

# THE BREAKERS – FAMILY ENTERTAINMENT CENTER

Town of Palm Beach, FL

## TRAFFIC IMPACT STATEMENT

PREPARED FOR:

The Breakers Palm Beach, Inc.  
One South County Road  
Palm Beach, Florida 33480

JOB No. 24-027

DATE: 01/30/2025

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E., on  
01/30/2025.

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the signature must be verified on any electronic copies.

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PREVIOUS TPS APPROVAL LETTER & HISTORICAL PUD INFORMATION

## 1.0 SITE DATA

The subject site is located on the east side of S. County Road south of Royal Poinciana Way in the Town of Palm Beach, Florida. A site location map is provided in Figure 1. The applicant proposes to construct a new reimagined Family Entertainment Center consisting of a 49,138 SF building. The existing Family Entertainment Center constructed in the 1960s is outdated and inadequate to serve the Breakers guests and members. The existing building consists of a full service restaurant which provides a social gathering space for different functions and special events. Additionally, the existing building supports various administrative functions including office support for the hotel and Beach Club operations.

The new proposed Family Entertainment Center will provide new entertainment options to hotel guests and members such as a bowling center, golf simulators, and a reimagined game hall experience. The new building will also include a restaurant, administrative offices, and a fitness center along with various other outdoor recreational activities. The Family Entertainment Center will only be open to hotel guests and members.

Traffic Concurrency for the overall site was addressed when the PUD was approved and Breakers has maintained the ability to substitute accessory hotel uses for other uses. Signalization improvements have also been completed previously as part of prior PUD approvals to address traffic concerns. The Family Entertainment Center is an accessory use to the overall Breakers Hotel, Golf Club, and Resort. The number of hotel guests and members are not proposed to change as part of this application. Instead, the proposed reimagined building is intended to better serve the existing guests and members. Therefore, no additional traffic impacts are anticipated as a result of this application.

## 2.0 PREVIOUS APPROVALS

The last known Palm Beach County Traffic Performance Standards (TPS) approval letter was dated December 12, 2013. The traffic statement was prepared based on renovations for the spa and fitness area that increased the floor area by 4,000 SF. The TPS letter shows the existing uses as 540 hotel rooms and 68 hotel suites. Since no additional hotel rooms were proposed as part of the spa and fitness renovation, no additional trips were generated. A copy of the 2013 TPS approval letter is provided in Appendix C.

In addition to the previous TPS approval letter, Appendix C includes information regarding the Breakers PUD from 1971 and 1972 along with Resolution No. 6-71 and subsequent resolutions. Numerous infrastructure improvements have been constructed by the Breakers in the past including widening S. County Road, adding turn lanes, signalization, pedestrian crosswalks, and many others.

### 3.0 TRAFFIC GENERATION

The traffic generated by the historically vested development has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11<sup>th</sup> Edition* and rates published by the Palm Beach County Engineering Traffic Division.

Table 1 shows the daily traffic generation associated with the vested development (608 hotel rooms) in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic to be generated by the vested development may be summarized as follows:

#### Vested Development

Daily Traffic Generation	= 4,372 tpd
AM Peak Hour Traffic Generation (In/Out)	= 252 pht (141 In/111 Out)
PM Peak Hour Traffic Generation (In/Out)	= 323 pht (165 In/158 Out)

The ITE trip generation rate incorporates restaurants, meeting rooms, banquet halls, and recreational facilities. The proposed Family Entertainment Center is an amenity exclusively for hotel guests and members. Therefore, no new trips are proposed as part of this application.

### 4.0 FAMILY ENTERTAINMENT CENTER OPERATIONS

The Family Entertainment Center (FEC) is located south of the main Breakers Hotel building south of Pine Walk and west of the Beach Club. The FEC is an amenity to the overall hotel and resort. All users of the FEC are already on the property and not traveling to the site exclusively for the FEC.

Breakers guests generally arrive via Breakers Row. Once past the gatehouse, there is a limited number of self-parking spaces available but the majority of guests valet their vehicles. The valet pick up/drop off is located at the front of the hotel underneath the porte cochere. The valet attendant then takes the vehicle and parks it in the main Central Park parking lot. An exhibit documenting the valet circulation is provided in Figure 2.

