

PZ24-12000027
May 27, 2025

07/02/2025

Ms. Paola A. West, AICP, ISA CA
 President
 PLANW3ST
 10152 Indiantown Road, Unit 159
 Jupiter, Florida 33478

**Re: 1600 S. Federal Highway – Pompano Beach, Florida
 Parking Reduction Statement**

Dear Paola:

As requested, KBP Consulting, Inc. has prepared a parking reduction statement associated with the proposed 1600 S. Federal Highway (mixed-use) development to be located on the east side of S. Federal Highway (US 1 / State Road 5) between NE 65th Street / Port Royale Boulevard and McNab Road / SE 15th Street in Pompano Beach, Broward County, Florida. More specifically, the subject site is located at 1600 S. Federal Highway and the Broward County Parcel ID number is 4942 12 00 0070. The subject site currently contains office space and a drive-in bank. Residential and retail land uses are proposed to be added to the site. The characteristics of this development are as follows:

- **Existing Development**
 - General Office Building: 60,097 Square Feet
 - Drive-In Bank: 3,250 Square Feet
- **Proposed Development (Existing Development to Remain)**
 - 132 Dwelling Units
 - 62 One-Bedroom Dwelling Units
 - 26 One-Bedroom + Den Dwelling Units
 - 34 Two-Bedroom Dwelling Units
 - 10 Three-Bedroom Dwelling Units
 - Retail / Commercial: 3,650 Square Feet

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A project location map is presented in Attachment A to this memorandum and a preliminary site plan is presented in Attachment B. This statement addresses the adequacy of the proposed parking supply of 259 parking spaces.

PARKING ANALYSIS

Based upon the City of Pompano Beach Code of Ordinances (Sec. 155.5102) the existing and proposed development at 1600 S. Federal Highway is required to provide a parking supply of 275 parking spaces in accordance with the following criteria:

- **General Office:** 1 parking space / 400 square feet
- **Drive-In Bank:** 1 parking space / 300 square feet
- **Multifamily Residential:**
 - **1BR/ 2BR (<1,000 SF):** 1 parking space / dwelling unit
 - **3BR:** 2 parking spaces / dwelling unit
 - **Guest Parking:** 1 parking space / 5 dwelling units

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- **Retail / Commercial:** 1 parking space / 300 square feet
- **Parking Reduction Factors:**
 - **Transit Accessibility:** 15% Reduction
 - **Bicycle Facilities:** 5% Reduction

The results of this parking analysis are presented in Table 1 below:

Table 1 1600 S. Federal Highway Parking Requirements (Per City Code) Pompano Beach, Florida		
Land Use	Size	Required Parking Supply
Existing		
General Office Building	60,097 SF	151
Drive-In Bank	3,250 SF	11
Proposed		
Multifamily Residential		
- One-Bedroom	62 DU	62
- One-Bedroom + Den	26 DU	26
- Two-Bedroom	34 DU	34
- Three-Bedroom	10 DU	20
- Guest Parking	132 DU	27
Commercial Retail	3,650 SF	13
Sub-Total:		344
Parking Reduction:		
- Transit Accessibility	15 %	(52)
- Bicycle Facilities	5 %	(17)
Total:		275

Compiled by: KBP Consulting, Inc. (May 2025).

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As mentioned previously, the proposed site plan provides for 259 parking spaces. The purpose of this parking reduction analysis is to assess the adequacy of the proposed parking supply in view of the 16 parking space shortfall with respect to the City's Code of Ordinances.

ITE Parking Analysis

A parking analysis has been conducted in accordance with the procedures and data included in the Institute of Transportation Engineers (ITE) *Parking Generation Manual (6th Edition)*. This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals throughout the country.

The focus of this parking analysis is solely on the parking requirement for the office building. The applicable land use is #710 – General Office Building. The average peak period parking demand rate and the fitted curve equation for this land use are as follows:

- **Land Use #710 – General Office Building in a General Urban / Suburban Setting**
 - Weekday (Monday – Friday):
 - 1.95 parked vehicles per 1,000 square feet
 - $\ln(P) = 0.99 \ln(X) + 0.66$
 where P = parked vehicles and X = 1,000 square feet of gross floor area

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07/02/2025 When utilizing the average parking rate, the 60,097 square-foot office building requires 117 parking spaces. The fitted curve equation, on the other hand, yields a parking requirement of 112 parking spaces. When compared with the Code required parking supply of 151 parking spaces, this represents a parking reduction of 34 parking spaces (151 parking spaces – 117 parking spaces). The revised parking analysis is presented in Table 2 below. The supporting data from the ITE publication is included as Attachment C to this memorandum.

