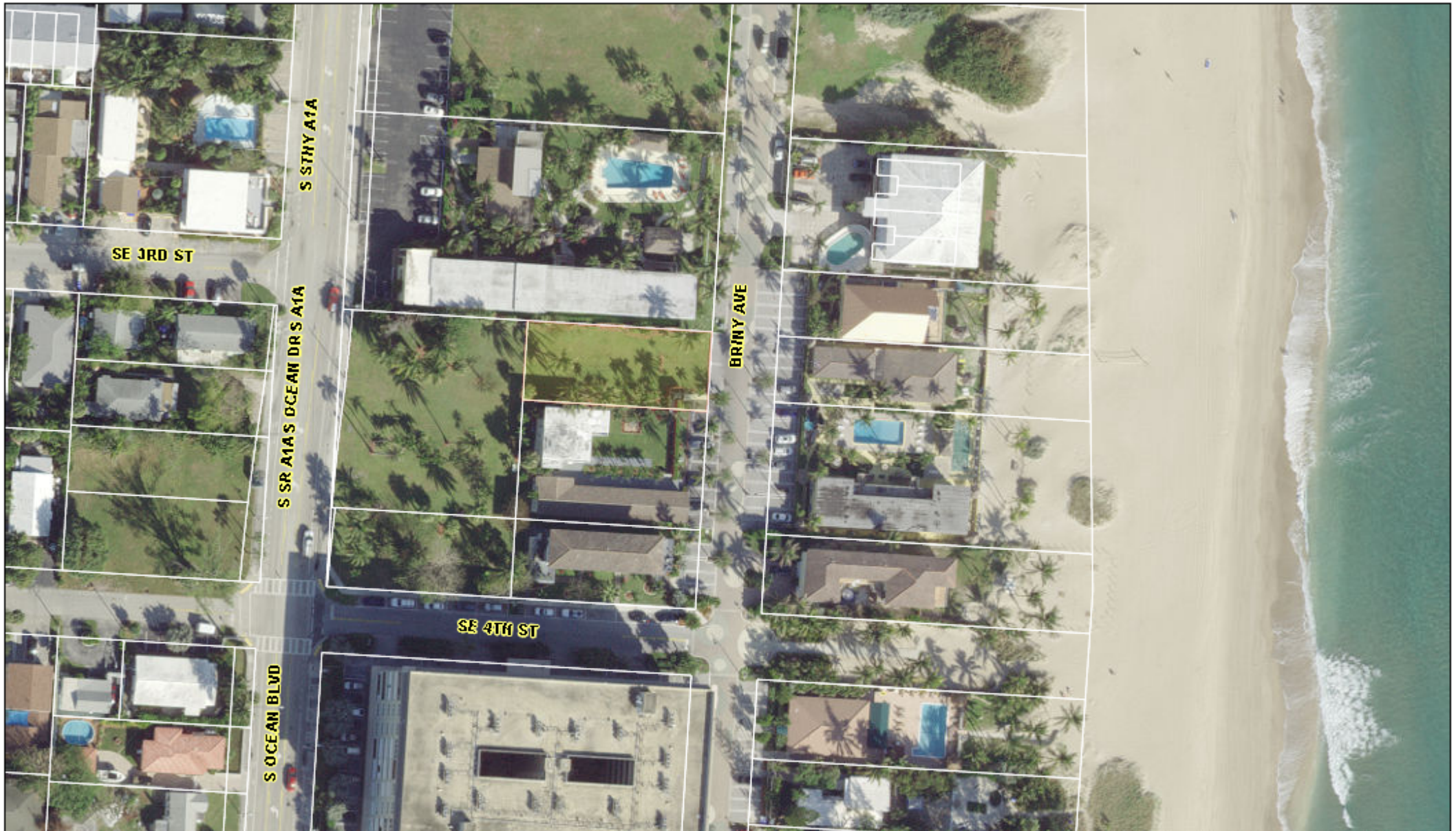
**DRC**

PZ21-12000043

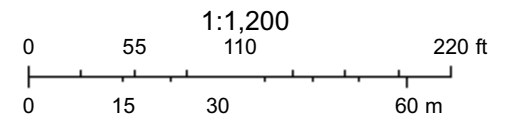
2/2/2022

# APPENDIX B

## Property Information



December 27, 2021



**DRC**

Flight Date : December 20 through January 9, 2022 Broward County Property Appraiser

