



February 2, 2018

Josh Levy
221 N. Hogan Street Suite 400
Jacksonville, Florida 32202

Re: **Carriage House/264 Grill**
Parking Evaluation
Palm Beach, Florida
Kimley-Horn #140379000

Dear Mr. Levy:

Kimley-Horn and Associates, Inc. was retained to provide a parking evaluation for the above-mentioned site. The site is located at 264/270 South County Road in the Town of Palm Beach, Florida. The proposed plan of development includes the merging of these adjacent properties. The PCN's for the two sites are 50-43-43-22-10-000-0120 and 50-43-43-22-10-000-0110, respectively. *Figure 1* shows the site location. Buildout is expected by 2019.

Currently, 264 South County Road consists of a quality restaurant with 104 seats while the 270 South County Road property consists of 3,039 square feet of general commercial retail on the first floor and 2 apartment units on the second floor. The current plan of development includes combining these two parcels into one property containing private club use. The existing and proposed site plans have been attached for reference.

The site is grandfathered to not have to provide any on-site parking per the Town's Principle of Equivalency Calculation which would allow the property to be redeveloped with 61 parking spaces to use as a credit for the new use. The Principle of Equivalency Calculation is shown in *Table 1*. The table explains how the Principle of Equivalency determines the 61 parking spaces and how that translates to a 244-member cap for a private club.

Table 1: Existing Required Parking

Floor Level	Space	Area	Parking Ratio	Parking Count (spaces)
1st Floor	Dining Area	2,081 SF (104 seats)	1:3	34.7
1st Floor	Retail Area	2,101 SF	1 : 200 Gross	10.5
1st Floor	Back of House	2,490 SF	1 : 300 Gross	8.3
2nd Floor	Back of House	369 SF	1 : 300 Gross	1.2
1st Floor	Residential Units	938 SF	2 spaces/unit	2.0
	Each Unit			
	Total 1 Unit			
2nd Floor	Residential Units	3,185 SF	2 spaces/unit	4.0
	Each Unit			
	Total 2 Units			
Total Spaces				61

Town of Palm Beach Parking Code

Article 9.2, Section 134-2176 of the Town of Palm Beach Land Development Standards defines the parking requirements for ‘social, swimming, golf, tennis and yacht clubs’ in the Town of Palm Beach; this use most closely represents the proposed use for this site. Per this Standard, The Town of Palm Beach requires 1 parking space for every 4 members of a private social club. Based upon these requirements, a 244-member social club equates to 61 parking spaces and should be allowed without any on-site or other off-street parking arrangement per the Town’s Principle of Equivalency. The calculation is summarized in *Table 2*.

Table 2: Palm Beach Required Parking

Land Use	Intensity	Palm Beach Parking Rate	Required Parking
Social Club	244 Members	1 Space per 4 Members	61

Although no on-site or other off-street parking is required, this study identifies a potential supplemental off-street parking location to help offset the expected parking demand during peak evening hours.

The nearby commercially zoned lot located at 230 Royal Palm Way contains 68 off-street parking spaces. The location of the parking lot is within the Commercial-Town Serving (C-TS) area and can be seen in *Figure 2*. It is anticipated that all 68 off-street parking spaces will be available to be utilized by patrons and valet services of the club on an after 5 PM basis.

Because club attendance is anticipated to peak in the evening AND lunch time operations will be expressly limited (see below), off-street parking spaces are anticipated to be in highest demand during the peak evening hours after 5:00 PM; therefore, the off-street parking in the lot will only be secured in the evening when patron demand is the highest. The commercially zoned lot and the paths for the valet services are illustrated in *Figures 3 and 4*. Two separate on-street parking areas are proposed for valet drop-off and one on-street parking area is proposed for valet pick-up. *Figure 3* illustrates one circulation path which includes a vehicle drop-off location on the west side of South County Road and a vehicle pick-up location on the south side of Seaview Avenue west of South County Road. *Figure 4* illustrates a second circulation path which includes a vehicle drop-off and pick-up location on the south side of Seaview Avenue west of South County Road. *Figure 5* provides a detailed view of the proposed drop-off-only location on South County Road and the drop-off/pick-up location on Seaview Avenue. The drop-off-only location on South County Road consists of four 2-hour public parking spaces currently designated as a passenger loading zone in the evening. The drop-off/pick-up location on Seaview Avenue consists of a commercial loading zone and one 2-hour public parking space.

