



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

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

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
Total		41		66		103

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
Total		73		103		103

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 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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