

date: May 2, 2023
to: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III,
Town of Palm Beach
from: Eric Czerniejewski, P.E., ENV SP
subject: Mar-A-Lago Traffic Management Plan Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) provided a traffic review of the Mar-A-Lago Lago Traffic Management Plan Update related to the proposed Guardhouse Improvements at the Mar-A-Lago Club located at 1100 S. Ocean Boulevard in the Town of Palm Beach, Florida. The following are our traffic review comments based on the 04/27/23 submittal.

1. Please update opening paragraph to revise sentence three to read “The guardhouse is proposed to be located 31 feet west of the existing gate and approximately 60 feet from **S. Ocean Boulevard**. The current sentence references S. County Road.
2. Please modify the narrative descriptions of turn movements by the specific directions. For example, for Scenario 1 (page 3, paragraph 4), the narrative should mention guest traffic being restricted to **northbound** left turns on S. Ocean Boulevard at the main entrance. Similarly, when traffic is minimal **southbound** right turns into the main entrance may be permissible.
3. Please add a Roadway Characteristics section of the Traffic Management Plan that provides details of both Southern Boulevard and S. Ocean Boulevard/State Road A1A including the number of lanes, speed limit, ROW width, multimodal facilities (bicycle lanes, sidewalks), roadway ownership and other key roadway design information.
4. Please consider utilizing newer aerial images of the project study area. The aerials used as background images have construction improvements along Southern Boulevard west of Ocean Boulevard near the Mar-A-Lago entrance.

5. In the Queuing Calculations narrative, the section references certain assumptions. Please confirm what occurs when the credentials cannot be confirmed or if there is an error in the scanning of the QR Code. Does this vehicle get moved and staged to a different location or does it remain in queue at whichever entrance per the Traffic Management Plan?
6. Please update Traffic Circulation Exhibit (Event Egress Circulation Plan- Standards Procedure; Sheet 2 of 4) to reference that all vehicles will exit on to Southern Boulevard. The exhibit depicts vehicles exiting at S. Ocean Blvd. Please clarify with an exhibit revision or revision to the Traffic Management Staff note.



7. The storage length of the northbound left turn lane on S. Ocean Boulevard at the Mar-A-Lago entrance has 200 LF of storage which can accommodate approximately eight vehicles. The updated Traffic Management plan refers to additional pavement area (chevron striping) available for additional storage length for six vehicles. Please confirm if roadway modifications are being proposed to lengthen the existing northbound left turn lane an additional 150 LF. S. Ocean Boulevard/State Road A1A is a State Maintained facility and modifications to the roadway would need to be approved by FDOT.
8. The Event Summary (October 31, 2022- April 20, 2023) references statistics on the average number of guests per event. Can you confirm the number of guests at the event held the evening of April 4, 2023?
9. Please provide additional details regarding the staggering of times of arrival for guests for the larger events approaching 740 guests. Please provide details regarding these staggered times and how this will be managed.

10. Please provide a breakdown of the 2.5-minute assumption for the time it takes from when a vehicle arrives at the service point until the valet attendant parks the vehicle and is back at the service point for the next vehicle. This breakdown should include all components including travel speed from the service point to the parking space, walking/jogging speed of the valet attendant back to the service point, average distance to the available parking spaces (paved and/or unpaved), etc.
11. Please provide an updated Summary Table as provided in the original Traffic Management Plan (page 33 of the declaration of use document dated November 30, 1999).
12. The applicant should submit a supplemental traffic memorandum including a site evaluation of the proposed valet operations at the Mar-A-Lago Club for a standard event. This supplemental traffic memorandum should include field observations and a queuing evaluation for a 200-guest event, 400-guest event and/or a 740-guest event as determined by the Town of Palm Beach. The site observations should provide independent field verification of the processing time, valet service rate, average vehicle occupancy (2.5 persons/vehicle), etc.
13. Please provide a traffic operational analysis for existing AM and PM peak hour conditions and for special events at the Southern Boulevard and State Road A1A/S. Ocean Drive roundabout intersection. The Town of Palm Beach can provide recently collected intersection turning movement counts at this intersection for use in the traffic analysis.