



February 21, 2024

Mr. Anthony Cummings  
WEG Paramount LLC  
139 N County Road  
Palm Beach, FL 33480

**RE: Paramount Theater – Shared Parking Evaluation  
Palm Beach, Florida  
Kimley-Horn # 241020000**

Dear Tony:

Kimley-Horn and Associates, Inc. has conducted a review and calculation to identify the overall future parking supply requirement for the proposed redevelopment of the Paramount site, located at 139 North County Road in 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 and considering principles of shared parking. Below is a summary of the evaluation.

**Proposed 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 proposed uses on site.

*Table 1 – Existing Use Parking Supply Requirement*

<b>Use</b>	<b>Size</b>	<b>Town Code Requirement</b>	<b>Code Parking (spaces)</b>
Private Club	412 person – max capacity	1 space / 4 permanent seats	103
Church	250 person – max capacity	1 space / 4 permanent seats	63
<b>TOTAL</b>			<b>166</b>

**Shared Parking**

The principle of shared parking or a site with multiple types of tenants relies upon an understanding that different types of uses experience their peak demand for parking usage at different times of day and/or different days of the week. In this instance, the private club will experience different parking demands throughout the day on weekdays and on weekends. Additionally, the church will experience minimal parking demand on a weekday and will only experience its peak demand on Sunday mornings, when the private club is closed. Following is the anticipated peak occupancy profile for the private club on weekdays and weekends:

**Weekday**

7:00 AM – 11:00 AM: 150 occupants  
 11:00 AM – 3:00 PM: 250 occupants  
 3:00 PM – 5:00 PM: 150 occupants  
 5:00 PM – Close: 412 occupants

**Saturday**

Open – Close: 412 occupants

**Sunday**

Noon – Close: 412 occupants

Table 2 has been prepared to calculate the parking usage on weekdays, and Table 3 has been prepared to calculate parking usage on Sundays.

**Table 2: Weekday Shared Parking**

	Weekday					
	Morning		Afternoon		Evening	
	Percent Use	Spaces	Percent Use	Spaces	Percent Use	Spaces
Private Club	36.4%	38	60.7%	63	100%	103
Church	5%	3	5%	3	0%	0
<b>Total</b>		<b>41</b>		<b>66</b>		<b>103</b>

**Table 3: Sunday Shared Parking**

	Weekday					
	Morning		Afternoon		Evening	
	Percent Use	Spaces	Percent Use	Spaces	Percent Use	Spaces
Private Club	10%	10	100%	103	100%	103
Church	100%	63	0%	0	0%	0
<b>Total</b>		<b>73</b>		<b>103</b>		<b>103</b>

As shown in these tables, the uses on site have minimal overlap with parking usage and the peak periods do not coincide.

## Summary

Based on this analysis, the peak uses for the church and the private club do not coincide. The parking demand for each use is negligible when the other use experiences its peak demand. Therefore, the parking demand will equal or be less than the parking supply needed for the maximum use (private club).

Please contact me via telephone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto: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