Figure 6 illustrates the on-street public parking along South County Road and Royal Palm Way in the vicinity of the site.

The club is proposing to limit lunch service to a maximum of 118 seats. The parking lot at 230 Royal Palm Way will not be available for use during the lunchtime peak hours; however, as illustrated in *Figure 6*, there is public parking within the vicinity of the site in public areas that will accommodate the 118 seat use during lunchtime. It should be noted that dedicated parking was not provided or required by the Town for the 264 Grill which was open for lunch with 118 seats. Furthermore, unlike the proposed club, 264 Grill employees were not required to park off-island so the net lunchtime parking impact is likely to be less than the prior use.

It should be noted that due to the location and use of this proposed development, it is reasonable to assume that some patrons will choose to walk or use shared-ride services; therefore, the parking demand is likely overestimated compared to the code calculation.

Conclusion

This analysis was prepared to address the Town of Palm Beach Code parking requirements for private social club use. As previously mentioned, **the site is not required to provide on-site or supplemental shared parking** per the Town's Principle of Equivalency for the proposed use. On-street parking within the vicinity of the site will accommodate the peak parking demand during the day with no incremental impact when compared to the prior use. During peak evening hours, the 68-space supplemental shared parking lot at 230 Royal Palm Way will itself be sufficient to meet the 61-space anticipated demand for a 244-member private club. Application of Article 9.2, Section 134-2176 of the Town of Palm Beach Land Development Standards, although not required, equates the 61 spaces allowed to a 244-member social club. Therefore, the club will be limited to 244 members. Therefore, as demonstrated in this summary, there is adequate parking provided for this project site.

