

date: March 8, 2024
to: James Murphy, Assistant Director of Planning and
Zoning, Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: 219-221 Worth Avenue Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been asked to provide a traffic review of the proposed Valet Parking Analysis for the redevelopment of the commercial retail development located at 219-221 Worth Avenue in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 02/02/24 valet parking analysis resubmittal.

1. Please provide a copy of the related valet parking agreement that the Apollo Parking Lot owners have with the Town for their surface parking lot.
2. The valet parking analysis should include details of the over five hundred parking spaces provided in the Apollo parking lot and how many are reserved for valet parking spaces based on current valet parking lease agreements. This is to ensure the availability of the required number of additional valet parking spaces for the redevelopment of the 219-221 Worth Avenue site.
3. Please provide details as to what the existing fourteen parking spaces on-site will be used for (staff parking, valet parking attendees, etc.).

4. Please provide a field observation of the existing valet operations at the Apollo lot during peak times. The field observations should include documentation of the service rate during typical peak weekend time for drop off and pick up operations at the Apollo lot. The detailed valet operations for the service rate should be documented as follows:
- Arrival/Drop-off
 - Confirmation of the number of attendants at valet stand that are working the shift.
 - Time for guest to arrive, get a ticket and valet attendant to get into the vehicle.
 - Average time for valet attendant to park the vehicle per the Valet Circulation Exhibit. This includes time to utilize tandem parking spaces.
 - Departure/Pick-up
 - Confirmation of the number of attendants at valet stand that are working the shift.
 - Time for attendant to get notified and retrieve vehicle.
 - Average time for the attendant to return the vehicle to the valet stand and the guests to get into the vehicle.