P721-12000043





<b>Site Address</b>	305 BRINY AVENUE, POMPANO BEACH FL 33062	<b>ID #</b>	4943 06 06 0390
<b>Property Owner</b>	305 BRINY AVENUE LP	<b>Millage</b>	1511
<b>Mailing Address</b>	1800 BOUL CHO EDEY *LAVAL QC CA H7T 2W3	<b>Use</b>	00
<b>Abbr Legal Description</b>	BLOUNT BROS PO PANO BEACH SUB 2-43 B LOT 6,7 N 10 BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.					
<b>Property Assessment Values</b>					
<b>Year</b>	<b>Land</b>	<b>Building / Improvement</b>	<b>Just / Market Value</b>	<b>Assessed / SOH Value</b>	<b>Tax</b>
2022	\$336,240		\$336,240	\$336,240	
2021	\$336,240		\$336,240	\$335,630	\$6,937.49
2020	\$336,240		\$336,240	\$305,120	\$6,400.71
<b>2022 Exemptions and Taxable Values by Taxing Authority</b>					
	<b>County</b>	<b>School Board</b>	<b>Municipal</b>	<b>Independent</b>	
<b>Just Value</b>	\$336,240	\$336,240	\$336,240	\$336,240	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$336,240	\$336,240	\$336,240	\$336,240	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$336,240	\$336,240	\$336,240	\$336,240	
<b>Sales History</b>				<b>Land Calculations</b>	
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or CIN</b>	<b>Price</b>	<b>Factor</b>
5/2/2014	WD*-E	\$4,000,000	112301389	\$40.00	8,406
10/21/2009	WD*-T	\$100	46621 / 1145		
10/20/2009	WD*-D	\$1,050,000	46621 / 1140		
9/11/2009	QCD-T	\$100	46621 / 1138		
7/1/2009	QCD	\$550,000	46350 / 617		
				<b>Adj. Bldg. S.F.</b>	

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
15								
L								
1								

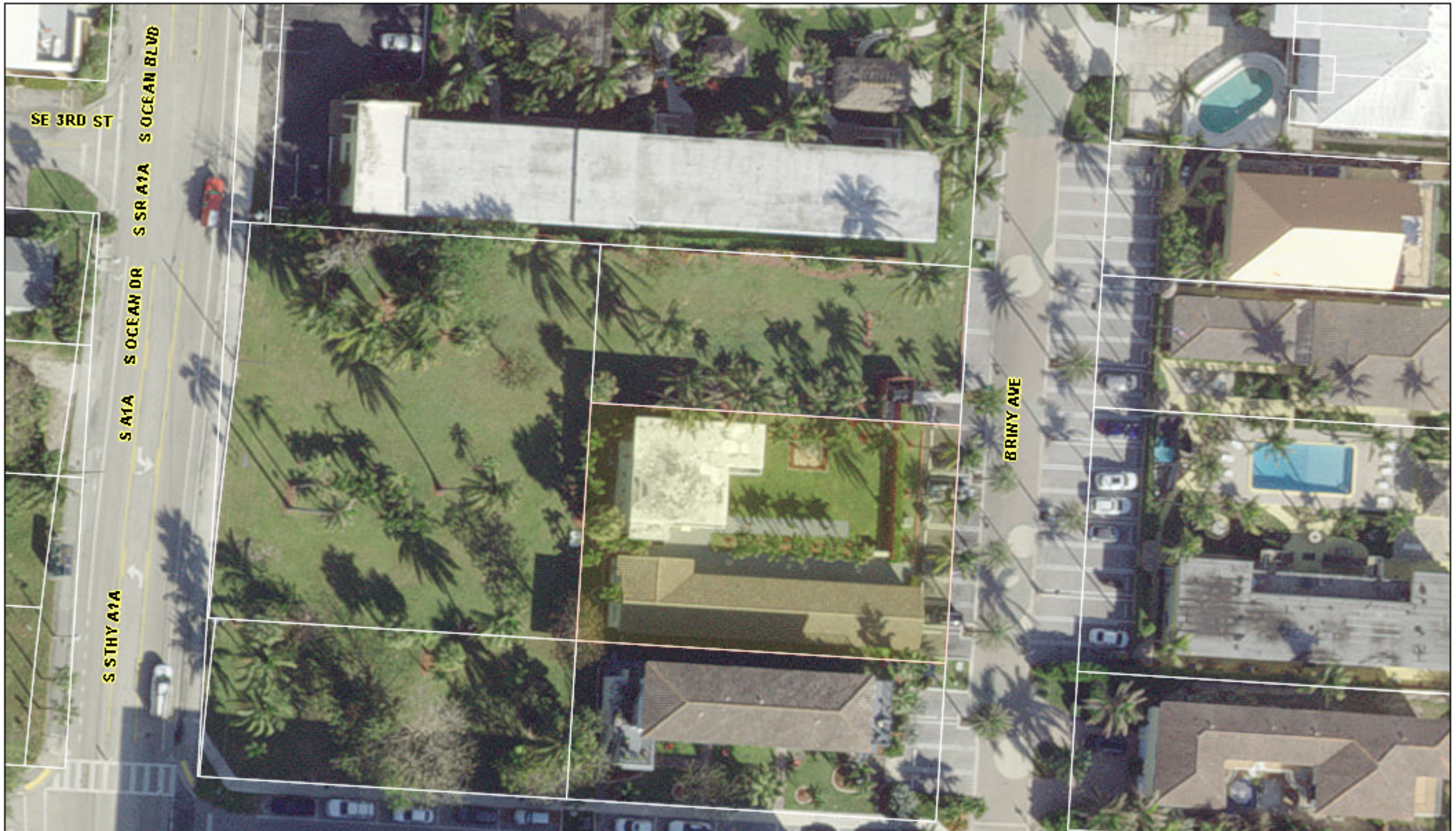
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PZ21-12000043

2/2/2022

Property Id: 494306060400

\*\*Please see map disclaimer



December 27, 2021

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0 5 10 20 m

**DRC**

Flight Date : December 27, 2021 through January 9, 2022 Broward County Property Appraiser

