



May 21, 2026

Mr. Max Wemyss, AICP
Principal Planner
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

**Re: 2701 E. Atlantic Boulevard – Pompano Beach, Florida
Shared Parking Analysis**

Dear Max:

As requested, KBP Consulting, Inc. has conducted a shared parking analysis associated with the existing office and proposed hotel development on the east side of NE 27th Avenue between E. Atlantic Boulevard and NE 1st Street in the City of Pompano Beach, Broward County, Florida. More specifically, the subject site is located at 2701 E. Atlantic Boulevard. A project location map is presented in Attachment A to this memorandum. This parking analysis addresses the proposed parking supply, the number of parking spaces required per the City of Pompano Beach's Zoning Code, and the shared parking characteristics associated with the existing and proposed land uses.

Existing and Proposed Development

The existing development consists of 2,300 square feet of medical office space and 2,750 square feet of general / professional office space. The existing parking lot to the north of the building is proposed to be redeveloped with a 36-room hotel. The proposed parking supply is 43 parking spaces. A preliminary site plan is presented in Attachment B.

City of Pompano Beach Parking Requirements

The parking rates for the City of Pompano Beach are presented in Sec. 155.5102.D.1 of the City's Zoning Code. The parking rates for the subject land uses are as follows:

- Office
 - General Office: 1 parking space / 400 SF
 - Medical Office: 1 parking space / 200 SF
- Hotel 1 parking space / room
- Reduced Parking Requirements – Transit Accessibility
 - 15% Reduction

The parking supply required in accordance with these criteria is as follows:



- Medical Office: 2,300 SF x 1 parking space / 200 SF = 11.5 spaces
- General Office: 2,750 SF x 1 parking space / 400 SF = 6.875 spaces
- Hotel: 36 rooms x 1 parking space / room = 36 spaces
- SUB-TOTAL: 55 spaces
- Transit Accessibility Reduction (15%) -8 spaces
- TOTAL: 47 spaces

Shared Parking Analysis

Shared parking principles were applied to the existing and proposed land uses. Shared parking is defined as parking spaces that are shared between different land uses, especially when the land uses have parking peaks that occur at different times of the day. Using the percent parking distribution (shared parking principles), by time of day, as published by the Urban Land Institute (ULI) in their *Shared Parking (Third Edition)* manual, the maximum number of shared parking spaces required to serve the office and hotel land uses was determined.

The results of this parking analysis are presented in Attachment C to this memorandum. This table reflects the parking requirements for each land use, the parking characteristics of each land use by time of day (i.e. shared parking), and the parking characteristics attributed to employees and guests / visitors. The results of this shared parking analysis indicate that the peak parking demand is projected to be 38 occupied parking spaces at 8:00 AM.

Conclusions

Based upon the foregoing analyses, the currently proposed parking supply of 43 parking spaces for the 2701 E. Atlantic Boulevard development is expected to be sufficient to accommodate the future parking demand within this property. 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



Attachment A

2701 E. Atlantic Boulevard – Pompano Beach, FL

Project Location Map

DRC

PZ26-12000008
07/15/2026



LEGEND



Project Site

KBP

CONSULTING, INC.

Project Location Map

Attachment A
2701 E. Atlantic Boulevard
Pompano Beach, Florida



Attachment B

2701 E. Atlantic Boulevard – Pompano Beach, FL

Preliminary Site Plan

NORTH EAST 27TH AVENUE
(50' ROW)

NORTH EAST 1st STREET

60% GROUND LEVEL FRONTAGE REQUIRED
100' BUILDING LENGTH = 60' ACTIVE FRONTAGE REQUIRED
10' 0" + 20' 0" = 60' 0" PROVIDED60% GROUND LEVEL FRONTAGE REQUIRED
100' BUILDING LENGTH = 60' ACTIVE FRONTAGE
REQUIRED 10' 0" PROVIDEDSITE PLAN
1/8" = 1'-0"

PROJECT SCOPE

5 STORY, 36 UNIT HOTEL ON AN EXISTING SURFACE PARKING LOT, WITH
INTERNAL VALET OPERATED PARKING LIFTS.

FLOOD DATA

FLOOD ZONE AE
BASE FLOOD ELEVATION: 7' NAVD 1988
CONTROL PANEL NUMBER: 12055/12011C0376-J
BENCHMARK CITY OF POMPANO #102
ELEVATION 3.72 NAVD 1988

SITE PLAN DATA

A. LAND USE DESIGNATION TO (TRANSIT ORIENTED)
B. ZONING DESIGNATION TO EOD TRANSIT ORIENTED EAST OVERLAY DISTRICT
C. WATERWASTE WATER SERVICE PROVIDED BY CITY OF POMPANO BEACH
D. SITE AREA 10,000 SF (23 ACRES)
PERVIOUS 1,000 SF
IMPERVIOUS 9,000 SF
TOTAL LOT COVERAGE 80% MAXIMUM 9,000 SF (90%)
TOTAL LANDSCAPE AREA 10% MINIMUM 1,000 SF (10%)

