



April 18, 2023

Eric Czerniejewski, P.E., ENV SP  
Traffic Engineering Division Manager  
The Corradino Group  
5200 NW 33rd Ave, Suite 203  
Ft. Lauderdale, FL 33309

**RE: *Paramount – Traffic Impact Study – Responses to Comments  
Palm Beach, Florida  
KH #241094000***

Dear Eric:

Kimley-Horn and Associates, Inc. has received your comments provided on March 27, 2023 regarding our traffic study for the above-referenced site. The traffic study has been revised to address these comments. Below are our responses to each of the comments issued.

**Comments 1 – 10: Previously addressed.**

**11. Please modify the proposed valet traffic operational plan for the proposed Paramount redevelopment. In consultation with the Town of Palm Beach Police Department, all valet operation should be contained on the applicant's property and not adversely affect traffic on the adjacent road network. There is high public demand for public on-street parking in the area for multiple businesses and purposes and the current proposed valet operations would negatively affect the parking inventory.**

*Response: Queuing observations were conducted at the intersection of North County Road & Sunrise Avenue from 5 PM – 9 PM on a Friday and a Saturday to analyze whether the valet stand would interfere with operations at this intersection. The data and evaluation showed that the valet stand operations would not interfere with queues at the intersection and therefore would not create an adverse impact on capacity and operation of the two northbound lanes on North County Road. Curbside valet operations are a common occurrence in commercial areas in a similar developmental and historic context throughout the country and also in other locations within the Town of Palm Beach. Information related to the observations and analysis are included in the updated traffic report.*

**Comments 12 – 15: Previously addressed.**

**16. Please provide additional narrative for the valet operations that discusses the plan for the potential of valet parking occurring for all uses especially the private club and special event for the banquet hall. Please confirm if there will be staggered times for the special event and private club to manage traffic congestion due to the arrival of attendees for these uses. Please provide details regarding where vehicles will be parked if the proposed number of parking spaces provided on-site are fully occupied. For example, will there be an overflow parking lot with leased spaces available or will on-street parking spaces be utilized.**

*Response: Additional information regarding the valet operations have been added to the report. Included in the updated information is a noted that events in the event space would be restricted to starting no earlier than 6:30 PM. Club patron usage/arrival is expected to occur on an ongoing basis without major peaking characteristics, while the event space will typically experience a peak inbound flow of traffic prior to the event and a peak outbound flow of traffic after the event. Regarding the on-site parking supply, this supply is anticipated to accommodate the parking needs for the site. The net increase in parking provided is greater than the net increase in parking required in comparison to the current uses on site. Therefore, parking is anticipated to be contained within the parking provided.*

**17. Please update the Kimley Horn and Associates, Inc.'s parking study dated 02/28/23 to include the number of parking spaces being provided per the current site plan as outlined in the parking calculation summary provided on site plan sheet A-21.**

*Response: An updated version if this study has been provided.*

**18. Please include a copy of the raw traffic counts from 11/29/22 in the Appendix of the updated traffic impact study. This traffic count data was not included as part of the traffic impact study dated 03/09/23. The Town of Palm Beach recently collected peak hour manual turning movement counts on 02/28/23 at the following three signalized intersections analyzed for the Paramount Palm Beach development:**

- 1. Sunrise Avenue & N County Road**
- 2. Sunset Avenue & N County Road**
- 3. Royal Poinciana Way & N County Road**

**Please cross check the intersection capacity analysis completed as part of the updated traffic impact study utilizing this current traffic count data (copy of count data has been attached). Please update all tables and figures as necessary.**

*Response: A copy of the raw traffic counts from 11/29/22 has been added to the Appendix. The two sets of traffic counts were compared, and there was not an overall consistent pattern between the two sets: volumes on some movements were lower, and volumes on other movements were higher when comparing the AM and PM volumes. Therefore, the Synchro analyses were not modified.*

**19. Please limit the number of parking spaces that are being proposed at the parking garage ramp locations to improve overall internal traffic circulation. There should be sufficient sight visibility for vehicles backing out of the proposed parking spaces for safe and efficient traffic circulation.**

*Response: The architect has prepared updated garage parking plans, which have been submitted under separate cover.*

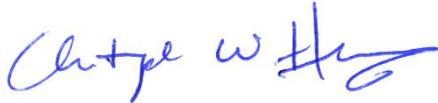
**20. Please confirm how the proposed triple tandem parking spaces will be utilized by valet staff to ensure efficient parking operations while maintaining safe and efficient internal traffic circulation.**

*Response: This condition was shown for only a total of four parking spaces and will only be used on infrequent occasions as it is anticipated that these would be the last parking spaces utilized only when other parking is full. Due to the minimal number and minimal usage of these spaces, it is anticipated that valet operators will be able to manage this parking during the few times in which they are in use.*

We trust that these responses and the revisions to the analysis address the comments provided. If there are any additional comments or questions, please contact me via telephone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com).

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Christopher W. Heggen, P.E.  
Transportation Engineer

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