P721-12000043





<b>Site Address</b>	<b>305-311 BRINY AVENUE, POMPANO BEACH FL 33062</b>	<b>ID #</b>	4943 06 06 0400
<b>Property Owner</b>	305 BRINY AVENUE LP	<b>Millage</b>	1511
<b>Mailing Address</b>	1800 BOUL CHO EDEY *LAVAL QC CA H7T 2W3	<b>Use</b>	08
<b>Abbr Legal Description</b>	BLOUNT BROS PO PANO BEACH SUB 2-43 B LOT 7 S 40,8 BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$253,120	\$875,630	\$1,128,750	\$1,128,750	
2021	\$253,120	\$875,630	\$1,128,750	\$1,128,750	\$25,078.05
2020	\$253,120	\$795,690	\$1,048,810	\$1,048,810	\$23,065.73

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,128,750	\$1,128,750	\$1,128,750	\$1,128,750
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,128,750	\$1,128,750	\$1,128,750	\$1,128,750
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,128,750	\$1,128,750	\$1,128,750	\$1,128,750

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2014	WD*-E	\$4,000,000	112301389	\$20.07	12,612	SF
10/21/2009	WD*-T	\$100	46621 / 1145			
10/13/2009	QC*-T	\$100	46621 / 1142			
10/20/2009	WD*-D	\$1,050,000	46621 / 1140			
4/17/2000	QC*	\$100	30443 / 2			
				Adj. Bldg. S.F. (Card, Sketch)		5116
				Units		8
				Eff./Act. Year Built: 1971/1951		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
R								
8								

# DRC

PZ21-12000043

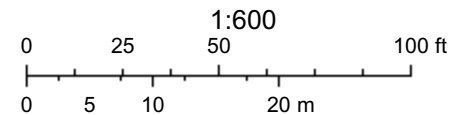
2/2/2022

Property Id: 494306060430

\*\*Please see map disclaimer



December 27, 2021



**DRC**

Flight Date : December 20 through January 9, 2022 Broward County Property Appraiser

**P721-12000043**





<b>Site Address</b>	<b>308 S OCEAN BOULEVARD, POMPANO BEACH FL 33062</b>	<b>ID #</b>	494 06 06 04 0
<b>Property Owner</b>	05 BRINY AVENUE LP	<b>Millage</b>	1511
<b>Mailing Address</b>	1800 BOUL CHOMEDEY *LAVAL QC CA H7T 2W	<b>Use</b>	00
<b>Abbr Legal Description</b>	BLOUNT BROS POMPANO BEACH SUB 2-4 B LOTS 11,12 & 1 ,LESS PT DESC AS, BEG AT SE COR LOT 11,NLY 150.0 , ELY 7. 5 TO PT ON CURVE,SWLY 75.50 TO P/R/C,SWLY 74.69,W 0.59 TO POB BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.					
<b>Property Assessment Values</b>					
<b>Year</b>	<b>Land</b>	<b>Building / Improvement</b>	<b>Just / Market Value</b>	<b>Assessed / SOH Value</b>	<b>Tax</b>
2022	\$816,960		\$816,960	\$816,960	
2021	\$816,960		\$816,960	\$815,510	\$16,856.44
2020	\$816,960		\$816,960	\$741, 80	\$15,552.21
<b>2022 Exemptions and Taxable Values by Taxing Authority</b>					
	<b>County</b>	<b>School Board</b>	<b>Municipal</b>	<b>Independent</b>	
<b>Just Value</b>	\$816,960	\$816,960	\$816,960	\$816,960	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$816,960	\$816,960	\$816,960	\$816,960	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$816,960	\$816,960	\$816,960	\$816,960	
<b>Sales History</b>				<b>Land Calculations</b>	
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or CIN</b>	<b>Price</b>	<b>Factor</b>
5/2/2014	WD*-E	\$4,000,000	112301389	\$40.00	20,424
10/21/2009	WD*-T	\$100	46621 / 1145		
10/1 /2009	QC*-T	\$100	46621 / 1142		
10/20/2009	WD*-D	\$1,050,000	46621 / 1140		
5/ /2000	WD	\$600,000	30472 / 1491		
				<b>Adj. Bldg. S.F.</b>	

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
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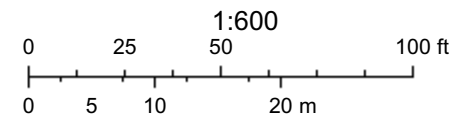
PZ21-12000043