There are existing parking spaces located at Pine Walk and in proximity to the FEC. The parking spaces closest to S. County Road are typically used by Breakers Hotel employees. The parking spaces located just to the northwest of the FEC are used by guests of the Beach Club. There are some parking spaces located between the FEC and Beach Club that are used for various purposes. However, none of these spaces are used for the FEC.

A comparison of the existing and proposed interior uses of the FEC may be summarized below.

**Comparison of Uses**

Use	Existing Site Plan	Proposed Site Plan
Restaurant	4,130 SF (154 seats)	4,326 SF (154 seats)
Entertainment	2,337 SF	13,357 SF
Office	2,158 SF	3,674 SF
Bathroom	732 SF	3,065 SF
Break Room	724 SF	1,524 SF
Fitness	N/A	3,473 SF
Mechanical/Back of House	626 SF	5,753 SF
Kitchen	1,845 SF	1,986 SF
Circulation	3,024 SF	11,532SF
Bakery	N/A	857 SF
<b>Total</b>	<b>15,576 SF</b>	<b>49,138 SF</b>

## 5.0 TRAFFIC CONCURRENCY ANALYSIS

At the request of the Town, the project was reviewed to ensure consistency with Chapter 30 of the Town of Palm Beach Code of Ordinances and Policy 2.1 of the Town Transportation Element. Note the proposed redevelopment will not result in any additional traffic. However, a roadway segment analysis was performed to show the existing and future Level of Service for informational purposes. Tables 4 and 5 in Appendix B provide the roadway segment analysis for the AM and PM peak hours, respectively. The analysis is based on the two-way peak hour volumes and thresholds in the 2020 FDOT Q/LOS Tables. The analysis shows S. County Road meets the required LOS thresholds of the Town Comprehensive Plan.

## 6.0 PARKING ANALYSIS

The Site Plan for the proposed FEC renovation is included in Appendix A attached to this report. The limit of work currently consists of 56 parking spaces in addition to the FEC building. This includes the multipurpose parking spaces east of the FEC and a row of parking currently used by the Beach Club. During construction of the FEC, six spaces will be available on an interim basis. The additional 50 parking spaces will be relocated offsite temporarily during construction. The proposed limit of work will have a total of 45 parking spaces once construction is complete. The 11 space deficit will be made up for at the enlarged Central Parking lot.

A separate application to the Town has been submitted for a Central Park Garage at the current central parking lot. The existing limit of work area for the Central Park Garage consists of 550 parking spaces. The proposed Central Park Garage will consist of 849 parking spaces or an increase of 299 parking spaces. When including the 11 spaces being removed from the FEC limit of work area, the parking surplus between the two projects will be an additional 288 parking spaces.

## 7.0 MULTIMODAL TRANSPORTATION OPTIONS

An existing 5-foot sidewalk is present along both sides of S. County Road fronting the Breakers Hotel. Striped crosswalks and pedestrian signals are present at the signalized intersections of S. County Road at Royal Poinciana Way, Breakers Row, and Pine Walk. Additionally, a striped midblock crosswalk and rectangular rapid flashing beacon (RRFB) is present on S. County Road just north of Via Bethesda. No bicycle lanes are currently present on S. County Road.

Sidewalks are present on Breakers Row on both sides of the road and provide connectivity from S. County Road to the Breakers Hotel. Onsite, sidewalks are present throughout the facility.

Palm Tran Route #41 currently services the area and S. County Road. There are several bus stop locations on both the northbound and southbound directions of S. County Road fronting the Breakers Hotel property. Palm Tran Route #41 provides service connections to the north end of Palm Beach and the West Palm Beach Tri-Rail station.

As part of the proposed FEC building, a pedestrian bridge will be constructed connecting the FEC with the Beach Club which will provide safety and convenience for the hotel guests and members as opposed to walking through the surface parking lot.

