



March 28, 2024

Eric Czerniejewski, P.E., ENV SP  
The Corradino Group, Inc.  
4055 NW 97<sup>th</sup> Avenue, Suite 200  
Miami, FL 33178

**RE:    260-270 South County Road / Carriage House – Response to Comments  
Kimley-Horn #140379000**

Mr. Czerniejewski:

Kimley-Horn and Associates, Inc. received the comments from March 12, 2024, regarding our Traffic Impact Analysis for the above-referenced project. The analysis has been revised to address these comments. Below are our responses to the traffic study-related comments that were issued.

**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.**

***Response: The TPS approval letter is attached to the updated report.***

**2. Please include a copy of the Architectural Site/Floor Plan prepared by Spina O'Rourke and Partners, Inc. for this development as an attachment to the updated Traffic Impact Analysis and Parking Evaluation.**

***Response: The architectural drawings included in the original approval are attached to the updated report.***

**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”.**

***Response: The Declaration of Use is attached the updated study. Item #20 on Page 6 of the Declaration restricts the number of seats at 153.***

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.

**Response:** *The lease agreement and subsequent amendment are attached to the updated report.*

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.

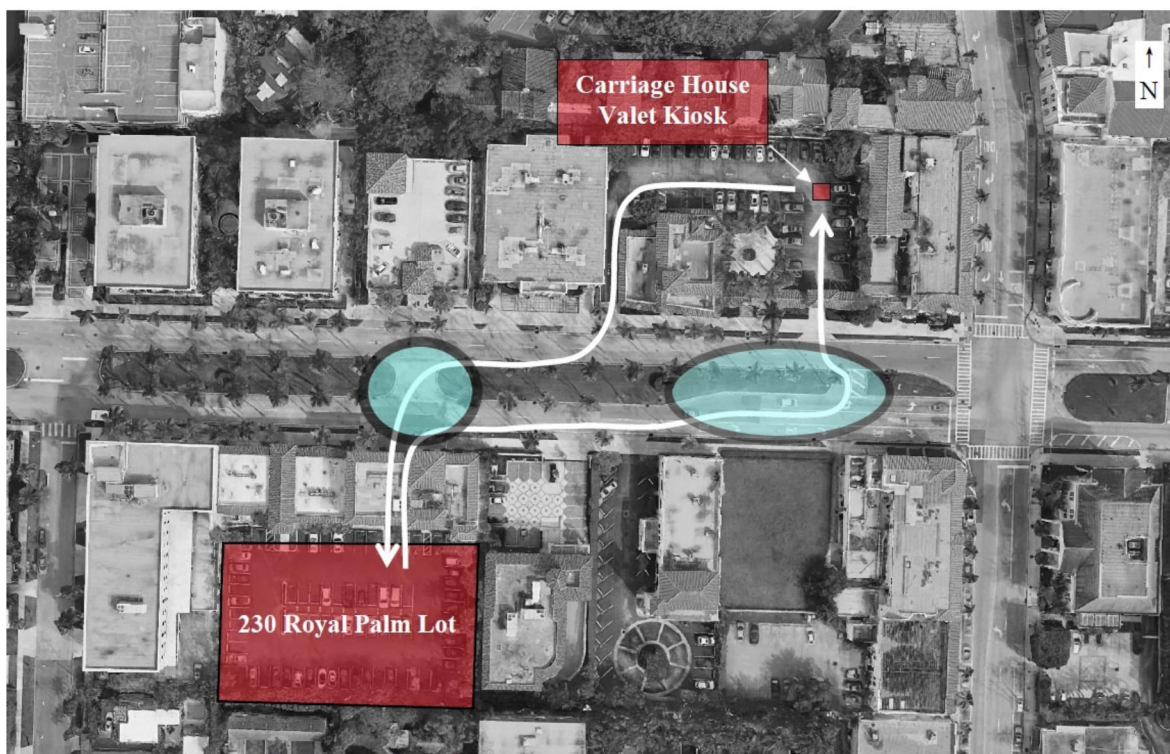


Figure 2 - Valet Parking Travel Path during Dinner Time

**Response:** *A narrative has been added to the report to describe the operational conditions at the subject turn lane and median opening during the evening hours.*