2/2/2022

**\*\*Please see map disclaimer**



December 27, 2021



# DRC

Flight Date : Dec 1, 2020 thru Jan 9, 2021 Brown County Property Appraiser

P721-12000043





<b>Site Address</b>	<b>316 S OCEAN BOULEVARD, POMPANO BEACH FL 33062</b>	<b>ID #</b>	494 06 06 0420
<b>Property Owner</b>	05 BRINY AVENUE LP	<b>Millage</b>	1511
<b>Mailing Address</b>	1800 BOUL CHOMEDEY *LAVAL QC CA H7T 2W	<b>Use</b>	00
<b>Abbr Legal Description</b>	BLOUNT BROS POMPANO BEACH SUB 2-4 B LOT 10 LESS PT DESC IN OR 1 100/150 BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.					
<b>Property Assessment Values</b>					
<b>Year</b>	<b>Land</b>	<b>Building / Improvement</b>	<b>Just / Market Value</b>	<b>Assessed / SOH Value</b>	<b>Tax</b>
2022	\$ 1,680		\$ 1,680	\$ 1,680	
2021	\$ 1,680		\$ 1,680	\$ 1,080	\$6,84 .4
2020	\$ 1,680		\$ 1,680	\$ 00,990	\$6, 14.04
<b>2022 Exemptions and Taxable Values by Taxing Authority</b>					
	<b>County</b>	<b>School Board</b>	<b>Municipal</b>	<b>Independent</b>	
<b>Just Value</b>	\$ 1,680	\$ 1,680	\$ 1,680	\$ 1,680	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$ 1,680	\$ 1,680	\$ 1,680	\$ 1,680	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$ 1,680	\$ 1,680	\$ 1,680	\$ 1,680	
<b>Sales History</b>				<b>Land Calculations</b>	
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or CIN</b>	<b>Price</b>	<b>Factor</b>
5/2/2014	WD*-E	\$4,000,000	112301389	\$40.00	8,292
9/7/2010	WD-D	\$500,000	47366 / 1009		
7/29/2009	QCD-T	\$100	46420 / 1943		
11/15/2007	QCD	\$100	46420 / 1941		
2/28/2006	QCD	\$500,000	41550 / 606		
				<b>Adj. Bldg. S.F.</b>	

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
15								
L								
1								

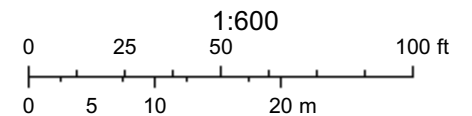
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PZ21-12000043

2/2/2022



December 27, 2021



**DRC**

Flight Date : Dec 20, 2020 through Jan 9, 2021 Broward County Property Appraiser

P721-12000043





<b>Site Address</b>	317 BRINY AVENUE, POMPANO BEACH FL 33062	<b>ID #</b>	4943 06 06 0410
<b>Property Owner</b>	305 BRINY AVENUE LP	<b>Millage</b>	1511
<b>Mailing Address</b>	1800 BOUL CHO EDEY *LAVAL QC CA H7T 2W3	<b>Use</b>	08
<b>Abbr Legal Description</b>	BLOUNT BROS PO PANO BEACH SUB 2-43 B LOT 9 BLK 5		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2022 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$168,730	\$1,047,750	\$1,216,480	\$1,216,480	
2021	\$168,730	\$1,047,750	\$1,216,480	\$1,216,480	\$27,110.39
2020	\$168,730	\$952,070	\$1,120,800	\$1,120,800	\$24,748.16

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,216,480	\$1,216,480	\$1,216,480	\$1,216,480
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,216,480	\$1,216,480	\$1,216,480	\$1,216,480
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,216,480	\$1,216,480	\$1,216,480	\$1,216,480

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/2/2014	WD*-E	\$4,000,000	112301389	\$20.07	8,407	SF
10/21/2009	WD*-T	\$100	46621 / 1145			
10/13/2009	QC*-T	\$100	46621 / 1142			
10/20/2009	WD*-D	\$1,050,000	46621 / 1140			
3/27/2002	WD	\$550,000	33026 / 843			
				Adj. Bldg. S.F. (Card, Sketch)		5695
				Units		9
				Eff./Act. Year Built: 1983/1951		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
R								
9								