## 8.0 CONCLUSION

The proposed application will not result in any additional traffic since the FEC is an amenity to the hotel and is only available for hotel guests and members.

sa: x:/docs/trafficdrainage/tis.24027





Figure 1 – Location Map  
Breakers FEC  
Project # 24-027



# BREAKERS FAMILY ENTERTAINMENT CENTER (FEC)

01/30/2025

## PROPOSED DEVELOPMENT

**TABLE 1 - Daily Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Hotel	310	608	Rooms					4,858				0			4,858	10%	486			4,372
Grand Totals:								4,858	0.0%			0			4,858	10%	486			4,372

**TABLE 2 - AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Hotel	310	608	Rooms	0.56	0.44	157	123	280	0.0%	0	0	0	157	123	280	10%	28	141	111	252
Grand Totals:						157	123	280	0.0%	0	0	0	157	123	280	10%	28	141	111	252

**TABLE 3 - PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Hotel	310	608	Rooms	0.51	0.49	183	176	359	0.0%	0	0	0	183	176	359	10%	36	165	158	323
Grand Totals:						183	176	359	0.0%	0	0	0	183	176	359	10%	36	165	158	323



Figure 2 – Traffic Circulation  
Breakers FEC  
Project # 24-027



# APPENDIX A

## SITE PLAN & SITE MAP





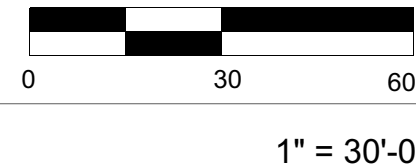
**GENERAL LEGEND**

- TRACT LINE
- LIMIT OF WORK (LOW)
- COSTAL CONSTRUCTION CONTROL LINE (CCCL)

EXISTING PARKING	
STANDARD	52 SPACES
ACCESSIBLE	4 SPACES
<b>TOTAL</b>	<b>56 SPACES</b>
INTERIM (DURING CONSTRUCTION) PARKING	
STANDARD	4 SPACES
ACCESSIBLE	2 SPACES
<b>TOTAL</b>	<b>6 SPACES*</b>
PROPOSED PARKING	
STANDARD	43 SPACES
ACCESSIBLE	2 SPACES
<b>TOTAL</b>	<b>45 SPACES**</b>

\*FOR INTERIM PARKING 50 SPACES TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

\*\*FOR PROPOSED PARKING 11 SPACES TO BE PROVIDED IN THE ENLARGED CENTRAL PARKING LOT TO BRING COUNT TO 56



FINAL SUBMITTAL

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**THE BREAKERS  
PALM BEACH**  
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SCALE: As indicated  
NOTE: DO NOT SCALE DRAWINGS. USE FIELD RED DIMENSIONS ONLY. OR MARK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
1/27/2025	FINAL SUBMITTAL

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:  
F.E.C.  
**PROPOSED SITE  
PLAN**

PROJECT #:  
22-525  
DRAWN BY:  
MU  
CHECKED BY:  
JN

DRAWING NO:  
**FEC L0-00**



ATLANTIC OCEAN



### Recreation and Amenities

- 1 The Spa
- 2 Oceanview Fitness Center
- 3 Lap Pool
- 4 Main Pool
- 5 Children's Pool
- 6 Active Pool
- 7 South Pool
- 8 Whirlpool Spas
- 9 Bungalows
- 10 Locker Facilities
- 11 Watersports
- 12 Barber Shop
- 13 Family Entertainment Center
- 14 Outdoor Sports Court
- 15 Playground
- 16 Front Lawn
- 17 Ocean Lawn
- 18 Fitness Studio (located on SE Mezzanine)

### Restaurants and Lounges

- 19 The Circle
  - 20 HMF
  - 21 The Seafood Bar
  - 22 The Beach Club Restaurant
  - 23 The Beach Club Bar
  - 24 The Ocean Grill
  - 25 The Italian Restaurant
  - 26 The Flagler Steakhouse (located at The Breakers Ocean Clubhouse)
  - 27 Echo (located a few blocks north of the resort)
  - 28 Top of the Point (located at the top of the Phillips Point building in West Palm Beach)
- For information on transportation to The Flagler Steakhouse, Echo and Top of the Point, contact the Concierge.*

### Shopping Boutiques

- 29 Match at The Breakers®
- 30 Ralph Lauren
- 31 News & Gourmet
- 32 Coconut Crew
- 33 Lilly Pulitzer® at The Breakers
- 34 Absolutely Suitable
- 35 Guerlain
- 36 Mix at The Breakers®
- 37 Signature Shop
- 38 The Beach Shop
- 39 The Sports Pro Shop (located at The Breakers Ocean Clubhouse)

