

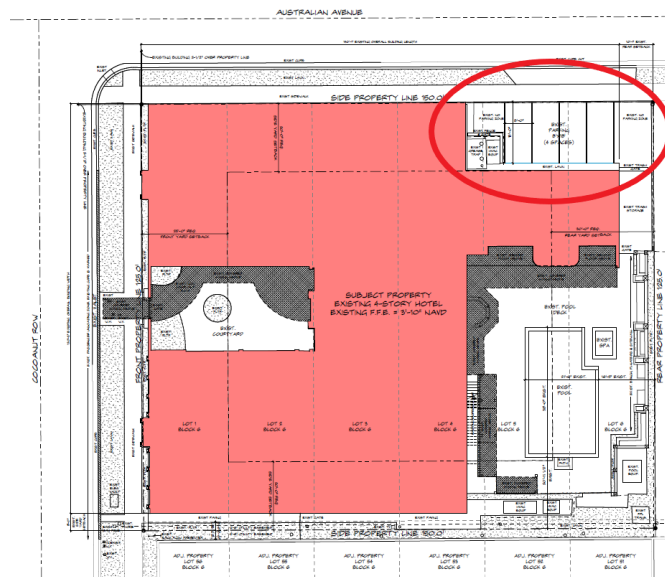
date: January 26, 2023
to: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III,
Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: Vineta Hotel Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the Traffic Generation Statement for the Vineta Hotel development located at 363 Cocoanut Row in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 01/24/23 submittal.

1. Please provide a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter for this redevelopment. This should be added as an attachment to the updated Traffic Generation Statement.
2. Please include a copy of the Site Plan prepared by Spina Orourke and Partners, Inc. for this development as an attachment to the Traffic Generation Statement.
3. Please provide additional details in the narrative of the traffic impact statement on how the trip assignment percentages were calculated. For example, were the percentages derived using information from the current 2015/2045 Southeast Florida Regional Planning Model (SERPM) version 8.524 or other method.
4. Please include a Roadway Link Analysis Test 1 & 2 Analysis section of the Traffic Generation Statement. This narrative should reference the results as provided in Tables 8 and 9.

5. Please add the following road segments to Roadway Link Analysis Test 1 and 2 Tables 8 and 9:
 - Coconut Row- Royal Palm Way to Australian Avenue (70%)
 - Coconut Row- Australian Avenue to Chilean Avenue (30%)
 - Hibiscus Avenue- Royal Palm Way to Australian Avenue (15%)
 - Hibiscus Avenue- Australian Avenue to Chilean Avenue (15%)
 - Chilean Avenue- S County Road to Hibiscus Avenue (15%)
 - Chilean Avenue- Hibiscus Avenue to Coconut Row (30%)
6. Please update the valet circulation exhibit and include separate circulation paths for ingress and egress valet parking vehicles. I think separate colors for the valet circulation paths will provide clarity to the valet circulation exhibit.
7. Please provide additional back-up information related to the calculation of the processing rate of one vehicle per every two minutes. 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
8. Please confirm where vehicles will be parked for the valet parking. The proposed site plan shows four surface parking spaces along Australian Avenue.



9. Please add a footnote to Tables 8 and 9 that references the Table numbers from Article 12 for the LOS D and LOS E Link Service Volumes.
10. 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 Vineta Hotel redevelopment 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.