AREAS

01 GROUND LEVEL GARAGE	4,522 SF
01 ENCLOSED	3,079 SF
02 ENCLOSURES	6,895 SF
02 BALCONIES	2,137 SF
03-05 ENCLOSED (8,895 X 3)	20,085 SF
03-05 BALCONIES (1,069 X 3)	3,279 SF
ROOF (OPEN TO SKY)	7,968 SF
TOTAL GARAGE	4,522 SF
TOTAL ENCLOSED	29,859 SF
TOTAL GROSS INCL. BALCONIES AND ROOF	47,765 SF

BUILDING DATA

E. BUILDING HEIGHT (CENTER AREA) 55 FEET	
F. SETBACKS	
FRONT YARD (NORTH)	0 FEET 0 FEET
SIDE YARD (SIDE STREET WEST)	0 FEET 0 FEET
SIDE YARD (EAST)	0 FEET 0 FEET
ALLEY SETBACK (SOUTH)	0 FEET 0 FEET

PARKING DATA

G. PARKING DATA REQUIRED PARKING

NEW PROPOSED HOTEL	
36 HOTEL ROOMS 1 SPACE / HOTEL ROOM	36 SPACES REQUIRED
EXISTING OFFICE BUILDING	
2,300 SF MEDICAL OFFICE 1/2000 SF	11.5 SPACES REQUIRED
2,750 SF PROFESSIONAL OFFICE 1/400 SF	6.875 SPACES REQUIRED
TOTAL EXISTING BUILDING REQUIRED PARKING	19 SPACES REQUIRED
TOTAL PROJECT BASE REQUIRED PARKING	55 SPACES REQUIRED
15% TOD REDUCTION	47 SPACES REQUIRED
TOTAL REQUIRED PER SHARED PARKING ANALYSIS	40 SPACES REQUIRED
PROVIDED PARKING	
PARKING PROVIDED WITHIN GARAGE	36 SPACES
ADA PARKING SPACES	2 SPACES
ON STREET PARKING ADJACENT TO HOTEL SITE	6 SPACES
ON STREET PARKING ADJACENT TO OFFICE SITE	4 SPACES
GARAGE SPACE IN EXISTING OFFICE BUILDING	1 SPACE
TOTAL PARKING PROVIDED	43 SPACES

POLICE

- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED
- STAIRWELLS EGRESS ONLY ON FIRST LEVEL

FIRE PROTECTION

- PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE
- PER FBC 903.2.11.3 BUILDING WILL BE SPRINKLERED.

REVISIONS

DATE: 05-26-26
COMM: JY0026

2701 E Atlantic Boulevard

ARCHITECTURAL SITE PLAN

SITE PLAN SUBMITTAL

A-101



Attachment C

2701 E. Atlantic Boulevard – Pompano Beach, FL

Shared Parking Analysis

Table C-1
2701 E. Atlantic Boulevard
Shared Parking Analysis - Weekday
Pompano Beach, Florida

Land Use ¹	Size / #	Parking Ratio	Parking Required by Code	Shared Parking																				
				6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am		
Hotel - Business	36 Rooms	1/Room	31																					
- Customer ²	87%	(per ULI ²) =	27	% Req'd by Time of Day	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	
					26	24	22	19	16	16	15	15	16	16	18	19	20	20	22	23	26	27	27	
- Employee ²	13%	(per ULI ²) =	4	% Req'd by Time of Day	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%	
					0	1	4	4	4	4	4	4	4	4	3	3	2	1	1	1	1	0	0	
Medical Office	2,300 SF	1/200 SF	10																					
- Customer ²	65%	(per ULI ²) =	7	% Req'd by Time of Day	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%	
					0	0	6	6	7	7	2	6	7	7	6	6	5	2	1	0	0	0	0	
- Employee ²	35%	(per ULI ²) =	3	% Req'd by Time of Day	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%	
					0	1	3	3	3	3	3	3	3	3	3	3	2	1	0	0	0	0	0	
Office	2,750 SF	1/400 SF	6																					
- Employee ²	92%	(per ULI ²) =	6	% Req'd by Time of Day	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%	
					0	1	3	5	6	6	5	5	6	6	5	4	2	1	0	0	0	0	0	
- Visitor ²	8%	(per ULI ²) =	0	% Req'd by Time of Day	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%	
					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Parking Supply:		43 Spaces																						
Parking Required (Based on Code / Shared Pkg)				47	Req'd by Time of Day	26	27	38	37	36	36	29	33	36	36	35	35	31	25	24	24	27	27	27

¹ Land use data including type and area provided by FSMY.

² Parking requirements for different users are based upon data presented in Figure 2-2 of ULI's Shared Parking (Third Edition) manual.

Maximum Hourly Demand:

- AM Peak Hour: 38 Parking Spaces
- PM Peak Hour: 36 Parking Spaces

Parking Surplus / Shortfall:

5 Parking Spaces
7 Parking Spaces