

JP Quirino

November 14, 2023

Project Manager

Art + Tec Development

1111 Kane Concourse – Suite 517

JP@artandtec.net

The purpose of the following memo is to address the parking for a proposed development at 2233 Atlantic Boulevard in Pompano Beach Florida. The project proposes the addition of retail uses which will share parking with the existing restaurant, residential, and personal services uses. A preliminary site plan is included below. This memo establishes proposed programming, minimum parking spaces required per City Code, access to transit, and recommends consideration of a reduction in the number of parking spaces required for the site allowable by City Code.

The proposed land uses and parking requirements per City Code (Table 155.5102.D.1) are included in the table below and a site plan is attached.

Land Use (Street Address)	Programming	Parking Requirement	Spaces Required
Restaurant (2233)	803 sqft	1 per 4 occupants	14
Retail (2233)	1,200 sqft	1 per 300 sqft	4
Retail (2233)	900 sqft	1 per 300 sqft	3
Restaurant (2219)	473 sqft	1 per 4 occupants	8
Residential (2219)	2 units	1 per unit	2
Personal Services Establishment (2217)	717 sqft	1 per 300 sqft	3
Residential (2217)	2 units	1 per unit	2
Total			36

Based on site location, a reduction in the number of parking spaces required should be considered due to the character of the corridor and access to transit. The site is located along a major corridor in Pompano Beach and is accessible via Broward County Transit.

There are bus shelters on both sides of the street approximately 300 feet east of the site serving BCT Route 42. Additionally, there are shelters at the corner of N Federal Highway and E Atlantic Boulevard approximately 500 feet from the site, serving BCT Route 10.

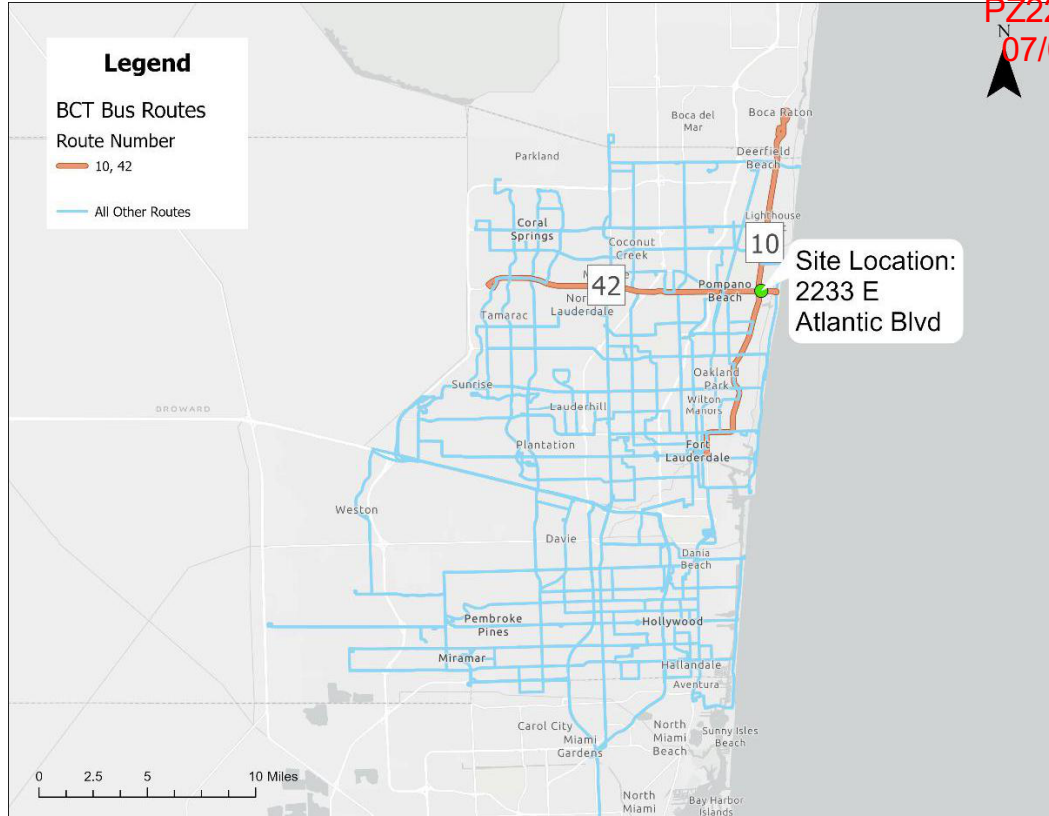
Route 42 serves as an east-west connector and would connect riders to the Northeast Transit Center providing local accessibility. Route 10 serves as a major north-south connector and would connect riders to the Broward Central Terminal, a central hub for the system. A map of these routes is provided, showing how they connect to the rest of the BCT system.

