

PALM BEACH SYNAGOGUE – THIRD SUBMITTAL

Town of Palm Beach, FL

PARKING STUDY

PREPARED FOR:

Palm Beach Synagogue
120 North County Road
Palm Beach, Florida 33480

JOB No. 24-073

Revised: 09/23/2024

Revised: 10/05/2024

Revised: 10/11/2024

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This item has been digitally signed and sealed by Bryan G. Kelly, P.E., on
10/11/24.

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the signature must be verified on any electronic copies.

**Bryan
Kelley**

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1.0 SITE DATA

The subject parcel is located at 120 & 132 North County Road in the Town of Palm Beach, Florida and contains approximately ± 0.72 acres. The Property Control Numbers (PCN's) for the subject parcel are as follows:

50-43-43-22-31-000-1751

50-43-43-22-31-000-1730

The subject parcel historically included 11,007 SF of religious facilities, 2,575 SF of administrative office, and 5,975 SF of a fine dining restaurant. The proposed redevelopment is to consist of 31,573 SF of religious facilities that includes 4,220 SF of ancillary youth and student learning space and 4,388 SF of ancillary administrative office. For the purposes of this traffic study, a build out year of 2028 is assumed.

Site access is proposed via a left in, left out driveway connection to Sunset Avenue. For additional information concerning site location and layout, please refer to the Site Plan prepared by Bartholemew + Partners.

2.0 PARKING ANALYSIS

A parking analysis was prepared based on Section 134-2176 of the Town Code of Ordinances. A summary of the vested and proposed parking calculations is provided below.

Parking Calculation Comparison

Land Use	Parking Ratio	Existing Use		Proposed Use	
		Intensity	Number of Spaces	Intensity	Number of Spaces
Synagogue	1 per 4 seats	164 Seats	41	230	58
Fine Dining	1 per 3 Seats	168 Seats	56	N/A	0
Total			97		58

The proposed redevelopment will result in a parking reduction of 39 spaces from the historically vested use as documented above. As shown on the Existing Site Plan, a total of 33 parking spaces are existing but many of them do not meet the minimum parking size or drive aisle width requirements of the Town. Based on the existing number of spaces, the site is currently non-conforming to the minimum parking requirements. It is acknowledged due to the demolition of more than 50% of the building, legal non-conformity for parking is no longer vested. Therefore, a parking variance is required.

According to Section 134-2176 of the Town Code of Ordinances, the required parking for a house of worship is one per four permanent seats in the main auditorium. Separate parking for ancillary uses such as classrooms, administrative office, etc. are not identified in the Town Code and are not required. These uses do occur simultaneously as worship services and therefore there is not a need to provide additional parking for these uses. The classrooms and flex space will be used on Sunday mornings which uses a drop off/pick up procedure. The main worship services occur on Saturday and does not conflict.

Approximately 198 households which are members of the Palm Beach Synagogue live within one mile of the facility. Many members currently walk to the facility utilizing the existing sidewalk infrastructure within the Town including Sunset Avenue and County Road. The proximity and number of the members to the Synagogue greatly reduces the parking demand of the site. Additionally, the Synagogue is coordinating with nearby businesses to acquire parking agreements for its members on Saturdays and religious holidays when peak parking demand occurs.

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