



JP Quirino

Project Manager

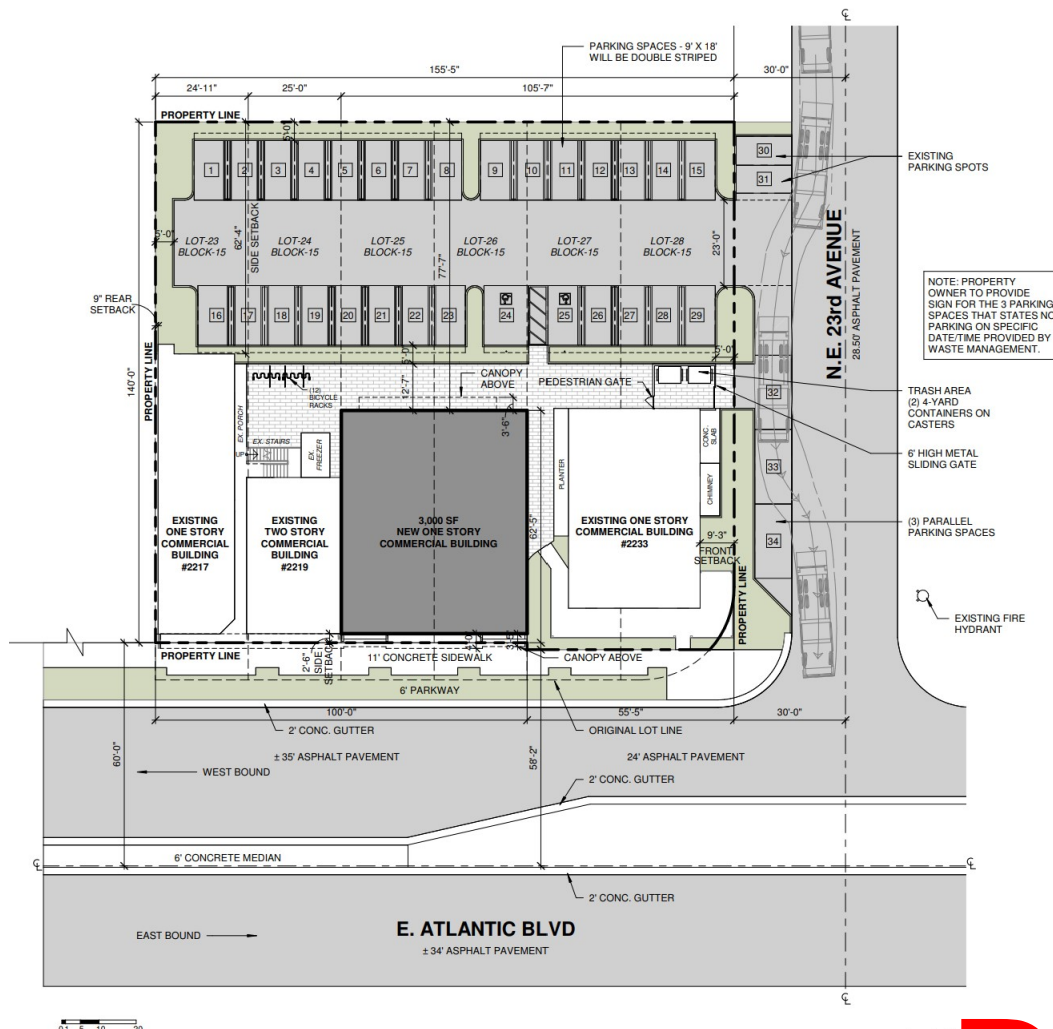
Art + Tec Development

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This 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.



SITE PLAN 1

DRC

PZ22-12000041

07/19/2023



## 2233 E Atlantic Boulevard Parking Memo

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

Land Use (Street Address)	Programming	Parking Requirement	Spaces Required
Restaurant (2233)	803 sqft	1 per 4 occupants	14
Retail (2233)	1,412 sqft	1 per 300 sqft	5
Retail (2233)	1,412 sqft	1 per 300 sqft	5
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			39

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.

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 15% from 39 spaces to 34 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  
Mobility Planner

# DRC

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