Table 2 1600 S. Federal Highway Parking Requirements (Per City Code & ITE for Office) Pompano Beach, Florida		
Land Use	Size	Required Parking Supply
Existing		
General Office Building	60,097 SF	117
Drive-In Bank	3,250 SF	11
Proposed		
Multifamily Residential		
- One-Bedroom	62 DU	62
- One-Bedroom + Den	26 DU	26
- Two-Bedroom	34 DU	34
- Three-Bedroom	10 DU	20
- Guest Parking	132 DU	27
Commercial Retail	3,650 SF	13
Sub-Total:		310
Parking Reduction:		
- Transit Accessibility	15 %	(47)
- Bicycle Facilities	5 %	(16)
Total:		247

Compiled by: KBP Consulting, Inc. (May 2025).

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Conclusions

Based upon the foregoing analyses, the peak parking demand for the 1600 S. Federal Highway development can be reduced from 275 required parking spaces to 247 parking spaces (a 28 parking space reduction). Therefore, the proposed parking supply of 259 parking spaces is anticipated to be adequate in order to meet the projected parking demand.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

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Attachment A

1600 S. Federal Highway – Pompano Beach, FL

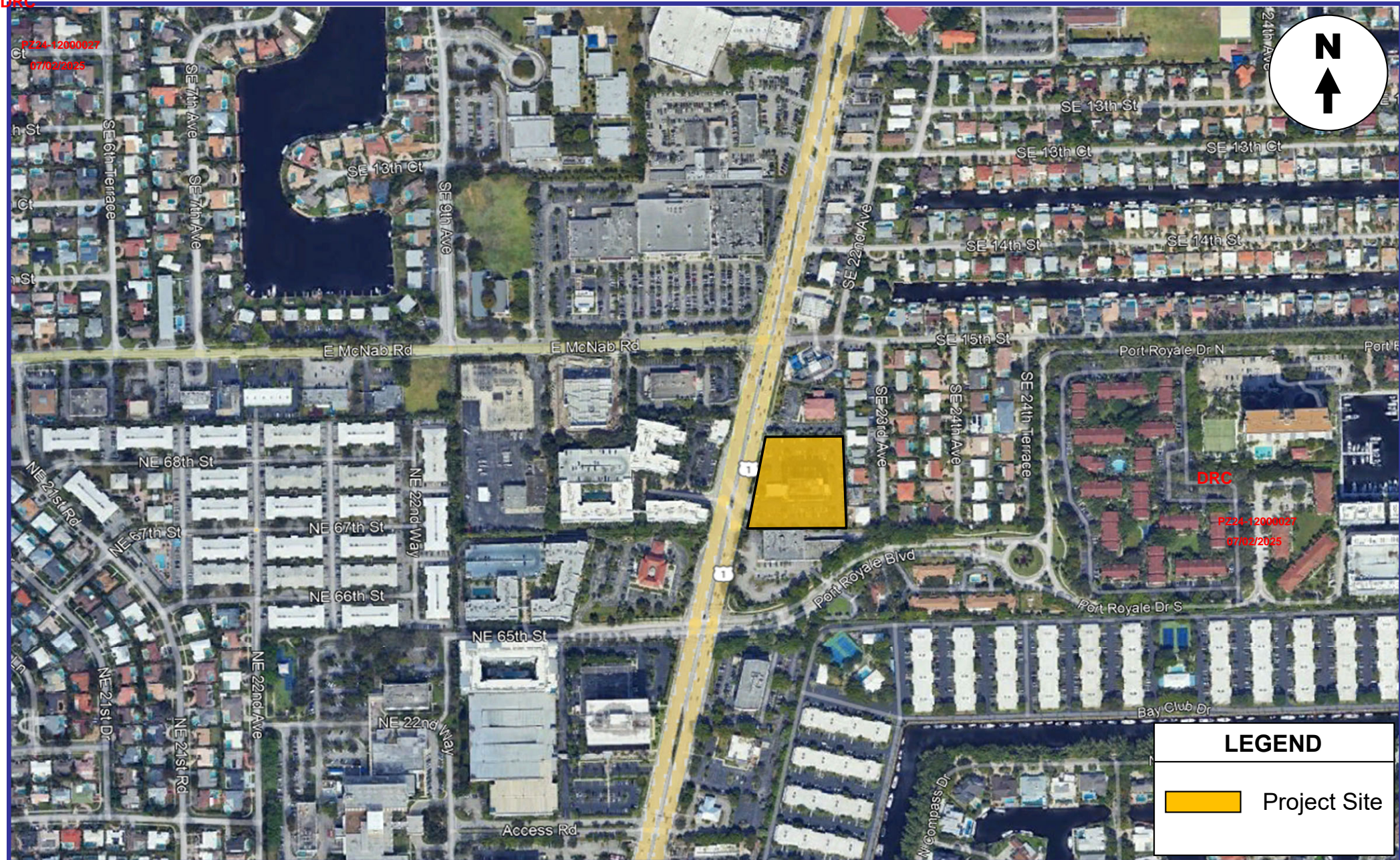
Project Location Map

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KBP
CONSULTING, INC.

Project Location Map

Attachment A
1600 S. Federal Highway
Pompano Beach, Florida

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Attachment B

1600 S. Federal Highway – Pompano Beach, FL

Preliminary Site Plan

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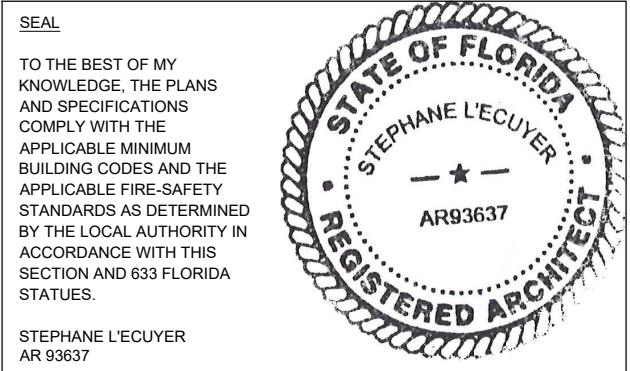
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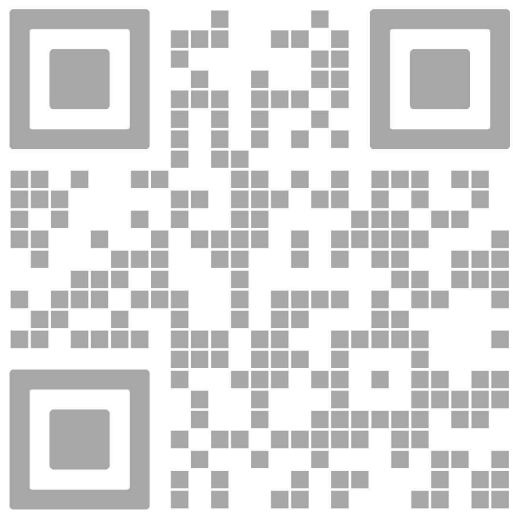