### Event and Meeting Spaces

- 40 Gulfstream Meeting Room
- 41 Magnolia Room
- 42 Venetian Ballroom
- 43 Mediterranean Ballroom
- 44 Mediterranean Courtyard
- 45 South Mezzanine Meeting Rooms (located on SW Mezzanine)
- 46 Gold Room
- 47 Flagler Boardroom
- 48 Ponce de Leon Ballroom
- 49 Ponce de Leon Foyer
- 50 Front Lawn
- 51 Ocean Lawn
- 52 Ocean Terrace (located above The Beach Club Restaurant)
- 53 Ocean Gazebo & Lawn



# APPENDIX B

## TRAFFIC CONCURRENCY



TABLE 4  
TOWN ROADWAY SEGMENT ANALYSIS  
AM PEAK HOUR

2028 BUILD OUT

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 0  
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 0

ROADWAY	FROM	TO	FACILITY TYPE	2024 PEAK HOUR VOLUME	ROAD CLASS	LOS C		LOS D		LOS E		EXISTING PEAK HOUR LOS	EXISTING BCKGRD TRAFFIC	2028 TOTAL BCKGRD TRAFFIC		2028 BCKGRD LOS	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	2028 TOTAL TRAFFIC	2028 TOTAL LOS
						PEAK HOUR CAPACITY	V/C RATIO	PEAK HOUR CAPACITY	V/C RATIO	PEAK HOUR CAPACITY	V/C RATIO									
COUNTY ROAD	ROYAL PALM WAY	ROYAL POINCIANA WAY	4L ART - Undivided	821	II	983	0.84	2190	0.37	2280	0.36	C	197	1018		D	100%	0	1018	D

Notes:

2020 FDOT Q/LOS Tables utilized for LOS D thresholds  
Existing traffic volumes from 2024 Annual Traffic Count Update Report completed by Kimley Horn  
Background traffic derived from intersection development sheet of County Road at Royal Poinciana Way within the Palm Beach Synagogue traffic study dated 12/20/2024

TABLE 5  
TOWN ROADWAY SEGMENT ANALYSIS  
PM PEAK HOUR

2028 BUILD OUT

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) =0  
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 0

ROADWAY	FROM	TO	FACILITY TYPE	2024		LOS C		LOS D		LOS E		EXISTING		2028		PM PEAK HOUR			
				PEAK HOUR VOLUME	ROAD CLASS	PEAK HOUR CAPACITY	V/C RATIO	PEAK HOUR CAPACITY	V/C RATIO	PEAK HOUR CAPACITY	V/C RATIO	PEAK HOUR LOS	BCKGRD TRAFFIC	TOTAL BCKGRD TRAFFIC	2028 BCKGRD LOS	PROJECT DISTRIBUTION	DIRECTIONAL PROJECT TRIPS	2028 TOTAL TRAFFIC	2028 TOTAL LOS
COUNTY ROAD	ROYAL PALM WAY	ROYAL POINCIANA WAY	4L ART - Undivided	915	II	983	0.93	2190	0.42	2280	0.40	C	252	1167	D	100%	0	1167	D

Notes:

2020 FDOT Q/LOS Tables utilized for LOS D thresholds  
Existing traffic volumes from 2024 Annual Traffic Count Update Report completed by Kimley Horn  
Background traffic derived from intersection development sheet of County Road at Royal Poinciana Way within the Palm Beach Synagogue traffic study dated 12/20/2024

