



DIAGRAM (A)
DISTANCE TO BUS STOPS
SCALE: NTS

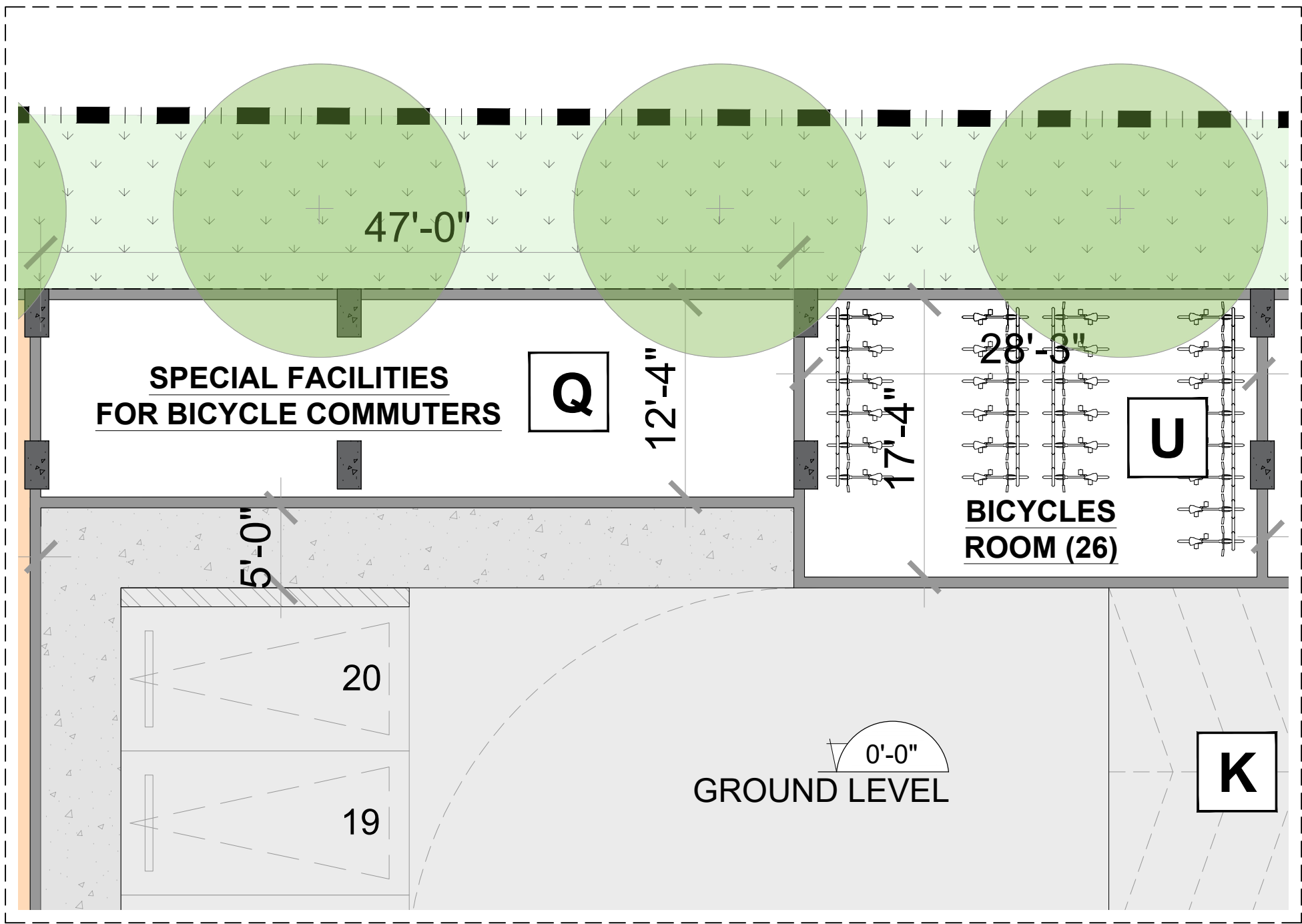


DIAGRAM (B)
BICYCLES FACILITIES
SCALE: 1/8" = 1'-0"

CITY CODE OF POMPANO BEACH
155.5102. OFF-STREET PARKING AND LOADING
The minimum Number of Off-Street Parking Spaces, may be reduced through implementation of **one or more** of the following strategies for reducing parking demand.

155.5102.K.1. TRANSIT ACCESSIBILITY

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**.

