

PALM BEACH SYNAGOGUE – FIFTH 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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Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelly, P.E., on 12/20/24.

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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 office, and 5,975 SF of a fine dining restaurant. The entire building (19,297 SF as shown in the Existing Site Plan) is now owned and utilized by the Synagogue. The proposed redevelopment is to consist of 32,398 (gross building) SF of religious facilities that includes 2,997 SF of ancillary Sunday School classrooms and 1,633 SF of ancillary administrative office. Note previously the Parking Study utilized the gross building SF under air which has been reduced to 30,089 SF.

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 proposed parking calculations is provided below.

Table 1
Parking Calculation - Sanctuary

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

It is acknowledged the proposed development includes classrooms for Sunday School, a social hall, and administrative office. It should be noted these are not new uses and are present at the existing Synagogue. The Town of Palm Beach staff has stated that in addition to calculating parking for the sanctuary, all of the other ancillary/support uses and the total remaining building area (exclusive of the sanctuary area) should also be parked at 1 space per 250 SF. This highly conservative parking calculation for the accessory uses would be calculated as follows:

Table 2
Parking Calculation - All Uses

Land Use	Intensity	Parking Rate	Total Parking
Net Building Area (Minus Sanctuary)	21,521 SF	1 per 250 SF	86 Spaces
Sanctuary	230 Seats	1 Per 4 Seats	58 Spaces
Total =			144 Spaces

Table 2 documents the conservative parking calculations as required by Town staff. It has been the historical industry methodology, however, to calculate the total required parking for a place of worship based solely on the main sanctuary seating and that accessory uses within a place of worship do not require additional parking allowances. It is recognized that almost all places of worship have ancillary/support uses such as a social hall, Sunday school classrooms, kitchens, and administrative offices. However, these accessory uses are not used concurrently with the sanctuary. The Town Code for a place of worship requires parking at a rate of 1 space for every 4 seats. It does not specifically require additional parking for typical ancillary/support uses.

The Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition states the following for Land Use Code #561 (Synagogue):

“A synagogue is a building in which public worship services are held. A synagogue may also house a sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or event facilities.”

The ITE utilizes the number of seats or attendees for the total required calculated parking demand of a place of worship. The parking requirements for accessory uses are included in the ITE Parking Generation rate. The worship service is the primary parking generator and does not occur simultaneous to other onsite uses and can be considered shared parking.

In order to ensure the parking demand for these different uses do not overlap, several provisions have been made within the Declaration of Use (DOU) Agreement. The DOU states school uses will be restricted to Sunday only and will not occur simultaneous to worship services. Additionally, the social hall accessory use is for the purpose of supporting the synagogue and congregation activities. There will be separate simultaneous events in both the worship hall and social hall. The DOU Agreement also provides other restrictions on the accessory uses.

The traffic study provides further details on the operations of both the Sunday School, office, and day to day activities. It should be noted the Sunday School will operate via a drop off and pick up procedure and only require parking for staff. Additionally, the occasional large event (not including worship services) will utilize valet drop off and pick up with parking to be located offsite. A queuing analysis and circulation plans is also provided in the traffic study.

Based on the programming of the Synagogue, an hourly parking demand for an average weekday and on the weekend has been calculated and may be summarized as follows:

Table 3
Estimated Parking Demand

Start Time	Weekday	Saturday	Sunday
6:00 AM	0	2	0
7:00 AM	5	7	0
8:00 AM	10	12	10
9:00 AM	10	58	15
10:00 AM	10	58	15
11:00 AM	10	58	15
12:00 PM	10	58	15
1:00 PM	10	30	12
2:00 PM	10	15	12
3:00 PM	10	2	12
4:00 PM	10	2	0
5:00 PM	10	0	0
6:00 PM	10	0	0
7:00 PM	10	0	0
8:00 PM	2	0	0
9:00 PM	0	0	0

The parking demand shown above in Table 3 is based on the programming information from the Synagogue and not the ITE Parking Generation or Town Code.