PZ22-12000041

12/20/2023

PZ22-12000041

07/03/2024



According to Article 5 Part 1 of the City Zoning Code, "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."

As previously discussed, the site has access to multiple bus routes providing local and regional access to the site within comfortable walking distance. With this information, **it would be appropriate to consider the reduction of required parking spaces by 11% from 36 spaces to 32 spaces.**

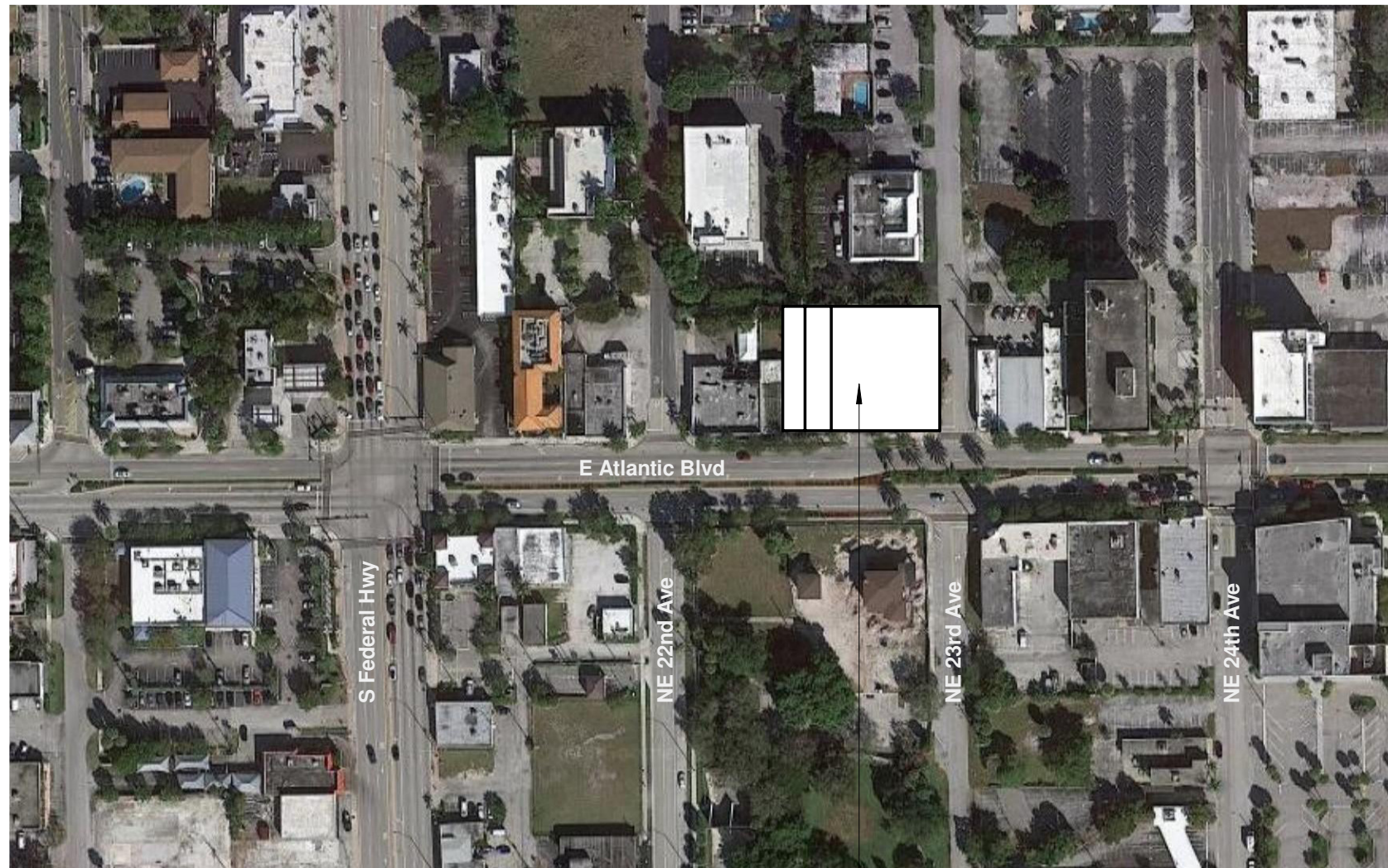
Thank you very much for providing WGI with this opportunity to be of service. Please let us know if you have any questions or concerns.