155.5102.K.3. SPECIAL FACILITIES FOR BICYCLE COMMUTERS

The Development Services Director may authorize up to a five 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 developments that provides both of the following:

- a. Enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and (PROVIDED)
- b. Shower and dressing areas for employees. (PROVIDED)

REQUIRED PARKING COUNT - RESIDENTIAL COMPONENT						
RESIDENTIAL	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOMS	3 BEDROOMS	GUEST PARKING	TOTAL
PARKING RATIO	1	1	1	2	1 PS / 5 DU	-
UNIT COUNT	53	26	46	7	132	132
TOTAL	53	26	46	14	27	166

REQUIRED PARKING COUNT - COMMERCIAL COMPONENT				
COMMERCIAL	PROPOSED RETAIL	EXISTING BANK	EXISTING OFFICE	TOTAL
PARKING RATIO	1 PER 300 SF	1 PER 300 SF	1 PER 400 SF	-
GROSS FLOOR AREA (SF)	3,650	3,250	75,484	82,384
TOTAL	13	11	189	213

TOTAL PARKING SPACES REQUIRED	379
-------------------------------	-----

155.5102.K.1. TRANSIT ACCESSIBILITY

REDUCTION OF 15%	SEE DIAGRAM (A)	56.85
------------------	-----------------	-------

155.5102.K.3. SPECIAL FACILITIES FOR BICYCLE COMMUTERS

REDUCTION OF 5%	SEE DIAGRAM (B)	18.95
-----------------	-----------------	-------

TOTAL PARKING REQUIRED	303.20
	* ROUND UP TO 304 PS

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 Cars	TOTAL OF 304PS	60.8
------------------	----------------	------

TOTAL COMPACT CARS PROVIDED	38
-----------------------------	----

* The parking car provided are reduced to a width of 8 feet and 6 inches, but keep the same depth/length of 18 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.

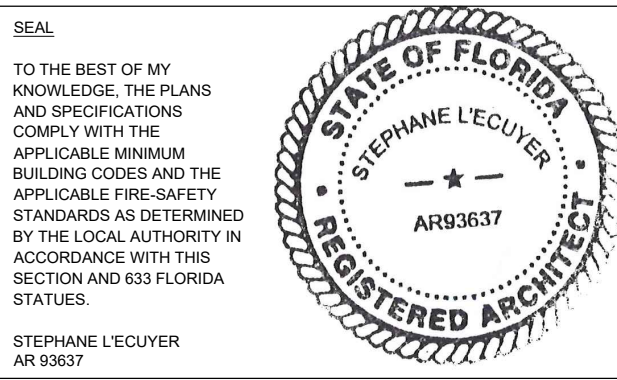
TABLE 208.2 PARKING SPACES	301 to 400 Parking Spaces	8
----------------------------	---------------------------	---

TOTAL ADA PARKING SPACES PROVIDED	8
-----------------------------------	---

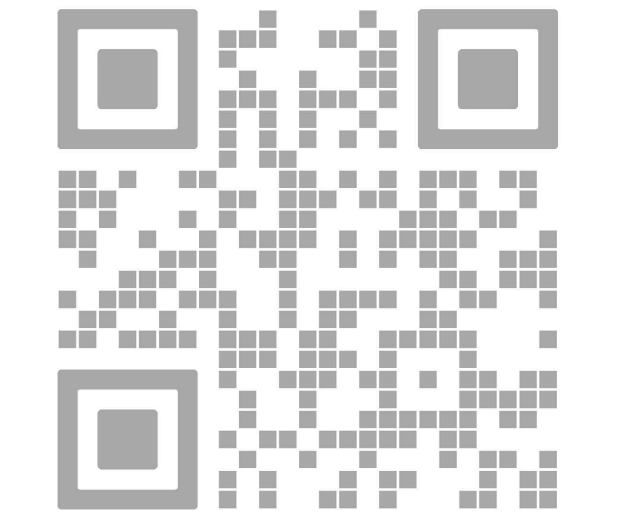
TOTAL PARKING SPACES REQUIRED	379
TOTAL PARKING SPACES REQUIRED WITH REDUCTIONS	304
TOTAL PARKING SPACES PROVIDED	245
* 59 PARKING SPACES ARE SHARED BETWEEN RESIDENTIAL USE AND COMMERCIAL USE.	



absolute-idea.com
3523 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com



ISSUE FOR:
DRC SUBMITTAL



REV.	DATE	DESCRIPTION
01	01-29-2025	D.R.C. SUBMITTAL

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

Key section

Client
VERA FUND
NICK POLYUSHKIN
& YURI KHARITONENKOV
TEL: 305.833.3303

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

PARKING PROGRAM	
Drawn J. WU	Field ARCHITECTURE
Verified N. TREMBLAY	Scale as shown
Approved S. L'ECUYER	Date 03-12-2025
Project Manager J. WU	Dwg. no. A-005
Project 24-838	

01 PARKING PROGRAM
A-005 SCALE: NTS

DRC

PZ24-12000027

04/16/2025