# DRC

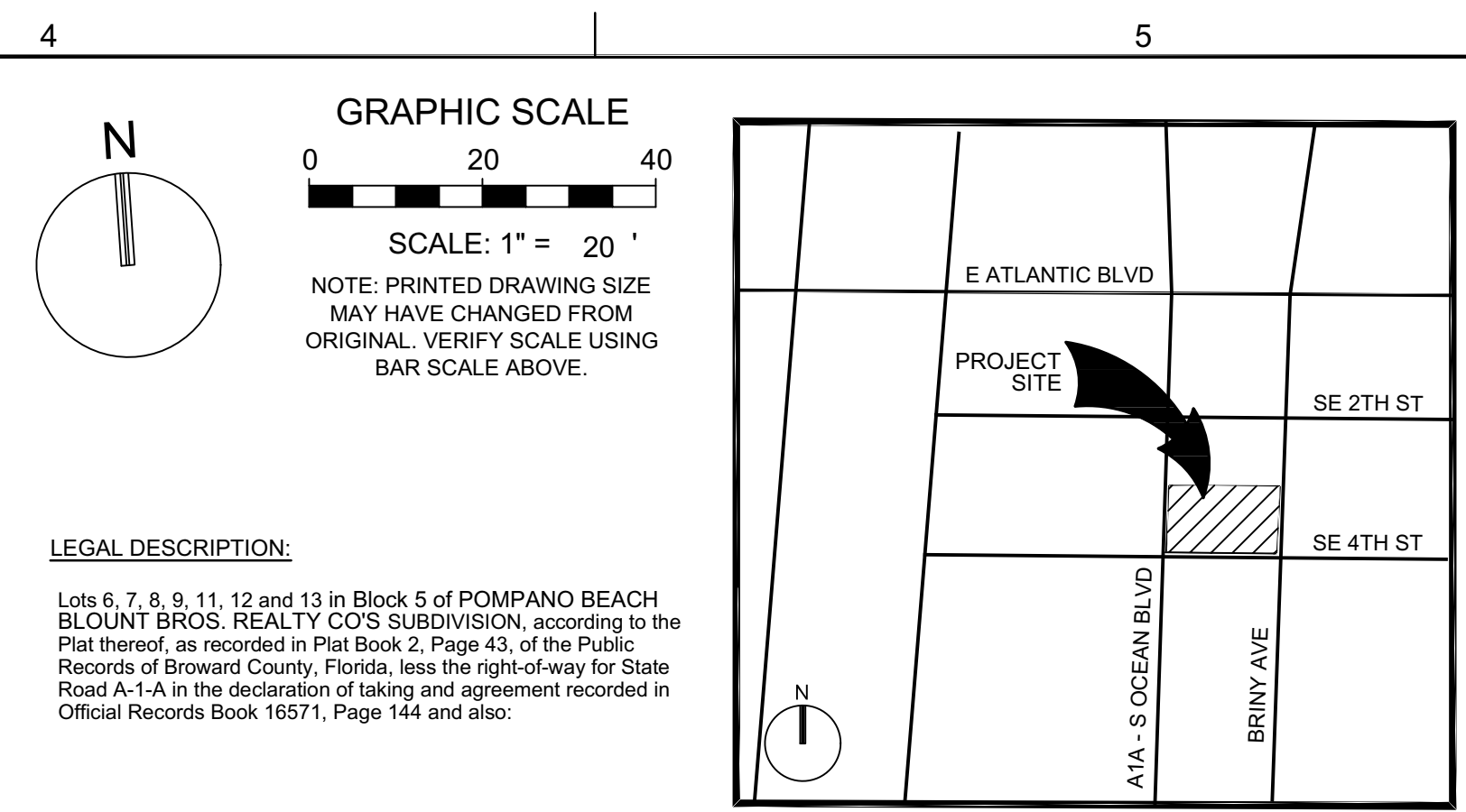
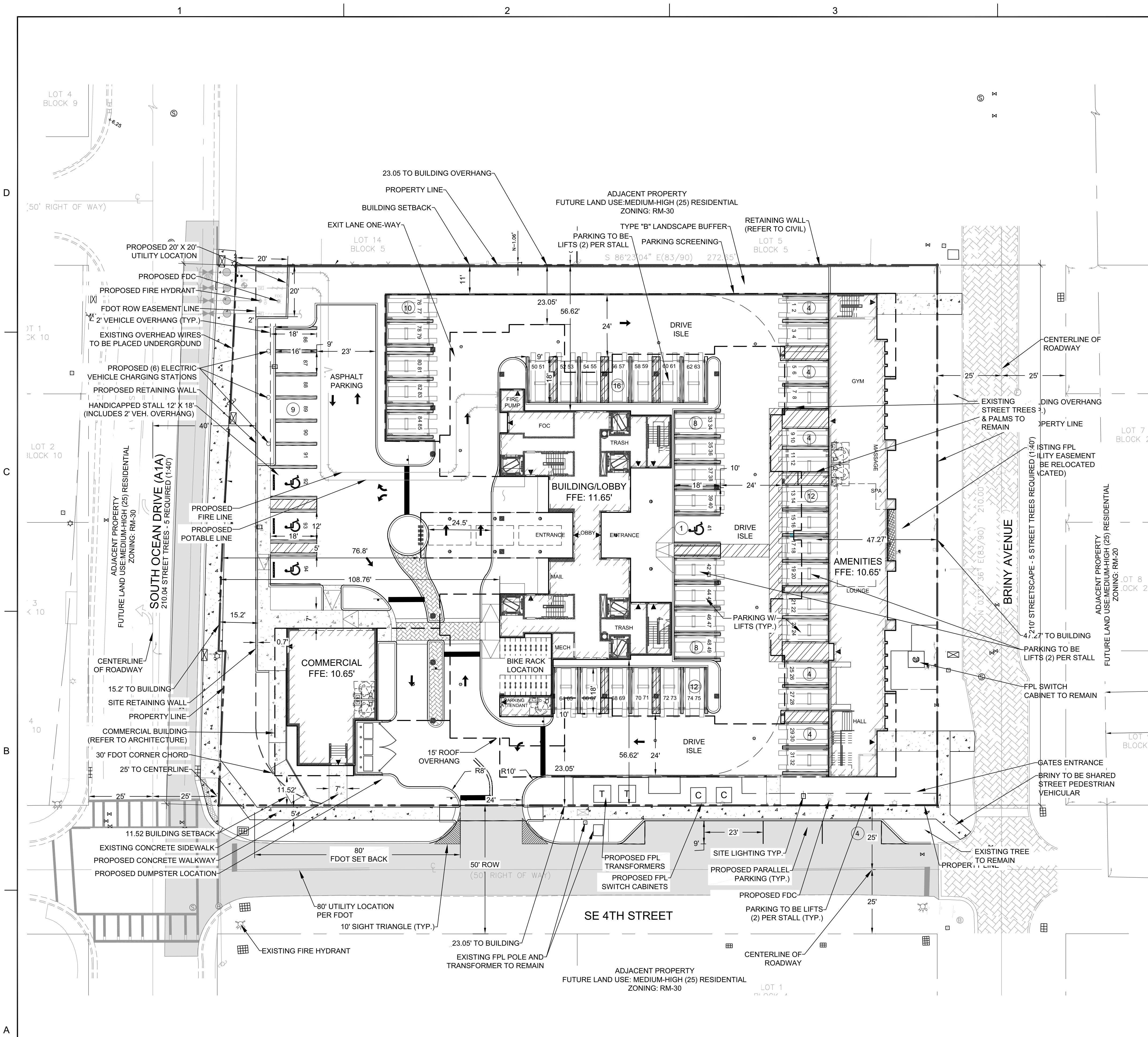
PZ21-12000043