Sincerely,
WGI, Inc.

Michael Bills

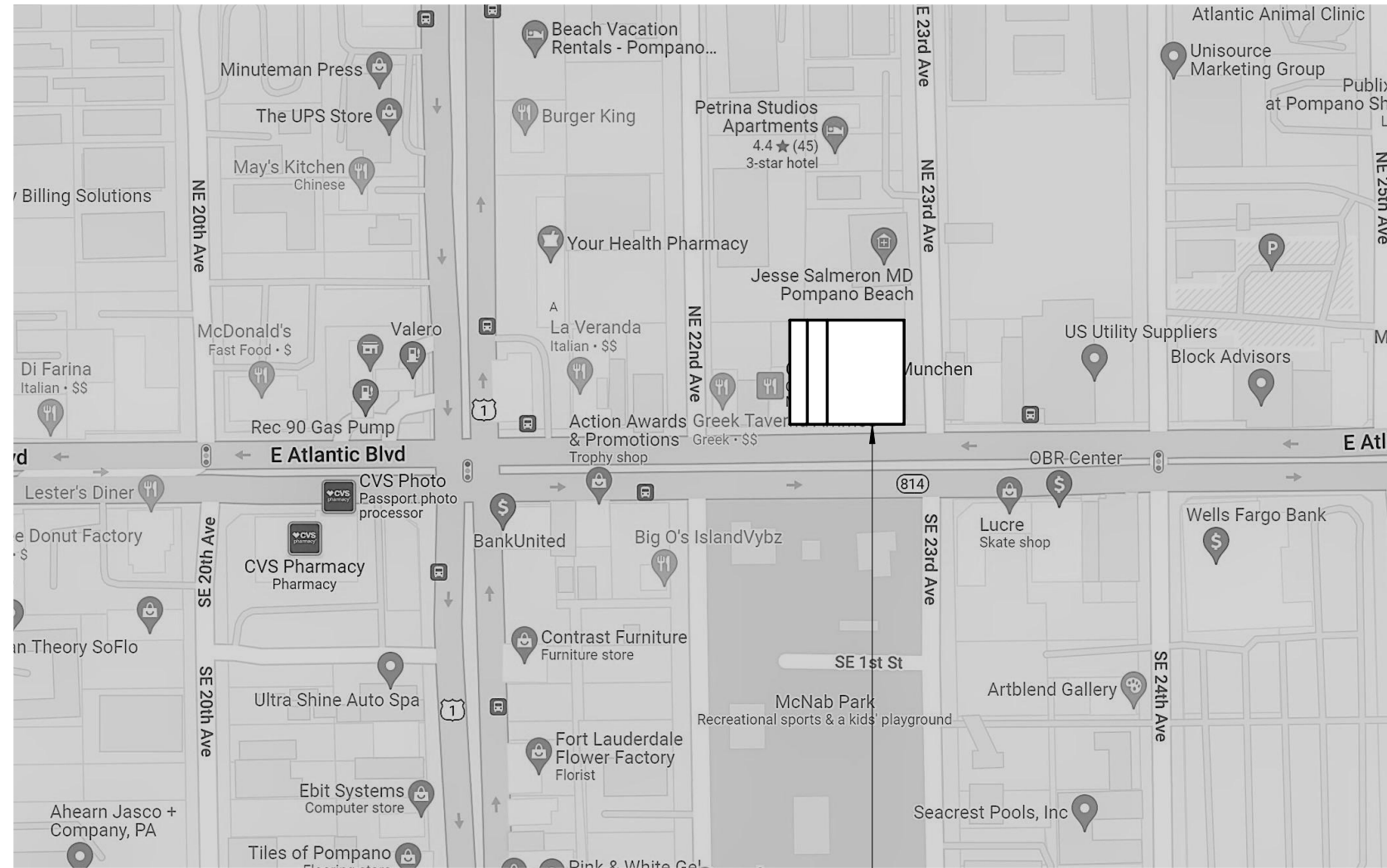
Michael Bills, AICP
Mobility Planner

GENERAL SITE INFORMATION			
PROPERTY ADDRESS	2233 E ATLANTIC AVE POMPANO BEACH FL 33062 2219 E ATLANTIC AVE POMPANO BEACH FL 33062 2217 E ATLANTIC AVE POMPANO BEACH FL 33062		
FOLIO NUMBER	#2233 - 484236012070 #2219 - 484236012061 #2217 - 484236012060		
LEGAL DESCRIPTION	LOT 23, LESS THE SOUTH 10 FEET; LOT 24, LESS THE SOUTH 10 FEET; LOT 25, LESS THE SOUTH 10 FEET; LOT 26, LESS THE SOUTH 10 FEET; LOT 27, LESS THE SOUTH 8.13 FEET; AND LOT 28, LESS THE SOUTH 8.13 FEET, IN BLOCK 15, PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
SCOPE OF WORK	NEW 1 STORY RETAIL BUILDING - 3,000 SF		
GOVERNING CODES			
FLORIDA BUILDING CODE 2020 - 7TH EDITION FLORIDA FIRE PREVENTION CODE 7TH EDITION 2020 NATIONAL ELECTRIC CODE 2020 FBC MECHANICAL 2020 FBC PLUMBING			
TYPES OF CONSTRUCTION			
TYPE II CONSTRUCTION - CONCRETE WALLS ROOF AND FLOOR			
ZONING GUIDELINES			
MUNICIPALITY	POMPANO BEACH		
ZONING DISTRICT	TO - EOD (EAST OVERLAY DISTRICT)		
LOT DIMENSIONS	#2233 - 105'-6" X 140'-0" #2219 - 25'-0" X 140'-0" #2217 - 25'-0" X 140'-0" TOTAL LOT - 155'-6" X 140'-0"		
LOT AREA	#2233 - 14,876 SF #2219 - 3,500 SF #2217 - 3,500 SF TOTAL LOT - 21,876 SF		
ZONING			
LOT WIDTH	25' MIN. - 350' MAX.	#2233 - 105'-6" TOTAL LOT - 155'-6"	TO REMAIN - NO CHANGE
LOT DEPTH	70' MIN.	#2233 - 140'-0" TOTAL LOT - 140'-0"	TO REMAIN - NO CHANGE
