

date: March 12, 2024
to: James Murphy, Assistant Director of Planning and
Zoning, Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: The Carriage House Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the Traffic Impact Analysis and Parking Evaluation for the Carriage House redevelopment located at 260-270 South County Road in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 02/07/24 resubmittal.

1. Please provide a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter dated 02/13/24 for this redevelopment as an attachment to the updated Traffic Impact Analysis and Parking Evaluation.
2. Please include a copy of the Architectural Site/Floor Plan prepared by Spina Orourke and Partners, Inc. for this development as an attachment to the updated Traffic Impact Analysis and Parking Evaluation.
3. The trip generation uses the number of seats for the private club for the calculation of the site generated trips to the Carriage House. The number of seats is not changing but the overall membership is increasing. Please provide details of the restricted number of members in the private club at any given period. Please provide the specific details of the maximum occupancy per prior approvals and what will govern this approval. The Traffic Impact Analysis and Parking Evaluation mentions that “although access will be provided to more people, the number of people utilizing the club at any time will not exceed the previous approval”.

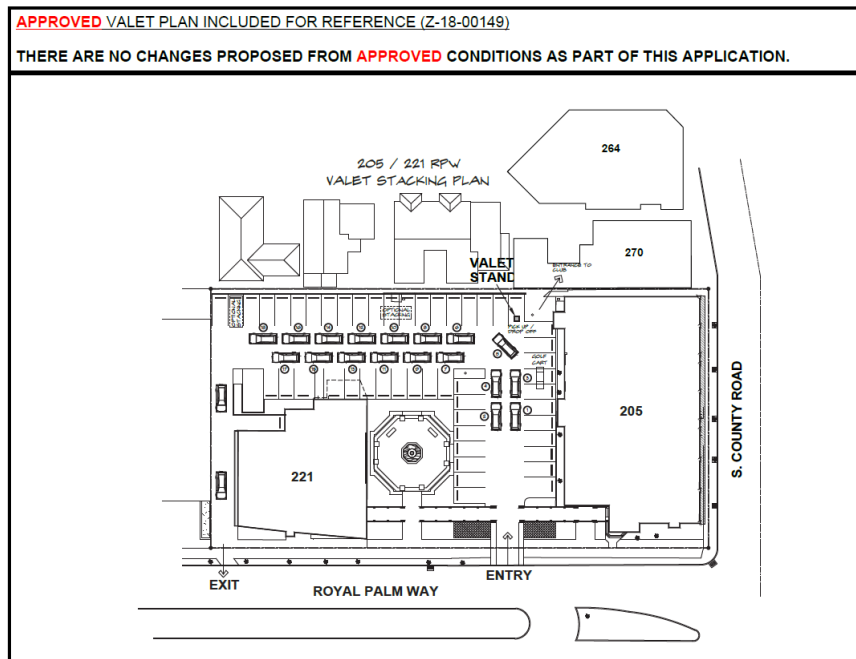
4. The Traffic Impact Analysis and Parking Evaluation and LOI mentions a lease agreement is in place between The Carriage House and the owner of the surface parking lot at 230 Royal Palm Way to provide 68 off street parking spaces. Please provide a copy of this lease agreement.
5. Please add narrative to the Traffic Impact Analysis and Parking Evaluation that provides details regarding any observed vehicle queuing and stacking concerns at the eastbound left turn lane on Royal Palm Way at the ingress driveway to the J.P. Morgan lot just west of S. County Road. The subject eastbound left turn lane also serves as the existing eastbound left turn lane on Royal Palm Way at S. County Road. Please provide additional information related to the westbound left turn into the 230 Royal Palm Parking lot.



Figure 2 - Valet Parking Travel Path during Dinner Time

6. Please provide a more detailed valet operational analysis that describes the current valet operations being implemented at The Carriage House. This should include back-up information related to the calculation of the processing rate per vehicle for drop off and pickup. This should include defining all the elements and time taken for each of the drop-off operation and pick-up operation. This should include the following:

- Exchange between valet attendant and driver/intersection delay
- Valet attendant drives vehicle from valet drop-off/pick-up area to valet parking space
- Valet attendant parks vehicle
- Valet attendant retrieves vehicle
- Valet attendant drives vehicle from parking space to valet drop-off/pick-up area
- Exchange between valet attendant and driver/intersection delay



7. The Traffic Impact Analysis and Parking Evaluation included parking utilization data collection for the existing Carriage House club membership collected on Thursday 01/25/24 through 01/27/24 from 6:00 to 10:00 p.m. A condition of approval should include an updated parking utilization study annually for a similar peak period when the membership increases by 75 members each year to reconfirm the observed maximum parking demand (0.1 space per member).