2/2/2022

# APPENDIX C

## Conceptual Site Plan





- LEGAL DESCRIPTION:**
- Lots 6, 7, 8, 9, 11, 12 and 13 in Block 5 of POMPANO BEACH BLOUNT BROS. REALTY CO'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 43, of the Public Records of Broward County, Florida, less the right-of-way for State Road A-1-A in the declaration of taking and agreement recorded in Official Records Book 16571, Page 144 and also:
- NOTES:**
- REFER TO ARCHITECTURAL SET FOR BUILDING INTERIOR LAYOUT
  - REFER TO ENGINEERING SET FOR CIVIL/GRADING DESIGN
  - REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
  - REFER TO LANDSCAPE SET FOR TREE LAYOUT

SITE DATA TABLE			
PROJECT ADDRESS:			
NE CORNER OF A1A and SE 4TH ST			
FOLIO No: 494306060390, 494306060400, 494306060420, 494306060410			
PROJECT INFORMATION:			
BUILDING USE:	SINGLE MIXED-USE COMMERCIAL BUILDING		
LAND USE DESIGNATION:	MEDIUM-HIGH (25) RESIDENTIAL		
ZONING DESIGNATION:	RM-30		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
NET SITE AREA (SF) PER SURVEY	58,100	1.334	
DENSITY (GROSS)	44 UNITS ALLOWED	40 UNITS PROVIDED	
GROSS BUILDING AREA (SF)	101,982		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			

<u>SERVICE PROVIDERS:</u>		
POTABLE WATER	CITY OF POMPANO BEACH	
SANITARY SEWER	CITY OF POMPANO BEACH	
SOLID WASTE	WASTE MANAGEMENT	
<u>ZONING DISTRICT REQUIREMENTS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
BUILDING HEIGHT	105'-0"	110' (9 STORIES)
LOT COVERAGE	60%	41.90%
PERVIOUS AREA	N/A	19.20%
VUA PERVIOUS AREA (% OF VUA)		28.4%
<u>SETBACK REQUIREMENTS:</u>	<u>REQUIRED (*AOD)</u>	<u>PROVIDED</u>
FRONT YARD (WEST - SR A1A)	0' (MIN)	15'-2.52"
FRONT (EAST - BRINY AVENUE)	5' (MIN)	47'-3.24"
SIDE STREET (SOUTH - SE 4TH ST)	5' (MIN)	11'-6.24"
INTERIOR SIDE YARD (NORTH)	5' (MIN)	11'-0.00"

<b>SITE AREA CALCULATIONS:</b>			
	SQ. FT.	%	ACREAGE
NET SITE AREA:	58,100	100%	1.33
<b>IMPERVIOUS AREA</b>			
	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT (INCL. OVERHANG)	24,360	41.9%	0.56
VEHICULAR USE AREA/PAVEMENT	16,494	28.4%	0.38
SIDEWALKS/CONCRETE	6,108	10.5%	0.14
PERVIOUS AREA (N/A)	11,138	19.2%	0.26
TOTAL	58,100	100%	1.33

PARKING CALCULATIONS:			
	REQUIRED	PROVIDED	
AOD PARKING CODE REQUIREMENTS			
1 SPACE PER 1,000 SF (*AOD) (101,982 SF OF RESIDENTIAL)	102		
1 SPACE PER 8 OCCUPANTS (*AOD) (40 OCCUPANTS) (1,660 SF)	5		
TOTAL PARKING	107	94	STD. SPACES (9' X 18') INC. 2' VEH.OVERHANG
BICYCLE PARKING			
	REQUIRED	PROVIDED	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20	

301 East Atlantic Boulevard  
Pompano Beach, Florida 33060-6643

2312 S. Andrews Avenue  
Fort Lauderdale, Florida 33316

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

**BRINY RESIDENCES**

**NE CORNER OF A1A AND SE 4TH STREET**

SCALE:	AS NOTED
DATE ISSUED:	DECEMBER 30, 2021
DRAWN BY:	RG
DESIGNED BY:	RG
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.  
FLORIDA REG. NO. 60529  
(FOR THE FIRM)

