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**Miramar Acquisition Co., LLC – Housing – Mixed Use Development  
24RVP-00050, 24RVP-00051, 24AMD-00008, 24CDP-00077 –  
Response to Parking Comments from Page Robinson**

The following memo provides responses to the certain of the comments submitted by Page Robinson (letter dated December 6, 2024) on the parking study that was completed by ATE for the Miramar Acquisition Co., LLC – Housing – Mixed Use Development Project.

**County Zoning Ordinance Parking Requirements**

*Comment:* “The ATE report undercounts the parking requirements of the existing project by misrepresenting the square footage of at least three amenities.”

*Response:* The square footages presented in this comment reflect the total floor area of the land-use. The County code states parking requirement rates based on “patron space” or “assembly space” for the restaurants and the beach club. Therefore, the County’s code parking calculations were done correctly.

**ATE Shared Parking Analyses**

*Comment:* ATE’s shared parking analysis for existing conditions resulted in different peak parking demands compared to previous submittals.

*Response:* The updated parking analysis uses updated and more accurate information compared to the 2023 study. The updates from the 2023 study are listed below:

- Retail was updated using apparel store rates rather than a shopping center rates to better reflect the current project.
- Family Dining Restaurant time-of-day factors were updated to better reflect the type of restaurant and hours.
- The Lobby Bar was updated to show that it opens at 4:00 PM
- Employee Housing parking rate was updated to match the state requirement and no longer assumes any reserved spaces.

**Refusal of Peer Review**

*Comment:* “A large portion of the County and the Applicant’s responses to appellants’ arguments are based entirely on the original reporting of ATE. What has the Applicant and County been hiding by refusing a peer review?”

*Response:* The parking study has been peer reviewed by LLG Engineers. The peer review, dated December 5, 2024, indicated that the sharking parking demand model used in the parking study provides a highly conservative forecast generated by the Resort, and the parking supply of 480 spaces would adequately accommodate the forecast peak parking demand for the Approved and Proposed Project.