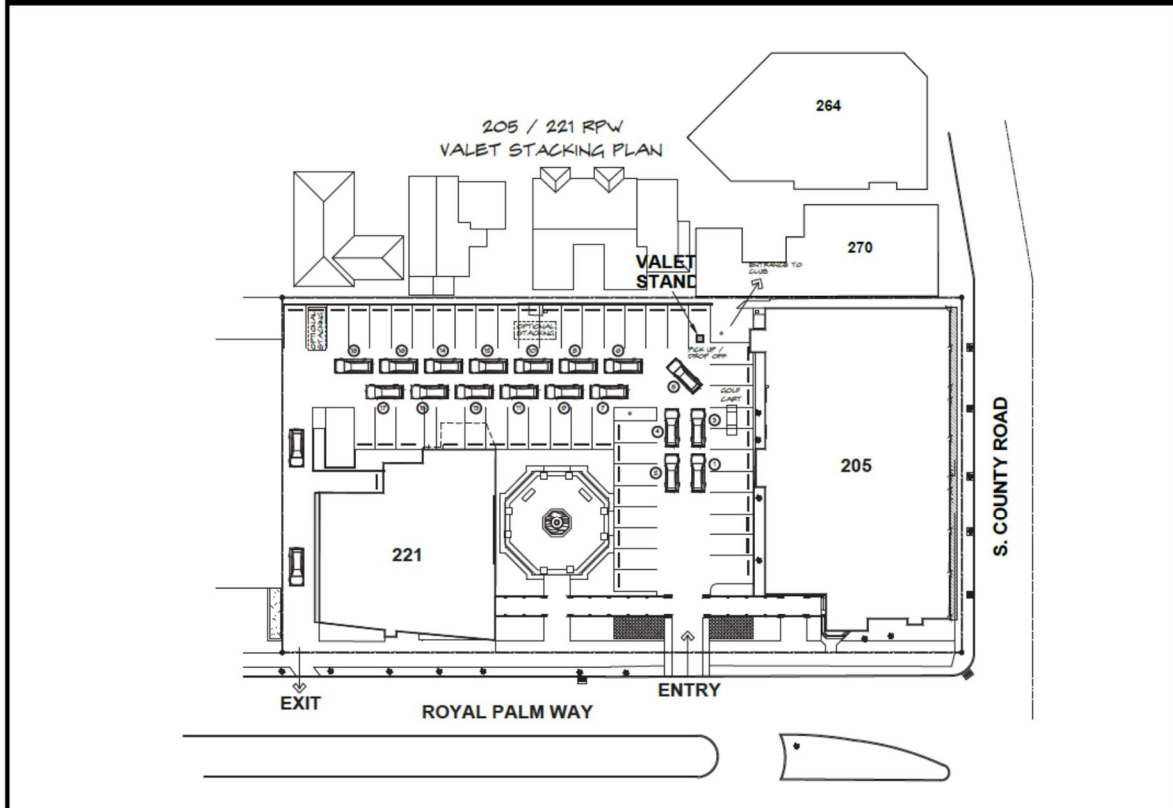
6. Please provide a more detailed valet operational analysis that describes the current valet operations being implemented at The Carriage House. This should include back-

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/pickup area
- Exchange between valet attendant and driver/intersection delay

**APPROVED** VALET PLAN INCLUDED FOR REFERENCE (Z-18-00149)

THERE ARE NO CHANGES PROPOSED FROM **APPROVED** CONDITIONS AS PART OF THIS APPLICATION.



**Response: A narrative has been added to the updated study to describe the valet circulation as it currently operates as well as the time it takes for the movements to occur. No changes to the circulating plan are proposed or anticipated as part of the membership increase.**

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).**

***Response: Noted.***

We trust that these responses to the analysis address the comments provided. If there are any additional comments or questions, please contact me via e-mail at adam.kerr@kimley-horn.com or via telephone at (561) 840-0874.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adam B. Kerr, P.E.

Transportation Engineer

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