

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
PARKING RATIO	1 / 1,000 SF OR 1 / UNIT (WHICHEVER IS GREATER)			2 / UNIT	1 PS / 5 DU	-
UNIT AREA / # OF UNITS	99,015 SF (TOTAL UNIT AREA OF 2BR OR LESS) / 122 UNITS			10 UNITS	132	0
TOTAL	122			20	27	169
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					

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 CarsTOTAL OF 343 PSTOTAL COMPACT CARS PROVIDED6868
	* The parking car provided are reduced to a width of 8 feet and 6 inches, but keep the same depth/length of 16 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 SPACES201 to 300 Parking Spaces77
	TOTAL ADA PARKING SPACES PROVIDED7

TOTAL PARKING SPACES REQUIRED	343
TOTAL PARKING SPACES PROVIDED	30012.54% REDUCTION

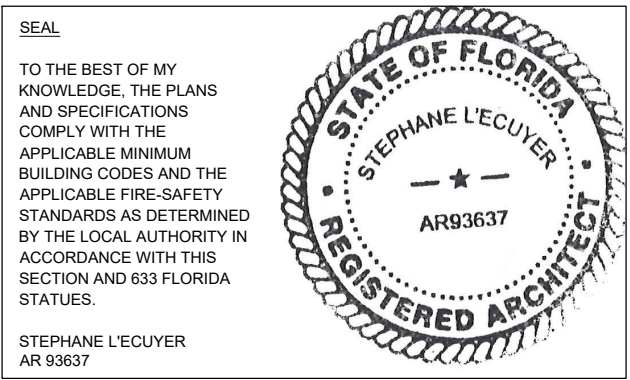


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CANAL PARK

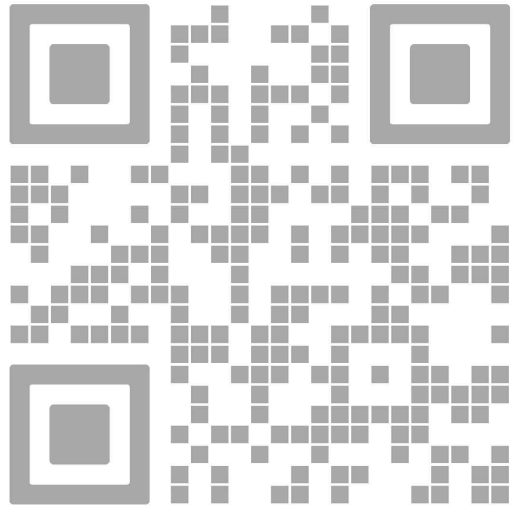
3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160

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ISSUE FOR:

AAC 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	Field
J. WU	ARCHITECTURE
Verified	Scale
N. TREMBLAY	as shown
Approved	Date
S. L'ECUYER	06-02-2026
Project Manager	Dwg. no.
J. WU	A-005
Project	
24-838	