



January 29, 2024
Revised February 2,2024

Mr. James Murphy
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

RE: 219 / 221 Worth Avenue – Parking Requirement Evaluation
Palm Beach, Florida
Kimley-Horn # 241107001

Dear James:

Kimley-Horn and Associates, Inc. has conducted a review and calculation to identify the future parking supply requirements for the proposed interior modifications to the 219 / 221 Worth Avenue site, located in the Town of Palm Beach, Florida.

For this evaluation, the parking requirements for the existing uses and proposed uses have each been calculated, in order to determine total parking required for the site by the Town’s Code of Ordinances. Below is a summary of the evaluation.

Existing Site Development

Section 134-2176 of the Town’s Code of Ordinances defines the parking requirements based on use. Table 1 provides a summary of the required parking supply for the existing use on site.

Table 1– Existing Use Parking Supply Requirement

| Use | Intensity | Town Code Requirement | Parking Required Licensed / Provided |
|------------|---|---|--|
| Restaurant | 201 Licensed seats 180 Provided seats / 5,130 s.f. | 1 space per 3 seats, and/or 1 space per 45 square feet in public area not having fixed seats, plus 1 space per 300 square feet remainder | 67/60 |
| Storage | 2,556 s.f. | | 9 |
| Max Total | | | 76 |

As shown in table 1, the parking required per code is 76 parking spaces based upon the licensed seat count. The parking supply provided on site is 14 spaces.

Section 134-2175(d) of the Code of Ordinances defines the Town's principle of equivalency as it relates to existing non-conformities in parking supply in comparison to Code requirements. The provisions in the Code are the following:

(d) The principle of equivalency for evaluating off-street parking in existing uses is as follows:

(1) Definition of principle of equivalency as applied to the schedule of off-street parking requirements. The principal of equivalency, as it relates to the schedule of off-street parking requirements, shall be defined as an automobile parking space required by section 134-2176 for establishing an inventory of automobile parking spaces for a conforming or nonconforming use of an existing building, or structure or use, for the purpose of determining the net off-street parking requirement for the establishment of a proposed new use to be permitted in the building, or structure or use.

(2) In evaluating off-street parking for existing uses, the principle of equivalency shall be applied when the use or occupancy of an existing building is being changed to a new use or occupancy having a differing off-street parking requirement for the purpose of establishing compliance with this chapter.

Currently, the site has a difference of 62 spaces between the provided and required parking on site (76 spaces required – 14 spaces provided). Therefore, this is the net difference that can be utilized in any site parking calculations involving the principle of equivalency.

Proposed Site Development

Table 2 has been prepared to determine the required supply for the proposed uses on site based upon Section 134-2176 of the Town's Code of Ordinances.

Table 2 – Proposed Use Parking Supply Requirement

| Use | Intensity | Town Code Requirement | Parking Required |
|------------|---------------------------|---|------------------|
| Restaurant | 174 seats / 6,253 s.f. | 1 space per 3 seats, and/or 1 space per 45 square feet in public area not having fixed seats, plus 1 space per 300 square feet remainder | 58 |
| Storage | 2,556 s.f. | | 9 |
| Total | | | 67 |

As shown in the evaluation, the net difference in parking supply versus requirement for the proposed plan of development is 53 spaces (67 spaces required – 14 spaces provided). As this is less than the current deficit calculated (62 spaces), the site meets the Code parking requirement based upon the principle of equivalency.

Parking Supply

As noted, the supply requirement is 53 spaces higher than the parking provided on site (14 spaces). Although Code requirements are met based upon the principle of equivalency, from a practical perspective, the additional 53 parking spaces that need to be accommodated are proposed to be accommodated through valet parking in the Apollo lot to the northwest of the site.

Summary

Kimley-Horn and Associates, Inc. has conducted a review and calculation to identify the overall future parking supply requirements for the proposed redevelopment of the 221 Worth Avenue site. The existing parking supply is 14 spaces. The existing parking requirement for the site is 76 spaces, and the proposed parking requirement is 67 spaces. Based upon the principle of equivalency, the Code requirements for the site are met. From a practical standpoint, the proposed development as an agreement with the adjacent Apollo Parking for use of its parking facility to accommodate parking demand that cannot be met by the supply provided on site.

Please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636
Registry No. 35106

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