

date: February 20, 2025
to: James Murphy, Assistant Director of Planning and
Zoning, Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: 2720-2730 South Ocean Blvd 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 redevelopment of the two properties located at 2720 to 2730 South Ocean Boulevard, Palm Beach, Florida. The following are our traffic review comments based on the 01/28/25 resubmittal.

1. Please attach a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter for this redevelopment to the updated Traffic Impact Statement Appendix.

Kimley Horn and Associates, Inc.'s 12/26/24 Response: TPS approval letter is attached in the appendix of the updated report.

TCG 02/20/25 Response: Addressed. Please provide an updated version of the Palm Beach County TPS letter which reflects the 41 proposed dwelling units instead of the previously proposed 49 dwelling units.

2. Please provide a copy of the FDOT pre-application meeting letter that resulted from the pre-application meeting held on 05/23/24. This letter should provide for any conditions related to the planned site access connections to State Road A1A/South Ocean Boulevard.

Kimley Horn and Associates, Inc.'s 12/26/24 Response: Applicant is continuing to coordinate with FDOT on the issuance of the letter and it will be provided upon receipt.

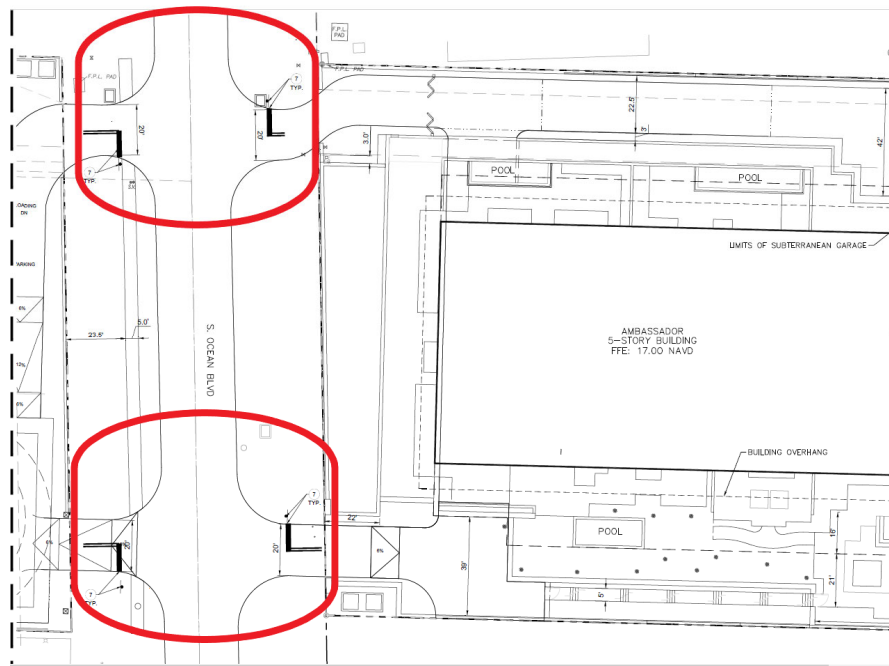
TCG 02/20/25 Response: This item is still pending. Please send letter when available.

3. Please provide a section in the traffic impact study that summarizes the development's compliance with the traffic concurrency as defined in the Town of Palm Beach Code of Ordinances Chapter 30 and the level of service standards as defined in the Town of Palm Beach Code Comprehensive Plan Transportation Element (Policy 2.1). Please use the Generalized LOS Volumes from the FDOT 2020 LOS Handbook. Please provide footnotes to the relevant tables referencing these standards/criteria.

Kimley Horn and Associates, Inc.'s 12/26/24 Response: This section has been added to the updated analysis.

TCG 02/20/25 Response: Addressed.

4. Please provide geometric design for the driveway connections to State Road A1A/South Ocean Boulevard per the design parameters outlined in the FDOT Multimodal Access Management Guidebook dated October 2023. For example, the minimum driveway width for a Type B driveway is 24' in width. The current pavement marking, and signage plans depict a 20' driveway width for each site driveway access connection.

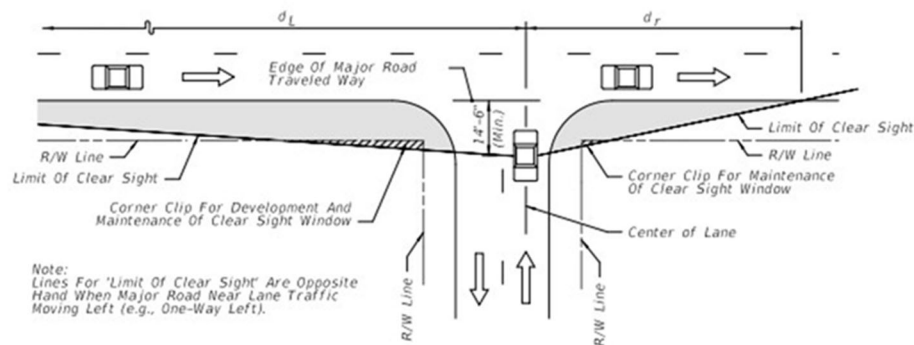


Kimley Horn and Associates, Inc.'s 12/26/24 Response: Applicant is coordinating with FDOT regarding driveway design parameters.