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ISSUE FOR:
DRC SUBMITTAL

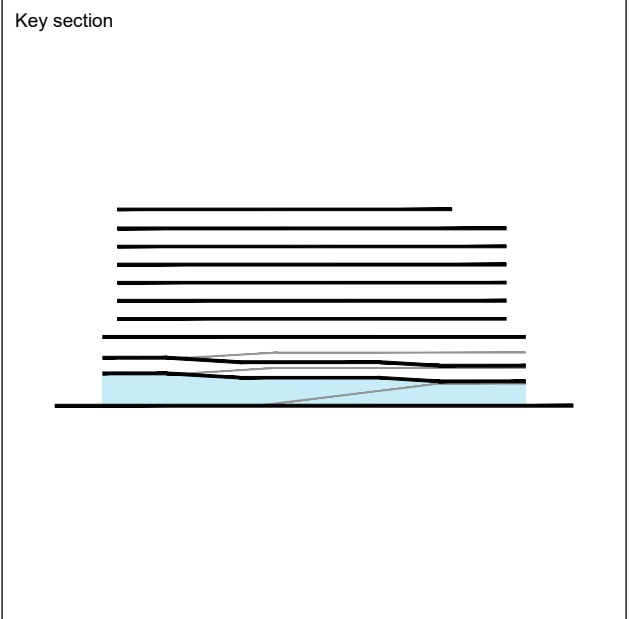


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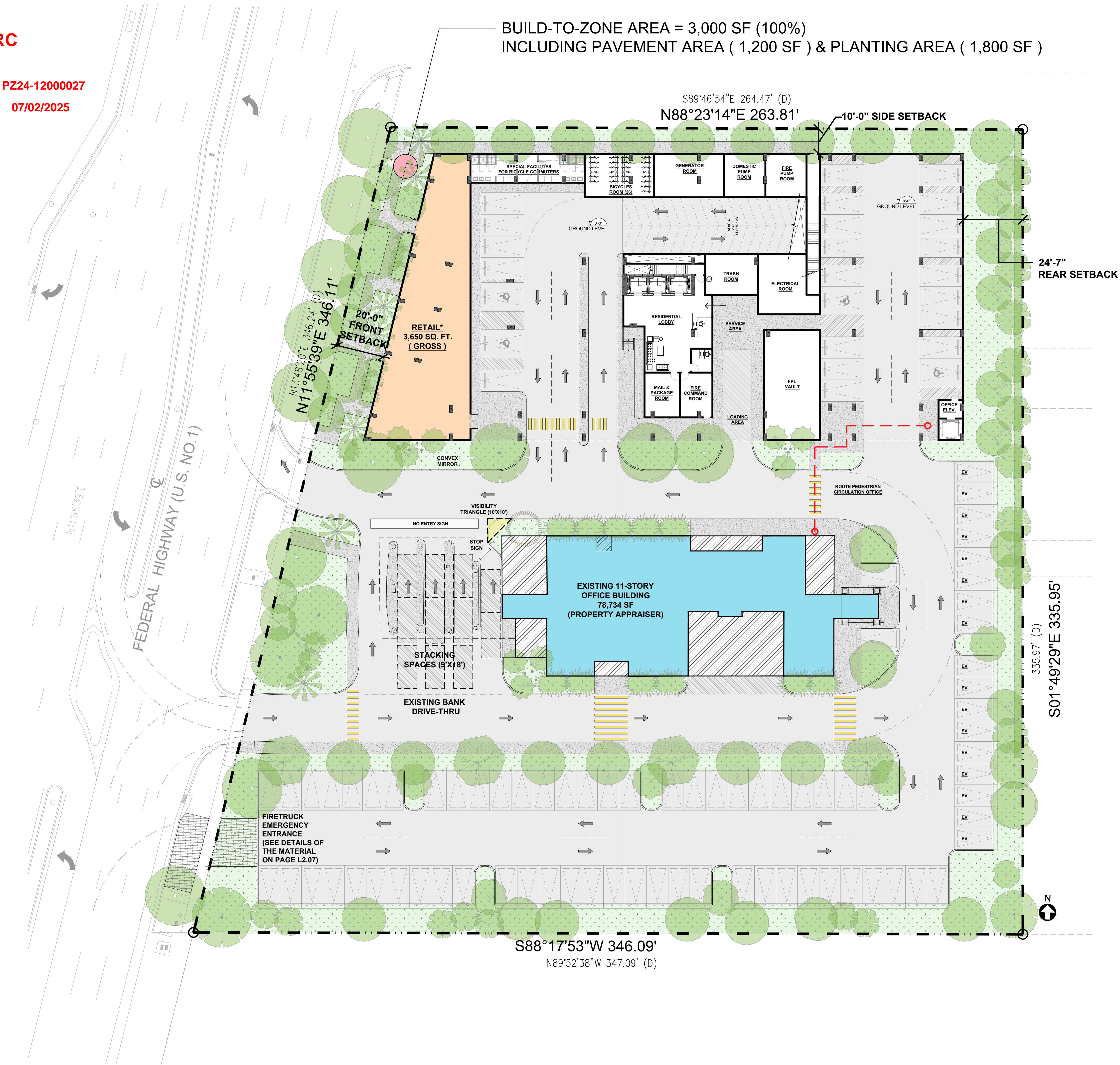
ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.



Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

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

Title	
SITE PLAN	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 05-28-2025
Project Manager J. WU	Dwg. no. A-080
Project 24-838	



SITE PLAN KEYNOTES & LEGEND	
A	SITE ENTRANCE (ONE-WAY ONLY) FROM FEDERAL HIGHWAY
A.1	FIRE TRUCK EMERGENCY ENTRANCE (ONE-WAY ONLY) FROM FEDERAL HIGHWAY
B	SITE EXIT (ONE-WAY ONLY) TO FEDERAL HIGHWAY
C	NO ENTRY SIGN, DRIVE-THRU EXIT FOR EXISTING BANK
D	EXISTING BANK DRIVE-THRU TO REMAIN
E	TYPICAL 9' X 18' PARKING STALL WITH 2 FEET OVERHANG
F	VEHICULAR TURN AROUND AREA FOR DEAD END
G	EXISTING LOADING AREA FOR OFFICE BUILDING USE ONLY
H	EXISTING 11-STORY OFFICE BUILDING (78,734 SF)
I	PEDESTRIAN CIRCULATION ROUTE FOR EXISTING OFFICE BUILDING
J	40 FEET BUILDING SEPARATION FROM EXISTING BUILDING
K	SPEED RAMP (12% SLOPE) ACCESS TO UPPER PARKING LEVEL
L	FPL VAULT TO BE COORDINATED WITH CIVIL ENGINEER
M	RESIDENTIAL LOBBY WITH SERVICE ELEVATOR IN THE BACK
N	SHARED TRASH ROOM (18'-10" X 25'-4")
O	MAIL & PACKAGE ROOM (13'-10" X 22'-10")
P	FIRE COMMAND ROOM (11'-2" X 13'-10")
P.1	LEASING OFFICE (8'-4" X 9'-4")
Q	SPECIAL FACILITIES FOR BICYCLE COMMUTERS (TBD)
R	FIRE & DOMESTIC PUMP ROOM (11'-8" X 22'-11")
S	GENERATOR ROOM (17'-4" X 56'-4")
T	ELECTRICAL ROOM (17'-4" X 33'-3")
U	BICYCLES ROOM (17'-4" X 28'-3")
V	PROPOSED LOADING AREA (12'-0" X 36'-0")
W	PROPOSED RESIDENTIAL DROP-OFF AREA
X	SERVICE ELEVATOR FOR RESIDENTIAL USE
Y	8'-6" X 18'-0" COMPACT PARKING STALL
Z	EXISTING SIDEWALK TO REMAIN
GROUND RETAIL AREA GROSS FLOOR AREA: 3,650 SF	

PERVIOUS / IMPERVIOUS AREA	
PERVIOUS AREA	IMPERVIOUS AREA
LANDSCAPE 22,185 SF	ASPHALT 50,450 SF
PAVERS 350 SF	SIDEWALK 10,350 SF
TOTAL = 22,535 SF	TOTAL = 60,800 SF

PARKING COUNT PER LEVEL	
LEVEL	COUNT
LEVEL 3	22 PS
LEVEL 2	75 PS
LEVEL 1.5	60 PS
LEVEL 1	25 PS
SURFACE	77 PS
TOTAL	259 PS

	COMPACT PARKING SPACE COUNT = 55 PS
	ELECTRIC PARKING SPACE COUNT = 28 PS
	CONVEX MIRROR

DENSITY COUNT	
DENSITY ALLOWED	46 DU / AC = 46 X 2.351 AC = 108 UNITS
BONUS DENSITY	UP TO 50% = 0.5 X 46 = 23 DU / AC
DENSITY WITH BONUS	69 DU / AC = 69 X 2.351 AC = 162 UNITS
TOTAL PROVIDED	132 UNITS

* COMMERCIAL PRINCIPAL USES SHALL BE LIMITED TO PROFESSIONAL/MEDICAL OFFICE; AND RETAIL SALES AND SERVICE USES.

** THE PROPOSED BUILDING CONSISTS OF A TOTAL OF 10 STORIES (3 STORIES OF PARKING + 7 STORIES OF RESIDENTIAL UNITS)

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Attachment C

ITE Parking Generation (6th Edition)

Parking Data Excerpts

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Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	
12:00-4:00 a.m.	—	
5:00 a.m.	—	
6:00 a.m.	—	
7:00 a.m.	13	
8:00 a.m.	47	DRC
9:00 a.m.	87	PZ24-12000027
10:00 a.m.	99	07/02/2025
11:00 a.m.	100	
12:00 p.m.	86	
1:00 p.m.	84	
2:00 p.m.	93	
3:00 p.m.	93	
4:00 p.m.	85	
5:00 p.m.	57	
6:00 p.m.	21	
7:00 p.m.	—	
8:00 p.m.	—	
9:00 p.m.	—	
10:00 p.m.	—	
11:00 p.m.	—	

Additional Data

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For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

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General Office Building (710)

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

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

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)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation