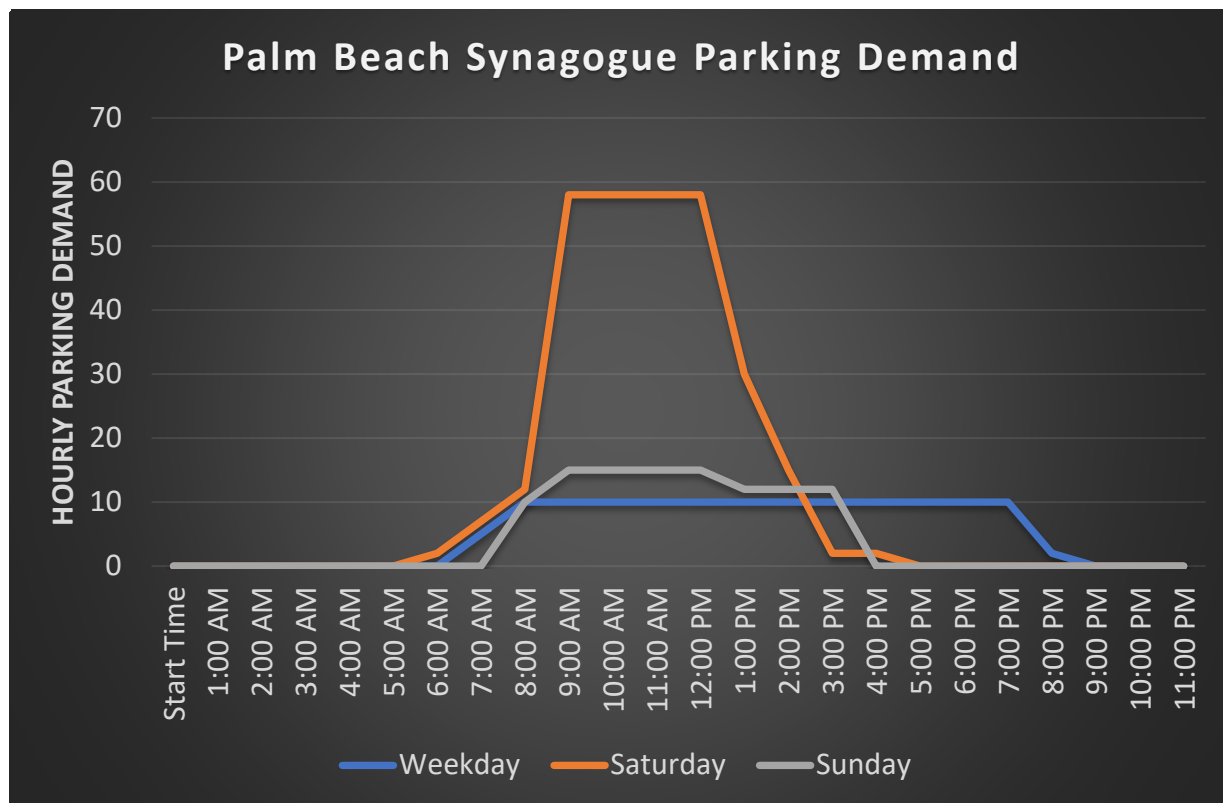


Figure 1 – Anticipated Parking Demand Based on Programming

As shown above, the peak parking demand will occur on Saturday mornings. The programming, operations, and the Declaration of Use Agreement will limit the parking demand for other times and days of the week. Additionally, the Sunday School will be drop off and pick up only and the occasional event will utilize valet and offsite parking.

3.0 OTHER CONSIDERATIONS

Prior to 2021, the existing Synagogue operated with no dedicated parking spaces as the parking lot was part of the restaurant property (132 N. County Road). The Synagogue purchased the 132 N. County Road property in 2021 and acquired the parking spaces.

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.

Palm Beach Synagogue has secured a parking agreement with several nearby businesses for Saturday worship services and religious holidays. A location map of the parking locations along with nearby on-street parking is shown in Figure 2. The parking agreements will be submitted to the Town as part of the requirements of the Declaration of Use agreement. The number of spaces are summarized below:

Onsite and Offsite Parking

Location	Number of Spaces
Palm Beach Synagogue (onsite)	18
230 Sunrise	30
140 N. County	40
Paramount	35
Breakers	30
Total	153

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 has secured offsite parking agreements as described above for its members on Saturdays and religious holidays when peak parking demand occurs.

4.0 CONCLUSION

The parking required for the proposed Synagogue under the most conservative assumptions and interpretation of the Code is 144 parking spaces. This conservative calculation that results in a total parking requirement of 144 parking spaces assumes that all the uses shown on the site plan will be utilized simultaneously/concurrently. However, the Declaration of Use Agreement prohibits simultaneous use of the Sunday School, sanctuary, and social hall. Based on the Town Code, the Institute of Transportation (ITE) Parking Generation handbook, Declaration of Use, and proposed programming, the maximum parking requirement is anticipated to be 58 parking spaces. The Property Owner has obtained parking agreements totaling 105 spaces at sites within 500 feet of the Synagogue. Therefore, a total of 123 spaces are available in close proximity (including the 18 spaces provided onsite). An additional 30 spaces are also available at the Breakers for a total of 153 parking spaces. Therefore, the proposed development is anticipated to have sufficient parking for the proposed uses and programming.