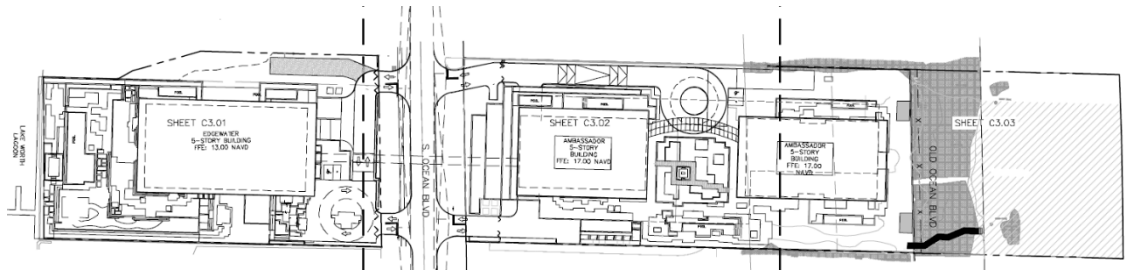
TCG 02/20/25 Response: This item is still pending. When available, please provide more details regarding the agreed-upon FDOT driveway design parameters.

5. Please provide sight visibility triangles on the site plan at each of the driveway connections to State Road A1A/South Ocean Boulevard. The sight triangles should also be depicted on the landscape plans and the pavement marking and signage plan. The sight triangles along State Road A1A/South Ocean Boulevard should meet FDOT criteria as outlined in the FDOT Design Manual (Section 212.11).

Figure 212.11.1 Clear Sight Triangles



Kimley Horn and Associates, Inc.'s 12/26/24 Response: The updated plans now include sight visibility triangles.



TCG 02/20/25 Response: Addressed.

6. Please confirm that sufficient separation is being provided between the proposed driveway connections to the 2720-2730 South Ocean Boulevard redevelopment and the adjacent development driveways.



Kimley Horn and Associates, Inc.'s 12/26/24 Response: Driveway separation is being reviewed by FDOT as part of the preapplication process. The site will be consistent in terms of driveway separation with the parameters approved by FDOT.

TCG 02/20/25 Response: This item is still pending. When available, please provide more details regarding the FDOT approved driveway separation.

7. Please confirm if valet parking will be provided for the proposed residential use. Please provide a valet parking analysis if valet parking is going to be provided.

Kimley Horn and Associates, Inc.'s 12/26/24 Response: A valet evaluation is included in the updated analysis.

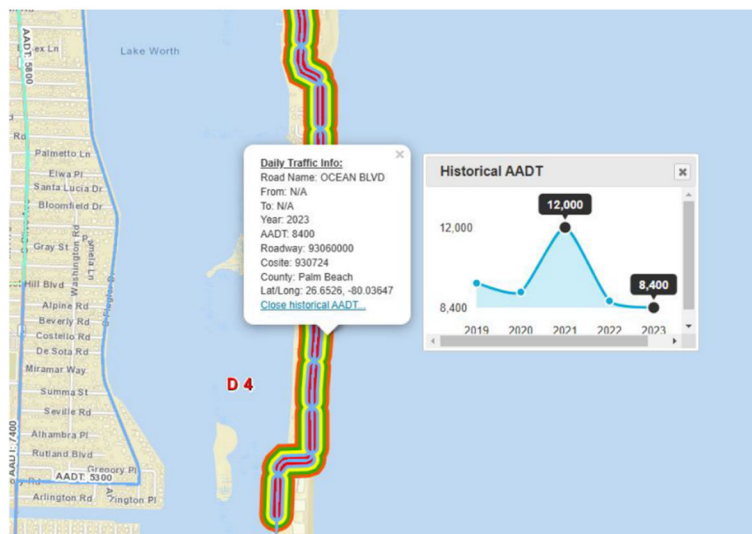
TCG 02/20/25 Response: Addressed. Please see comment #10.

8. Please confirm if the proposed redevelopment at 2720 and 2730 South Ocean Boulevard will meet the required number of parking spaces per the Town of Palm Beach Code of Ordinances.

Kimley Horn and Associates, Inc.'s 12/26/24 Response: Confirmed. Proposed Parking meets TOPB parking requirements.

TCG 02/20/25 Response: Addressed.

9. Please add a volume to capacity (v/c) column to Tables 2 and 3. Please also add a footnote to the tables that specifies that the LOS capacities were taken from the 2020 FDOT QLOS Handbook.
10. Please update the growth rate calculation for SR A1A/S. Ocean Boulevard south of Via Pelicano to include the 2024 count from the Town of Palm Beach 2024 Annual Traffic Count Report. Please also remove the 2020 traffic volume in this calculation because of the COVID-19 pandemic. The traffic volumes from the annual traffic count reports for 2022 and 2023 should be cross checked as well to see if the traffic volumes are higher or lower than the tube count volumes taken from count station 930724.



SOURCE:
FDOT
Florida Traffic Online

Growth Rate Calculation

Year	Site Location & Number SR A1A FDOT REF# 930724	Total Average
2023	8400	8400
2022	8700	8700
2021	12000	12000
2020	9100	9100
2019	9500	9500
Growth Rate	-2.89%	-2.89%

Note that calculated growth rate is negative; therefore 1% growth rate used in the calculations in Tables 2 and 3

11. The LOI and the architectural site plans indicate that there is amenity space of up to 17,240 square feet combined in the three proposed buildings. Please confirm if there will be any special events held in this amenity space. If so, please provide an additional valet parking operations analysis that covers the additional vehicles and traffic for these special events.

TOTAL	GSF (sf)	Residential (sf)	Amenity (sf)	Core (sf)	Terraces	Units	2BD	3BD	4BD	4BD+PH
MAX ZONING	257,163	216,118	17,240	23,805	72,535	49	4	14	14	9
	263,194									8

12. A condition of approval should be developed requiring the applicant to submit a supplemental traffic memorandum, including an evaluation of the proposed valet operations by no later than six months from the date the Ambassador redevelopment located at 2720-2730 South Ocean Boulevard is fully operational. The field valet queuing study should include field data collection for two days including one weekend day during the identified peak periods. Field observations of the valet operations should be denoted and included within the supplemental traffic memorandum.