



September 8, 2023
Revised November 20, 2023

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

**RE: Paramount Theater – Parking Requirement 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. 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 uses on site.

Table 1 – Existing Use Parking Supply Requirement

Use	Size	Town Code Requirement	Code Parking (spaces)
Retail	9,683 SF	1 space / 200 SF	48.4
Office	14,745 SF	1 space / 250 SF	59
Church	2,205 SF	1 space / 4 permanent seats	25
TOTAL			132.4

The current supply provided on site is 46 parking spaces.

Proposed Site Development

Table 2 has been prepared to determine the required parking 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	Size	Town Code Requirement	Code Parking (spaces)
Retail	6,531 SF	1 space / 200 SF	32.66
Social Club	475 members	1 space / 4 members	118.75
Residential	4 DU		11
TOTAL	162.4		

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.

Therefore, the principle of equivalency has been used to calculate net parking required by Code. Below is a summary of the net parking requirement for the site, per Section 134-2175(d) of the Code of Ordinances:

Net increase in parking required:

$$162.4 \text{ spaces (proposed code requirement)} - 132.4 \text{ spaces (existing code requirement)} =$$

+ 30 spaces

Total Parking required:

46 spaces (existing) + 30 spaces (net increase) =

76 spaces

Summary

Based on this analysis, it is determined that the site is required to provide a minimum of 76 parking spaces to meet to Code-based requirements, including the principle of equivalency to account for the current net difference in parking supply and current parking requirements based upon the existing uses on site. Based upon the site plan provided by the architect, a total of 165 spaces will be provided on site. Therefore, the parking supply will exceed the needs for the 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

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