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

**SP-101**

**DRC SUBMITTAL**

PROJECT NO. **10694.02**

**DRC**  
PZ21-12000043  
2/2/2022

Drawing name: 0110694.02 - Briny Residences - US Construction, Inc./Engineering/Cadd/10694.02-SP-101-Site Plan.dwg Layout Name: SP-101 Plotted on: Dec 28, 2021 1:54pm



# APPENDIX D

## Parking Generation Rates

## Land Use: 221 Multifamily Housing (Mid-Rise)

### Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	–
6:00 a.m.	83	97	–
7:00 a.m.	71	95	–
8:00 a.m.	61	88	–
9:00 a.m.	55	83	–
10:00 a.m.	54	75	–
11:00 a.m.	53	71	–
12:00 p.m.	50	68	–
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

**DRC**

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## Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

*It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.*

## Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

**DRC**

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# Multifamily Housing (Mid-Rise) (221)

## Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

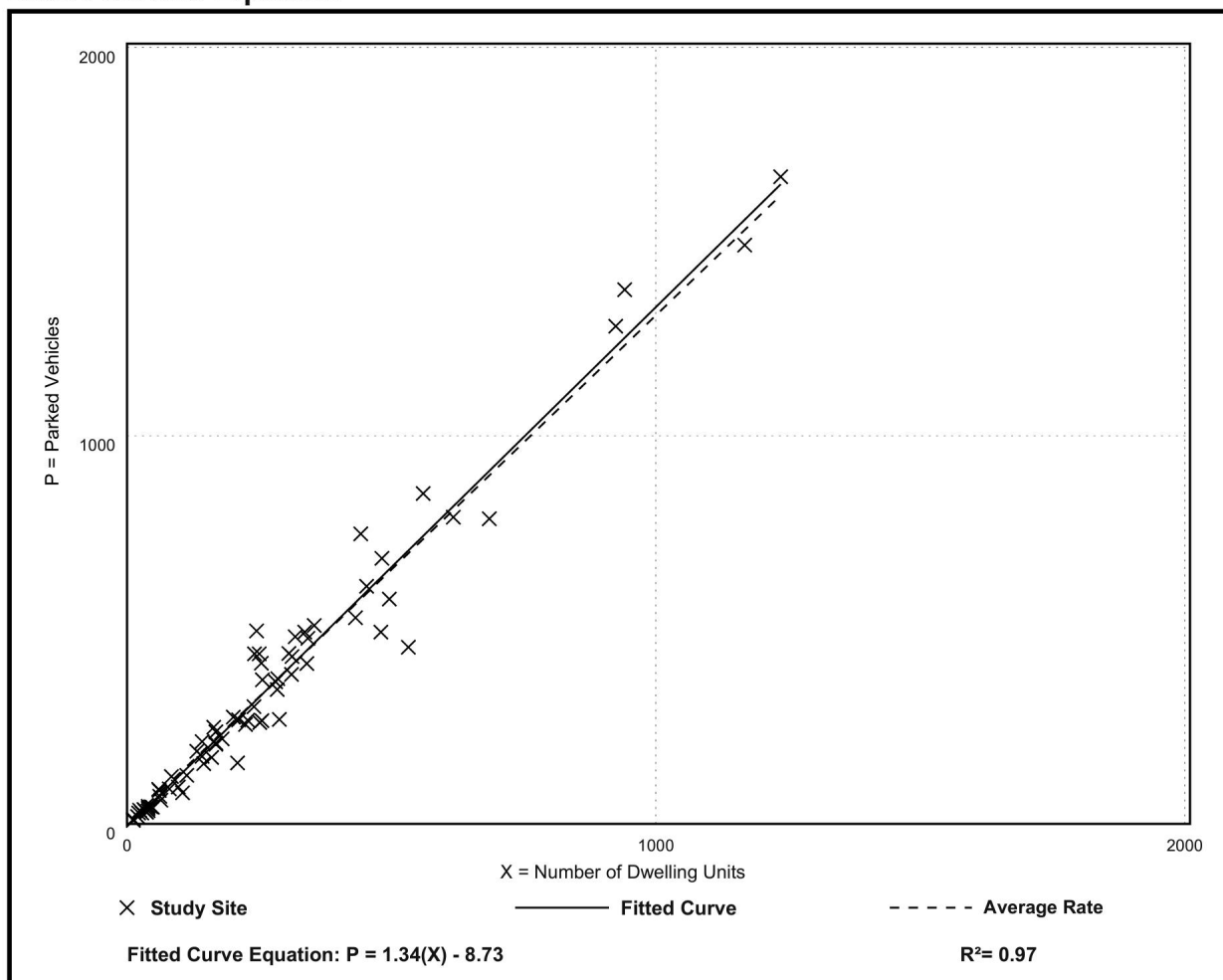
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

## Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 ( 17% )

## Data Plot and Equation



# DRC

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## Land Use: 930 Fast Casual Restaurant