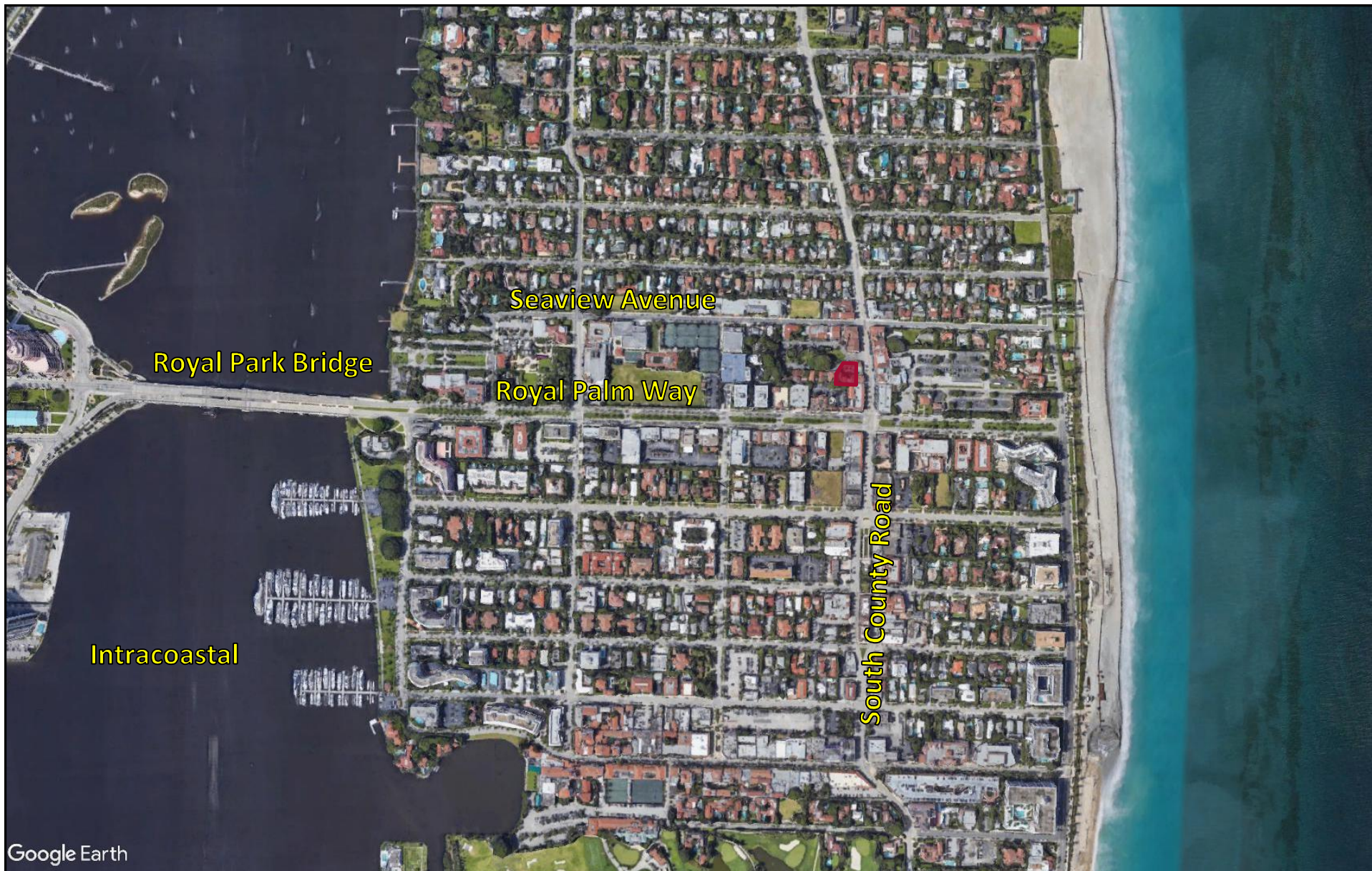
Should you have any questions, please contact me via e-mail at adam.kerr@kimley-horn.com or via phone at (561) 840-0874.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Certificate of Authorization
Number CA00000696