LOT AREA	N/A	#2233 - 14,876 SF TOTAL LOT - 21,876 SF	TO REMAIN - NO CHANGE
IMPERVIOUS AREA	N/A MIN. - 90% MAX.	18,720 SF (86%)	18,107 SF (82.8%)
PERVIOUS AREA	10% MIN. - N/A MAX.	3,156 SF (14%)	3,769 SF (17.2%)
BUILDING AREAS		EXISTING BUILDINGS	NEW BUILDING
#2233	LEVEL 01 - 1,932 SF	1,932 SF	2,100 SF
#2219	LEVEL 01 - 1,056 SF LEVEL 02 - 1,056 SF	2,112 SF	
#2217	LEVEL 01 - 1,553 SF	1,553 SF	
SETBACKS			
FRONT SETBACK (EAST)	0' - 20' MAX.	3'-10"	TO REMAIN - NO CHANGE
STREET SIDE SETBACK (SOUTH)	0' - 20' MAX.	2'-6"	9'-3"
REAR SETBACK (WEST)	0'	9'	TO REMAIN - NO CHANGE
INTERIOR SIDE SETBACK (NORTH)	0'	62'-4"	88'-7"
MAX. HEIGHT			
BUILDING	105' MAX. FOR COMMERCIAL 80' MAX. FOR RESIDENTIAL & MIXED...	± 12'-0"	± 21'-0"
PARKING		REQUIRED	PROVIDED
#2233	EXISTING RESTAURANT 803 SF / 15 SF = 54 OCC	54 OCCUPANTS / 4 = 13.5 14 PARKING SPACES	
	RETAIL 1 1,200 SF	1,200 SF / 300 = 4 4 PARKING SPACES	
	RETAIL 2 900 SF	900 SF / 300 = 3 3 PARKING SPACES	
#2219	EXISTING CAFE SPORTIVO 473 SF / 15 SF = 32 OCC	32 OCCUPANTS / 4 = 8 8 PARKING SPACES	
	EXISTING 2 STUDIOS 1 PER UNIT = 2	2 PARKING SPACES	
#2217	EXISTING SALON 717 SF / 300 SF = 2.39 (3)	3 PARKING SPACES	
	EXISTING STUDIOS 1 PER UNIT = 2	2 PARKING SPACES	
TOTAL		36 PARKING SPACES	32 PARKING TOTAL (11% Reduction)
ADA PARKING	1 PER 25 SPACES	1	2
BICYCLE RACKS	4 PER 10 PARKING SPACES	12 BICYCLE RACKS	12 BICYCLE RACKS



