

date: January 30, 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 01/27/23 resubmittal.

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.

Simmons & White's 01/27/23 Response: The County TPS letter is forthcoming.

Simmons & White's 01/30/23 Response: Attached is the TPS approval letter from PBC Traffic for the Vineta Hotel.

TCG 01/30/23 Response: Addressed.

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.

Simmons & White's 01/27/23 Response: Change made as noted.

TCG 01/30/23 Response: Addressed.

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.

Simmons & White's 01/27/23 Response: Change made as noted.

TCG 01/30/23 Response: Addressed.

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.

Simmons & White's 01/27/23 Response: Change made as noted.

TCG 01/30/23 Response: Addressed.

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%)

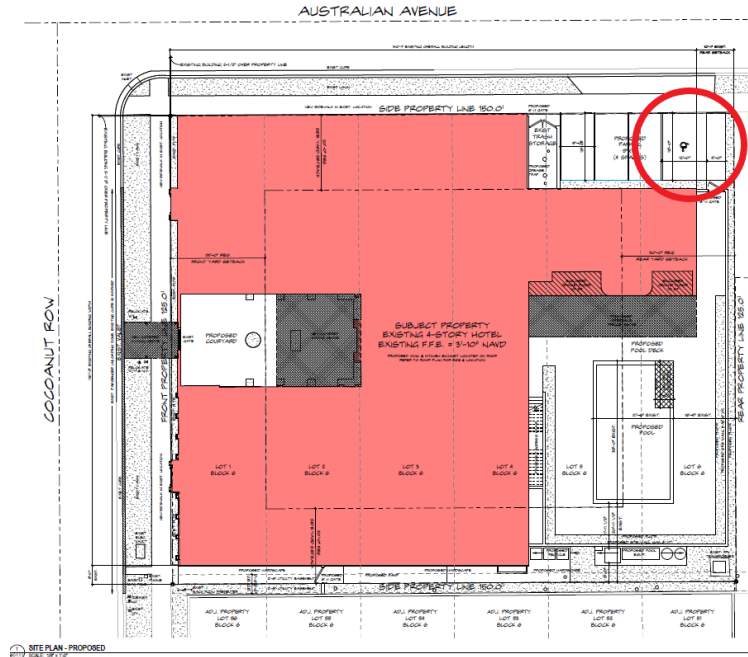
Simmons & White's 01/27/23 Response: Change made as noted.

TCG 01/30/23 Response: Addressed.

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.

Simmons & White's 01/27/23 Response: Please see the revised exhibit.

TCG 01/30/23 Response: Addressed.



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.

Simmons & White's 01/27/23 Response: Change made as noted.

TCG 01/30/23 Response: Addressed.

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.

Simmons & White's 01/27/23 Response: Comment Noted.

TCG 01/30/23 Response: Addressed.