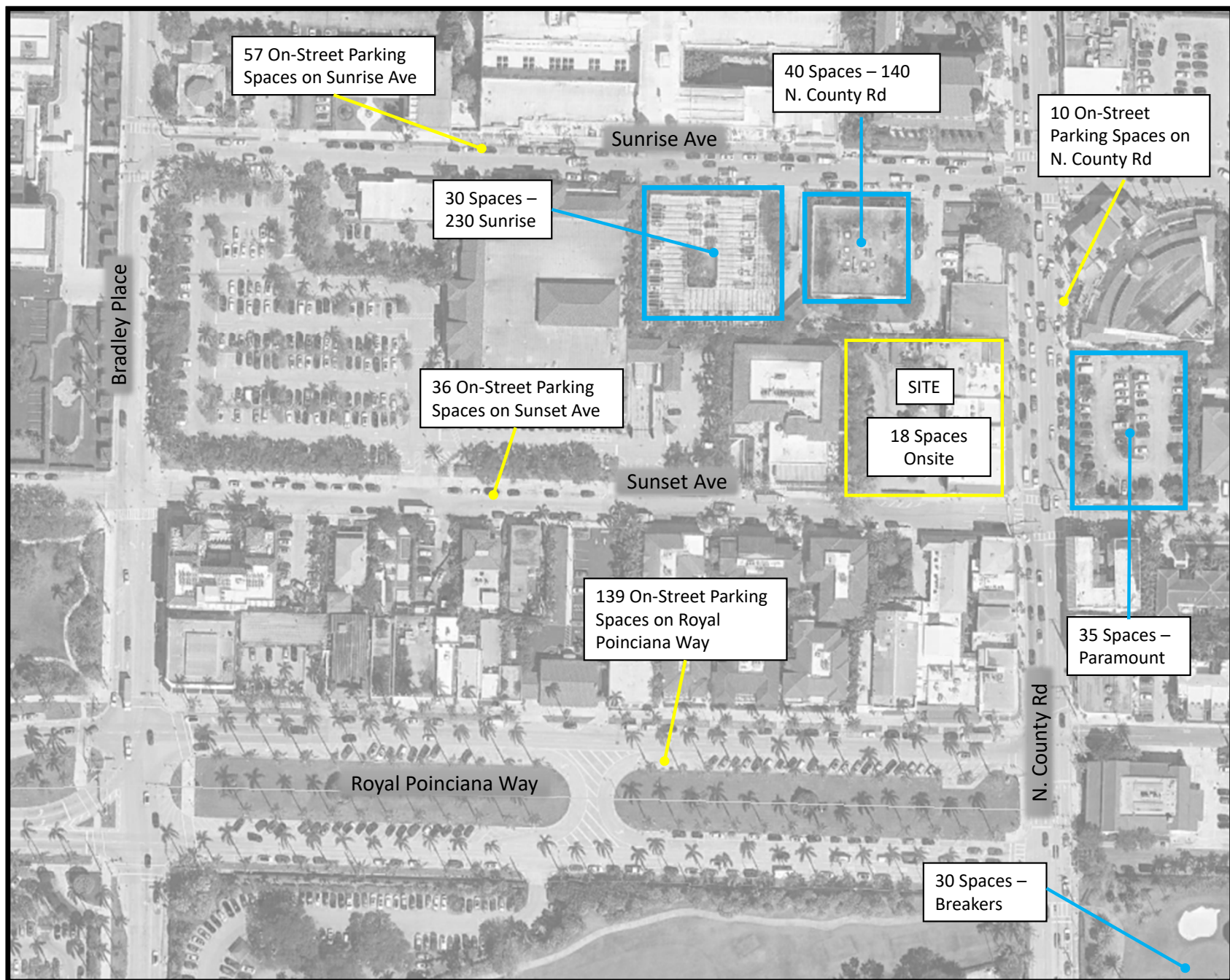


Figure 2 – Onsite and Offsite Parking for Worship Services
Palm Beach Synagogue
Project # 24-073