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Google Earth

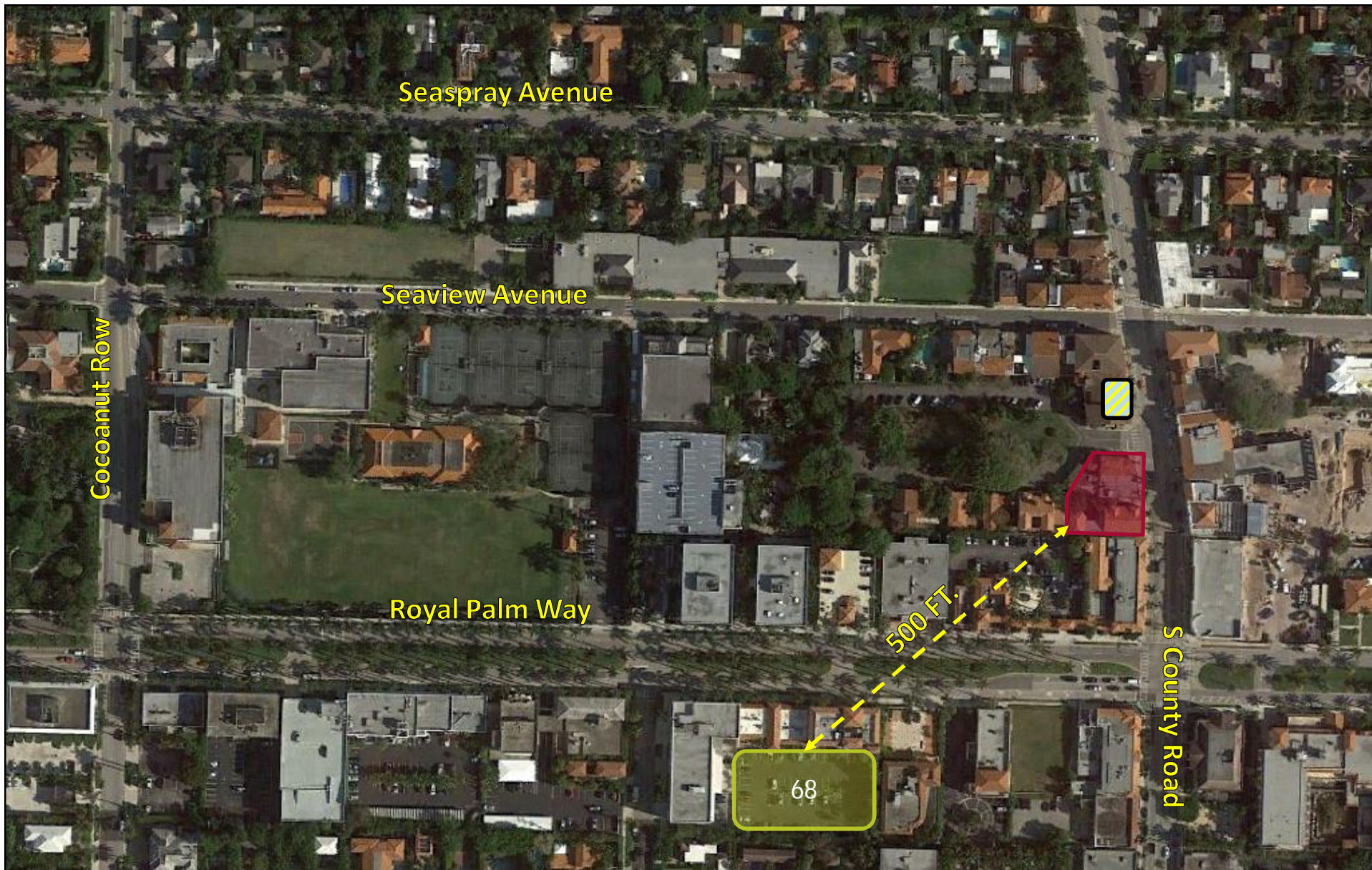


LEGEND

 SITE

FIGURE 1
Site Location
Carriage House
KHA # 14037900

Kimley»Horn



LEGEND



SITE



230 ROYAL PALM WAY (68 SPACES)

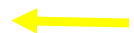




EXISTING VALET DROP-OFF/PICK-UP LOCATION

FIGURE 2
Parking Lot Location
Carriage House
KHA # 14037900



LEGEND

-  INBOUND VALET CIRCULATION
-  OUTBOUND VALET CIRCULATION
-  VEHICLE DROP-OFF LOCATION