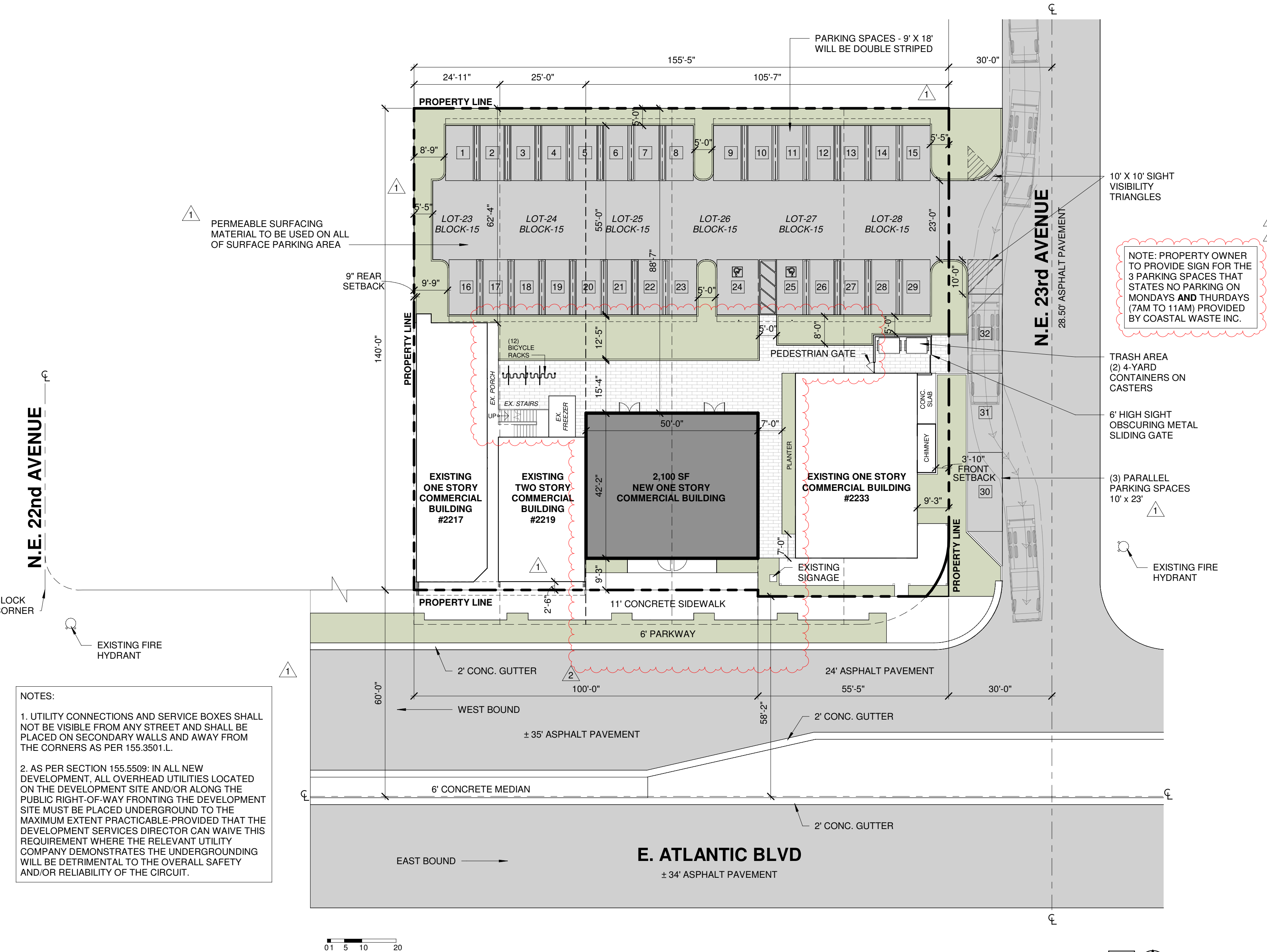
2233 E ATLANTIC AVE
POMPANO BEACH | FL 33062