### Description

A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. Customers typically order off a menu board, pay for food before the food is prepared and seat themselves. The menu generally contains higher quality made to order food items with fewer frozen or processed ingredients than at a fast food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales are carry-out orders. The restaurants typically serve lunch and dinner; some serve breakfast. A typical duration of stay for an eat-in customer is 40 minutes or less. Quality restaurant (Land Use 931), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window (Land Use 934) are related uses.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (three study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	2	–
7:00 a.m.	2	–
8:00 a.m.	5	3
9:00 a.m.	14	7
10:00 a.m.	17	7
11:00 a.m.	18	27
12:00 p.m.	100	70
1:00 p.m.	75	80
2:00 p.m.	45	100
3:00 p.m.	31	57
4:00 p.m.	23	43
5:00 p.m.	49	60
6:00 p.m.	77	87
7:00 p.m.	69	53
8:00 p.m.	28	43
9:00 p.m.	20	33
10:00 p.m.	11	20
11:00 p.m.	–	–

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**Additional Data**

The average parking supply ratio for the one study site in a general urban/suburban setting with parking supply information is 11 spaces per 1,000 square feet GFA.

The sites were surveyed in the 2010s in California and Minnesota.

**Source Numbers**

543, 556, 557

**DRC**

PZ21-12000043

2/2/2022

# Fast Casual Restaurant (930)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 12:00 - 1:00 p.m.

Number of Studies: 4

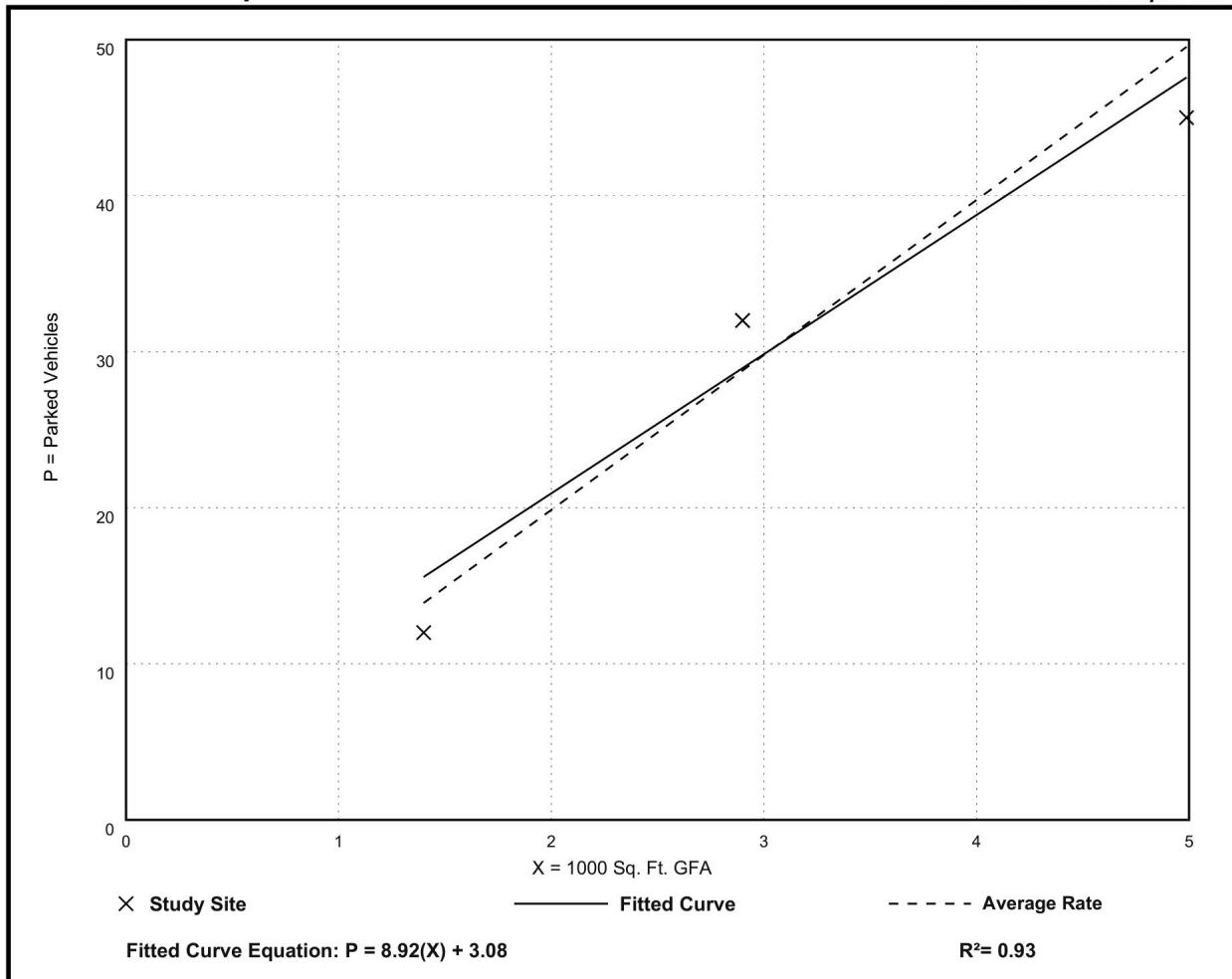
Avg. 1000 Sq. Ft. GFA: 3.1

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.93	8.57 - 11.03	8.86 / 11.03	***	1.23 ( 12% )

## Data Plot and Equation

Caution – Small Sample Size



# DRC

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2/2/2022