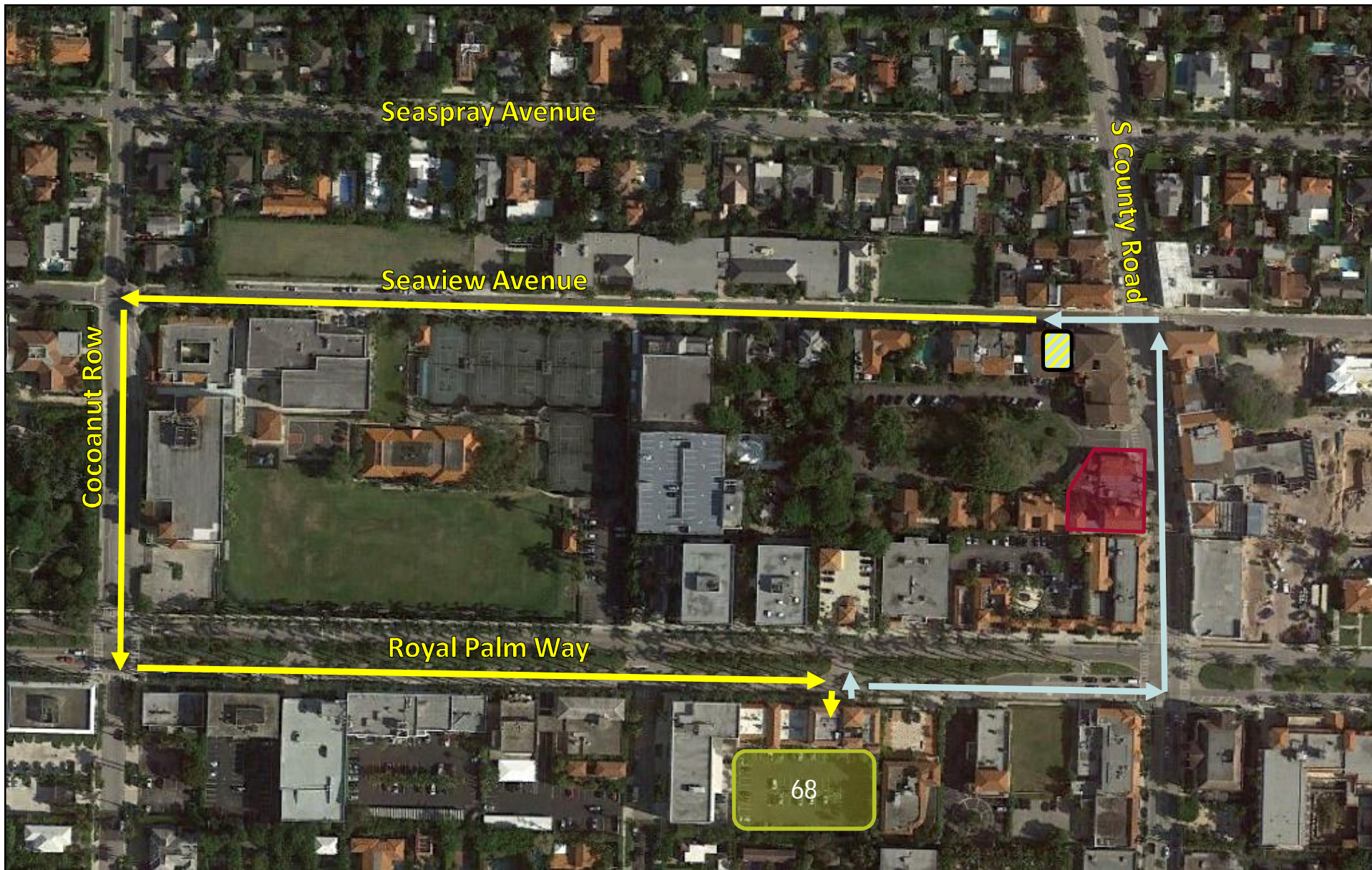
-  SITE
-  230 ROYAL PALM WAY (68 SPACES)
-  VEHICLE PICK-UP LOCATION

FIGURE 3
Valet Operations: Circulation Path 1
Carriage House
KHA # 14037900

Kimley»Horn



LEGEND



INBOUND VALET CIRCULATION



OUTBOUND VALET CIRCULATION



VEHICLE DROP OFF/PICK-UP LOCATION



SITE



230 ROYAL PALM WAY (68 SPACES)

FIGURE 4
Valet Operations: Circulation Path 2
Carriage House
KHA # 14037900

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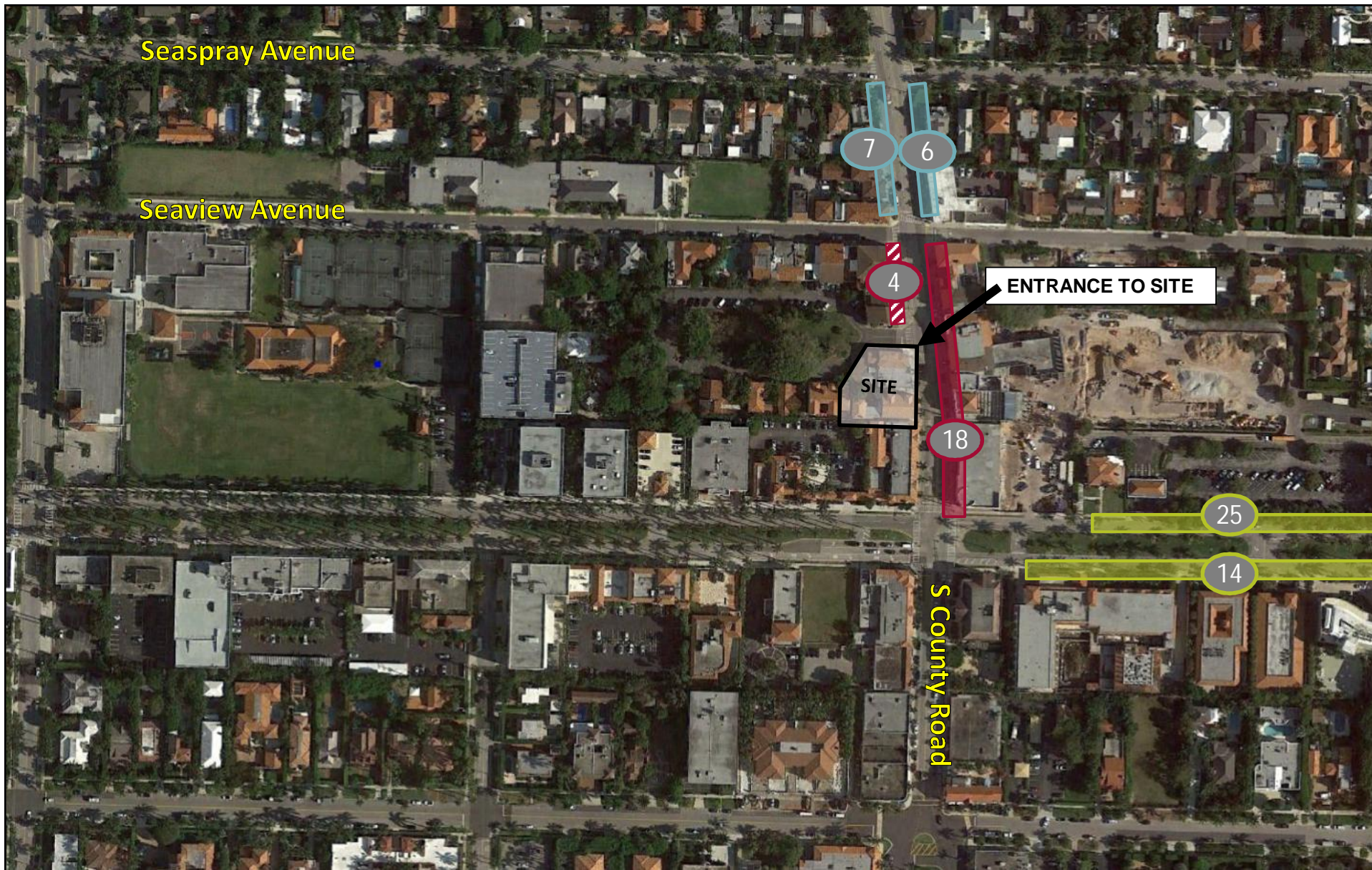
LEGEND

VEHICLE DROP-OFF LOCATION
(4 SPACES)

VEHICLE DROP-OFF/PICK-UP LOCATION
(COMMERCIAL LOADING AREA + 1 SPACE)

FIGURE 5
Valet Locations
Carriage House
KHA # 14037900

Kimley»Horn



LEGEND

- 2 HOUR PUBLIC PARKING: 9 AM – 6 PM
- 2 HOUR PUBLIC PARKING: 9 AM – 6 PM, LOADING ZONE 6 PM – 12 AM
- 1 HOUR PUBLIC PARKING: 9 AM – 6 PM
- PAID PARKING: 8 AM – 6 PM, FREE PARKING 6 PM – 8 AM

FIGURE 6
On-Street Public Parking
Carriage House
KHA # 14037900