AERIAL VIEW
3/8" = 1'-0" 4



2233 E ATLANTIC AVE
POMPANO BEACH | FL 33062

LOCATION MAP
3/8" = 1'-0" 3



NOTES:

1. UTILITY CONNECTIONS AND SERVICE BOXES SHALL NOT BE VISIBLE FROM ANY STREET AND SHALL BE PLACED ON SECONDARY WALLS AND AWAY FROM THE CORNERS AS PER 155.3501.L.

2. AS PER SECTION 155.5509: IN ALL NEW DEVELOPMENT, ALL OVERHEAD UTILITIES LOCATED ON THE DEVELOPMENT SITE AND/OR ALONG THE PUBLIC RIGHT-OF-WAY FRONTING THE DEVELOPMENT SITE MUST BE PLACED UNDERGROUND TO THE MAXIMUM EXTENT PRACTICABLE PROVIDED THAT THE DEVELOPMENT SERVICES DIRECTOR CAN WAIVE THIS REQUIREMENT WHERE THE RELEVANT UTILITY COMPANY DEMONSTRATES THE UNDERGROUNDING WILL BE DETRIMENTAL TO THE OVERALL SAFETY AND/OR RELIABILITY OF THE CIRCUIT.

01 5 10 20

SITE PLAN
1" = 20'-0" 1

2233 E ATLANTIC BLVD

2233 E ATLANTIC BOULEVARD | POMPANO BEACH FL | 33062

2233 ATLANTIC LLC

DESIGNER

MTTR MGMT
7290 NW 1ST COURT | MIAMI FL | 33150
T | 786.409.3363
www.ma77er.com

ARCHITECT OF RECORD
MTTR MGMT XK LLC
7290 NW 1ST COURT | MIAMI FL | 33150
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CONTRACTOR
TBD

CIVIL
EA3 CIVIL ENGINEERING, INC.
1112 N 46 AVENUE
HOLLYWOOD | FL 33021
T | 754.777.7993

LANDSCAPE
H.L. MARTIN, LANDSCAPE ARCHITECT, PA
5965 SW 38TH ST.
MIAMI | FL 33155
T | 305.790.4372

STRUCTURAL
TBD

MEP
TBD

GEOTECHNICAL
TBD

REVISIONS

2 DRC Comments 2 11/14/2023

1 DRC Comments 08/16/2023

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

PROJECT NO 2206

ZONING + SITE PLAN

SCALE As indicated

A0.05

DRC

2022.10.07