TABLE 5  
EXISTING 2024 AM PEAK HOUR PEAK SEASON  
LEVEL OF SERVICE (LOS)  
TOWN OF PALM BEACH

Location No.	Street Segment	Facility Type	2024 Peak Hour Volume	Roadway Class	LOS C		LOS D		LOS E		Existing Peak Hour LOS
					Peak Hour Capacity	v/c ratio	Peak Hour Capacity	v/c ratio	Peak Hour Capacity	v/c ratio	
1	Southern Blvd	2L ART	1,180	II	660	1.79	1,330	0.89	1,410	0.84	D
	(Just West of SR-A1A)	Undivided									
2	SR A1A	2L ART	1,230	II	660	1.86	1,330	0.92	1,410	0.87	D
	(North of Via Del Lago)	Undivided									
3	SR A1A	2L ART	821	II	660	1.24	1,330	0.62	1,410	0.58	D
	(South of Via Pellicano)	Undivided									
4	Ocean Boulevard	2L COLL	865	II	594	1.46	1,197	0.72	1,269	0.68	D
	(North of El Vedado Road)	Undivided									
5	South County Road	4L ART	821	II	983	0.83	2,190	0.37	2,280	0.36	C
	(North of Peruvian Avenue)	Undivided									
6	North County Road	4L ART	1,296	II	983	1.32	2,190	0.59	2,280	0.57	D
	(North of Breakers Row)	Undivided									
7	North County Road	4L ART	1,594	II	983	1.62	2,190	0.73	2,280	0.70	D
	(North of Royal Poinciana Way)	Undivided									
8	Cocconut Row	2L COLL	702	II	594	1.18	1,197	0.59	1,269	0.55	D
	(South of Seabreeze Avenue)	Undivided									
9	Cocconut Row	2L COLL	750	II	594	1.26	1,197	0.63	1,269	0.59	D
	(North of Whitehall Way)	Undivided									
10	Bradley Place	2L COLL	1,249	II	594	2.10	1,197	1.04	1,269	0.98	E
	(North of Royal Poinciana Way)	Undivided									
11	Royal Palm Way	4L ART	1,286	II	1,310	0.98	2,920	0.44	3,040	0.42	C
	(East of Hibiscus Avenue)	Divided									
12	Royal Palm Way	4L ART	1,401	II	1,310	1.07	2,920	0.48	3,040	0.46	D
	(West of Hibiscus Avenue)	Divided									
13	Royal Poinciana Way	4L ART	1,798	II	1,310	1.37	2,920	0.62	3,040	0.59	D
	(West of Cocconut Row)	Divided									
14	Royal Poinciana Way	4L ART	1,307	II	1,310	1.00	2,920	0.45	3,040	0.43	C
	(West of County Road)	Divided									

NOTES:

Roadway class and level of service volumes are based on the Florida Department of Transportation's 2020 Quality/Level of Service Handbook.

TABLE 6  
EXISTING 2024 PM PEAK HOUR PEAK SEASON  
LEVEL OF SERVICE (LOS)  
TOWN OF PALM BEACH

Location No.	Street Segment	Facility Type	2024 Peak Hour Volume	Roadway Class	LOS C		LOS D		LOS E		Existing Peak Hour LOS
					Peak Hour Capacity	v/c ratio	Peak Hour Capacity	v/c ratio	Peak Hour Capacity	v/c ratio	
1	Southern Blvd	2L ART	1,428	II	660	2.16	1,330	1.07	1,410	1.01	F
	(Just West of SR-A1A)	Undivided									
2	SR A1A	2L ART	1,458	II	660	2.21	1,330	1.10	1,410	1.03	F
	(North of Via Del Lago)	Undivided									
3	SR A1A	2L ART	1,099	II	660	1.67	1,330	0.83	1,410	0.78	D
	(South of Via Pelicano)	Undivided									
4	Ocean Boulevard	2L COLL	1,091	II	594	1.84	1,197	0.91	1,269	0.86	D
	(North of El Vedado Road)	Undivided									
5	South County Road	4L ART	915	II	983	0.93	2,190	0.42	2,280	0.40	C
	(North of Peruvian Avenue)	Undivided									
6	North County Road	4L ART	1,428	II	983	1.45	2,190	0.65	2,280	0.63	D
	(North of Breakers Row)	Undivided									
7	North County Road	4L ART	1,486	II	983	1.51	2,190	0.68	2,280	0.65	D
	(North of Royal Poinciana Way)	Undivided									
8	Cocoanut Row	2L COLL	762	II	594	1.28	1,197	0.64	1,269	0.60	D
	(South of Seabreeze Avenue)	Undivided									
9	Cocoanut Row	2L COLL	845	II	594	1.42	1,197	0.71	1,269	0.67	D
	(North of Whitehall Way)	Undivided									
10	Bradley Place	2L COLL	1,260	II	594	2.12	1,197	1.05	1,269	0.99	E
	(North of Royal Poinciana Way)	Undivided									
11	Royal Palm Way	4L ART	1,526	II	1,310	1.16	2,920	0.52	3,040	0.50	D
	(East of Hibiscus Avenue)	Divided									
12	Royal Palm Way	4L ART	1,654	II	1,310	1.26	2,920	0.57	3,040	0.54	D
	(West of Hibiscus Avenue)	Divided									
13	Royal Poinciana Way	4L ART	2,169	II	1,310	1.66	2,920	0.74	3,040	0.71	D
	(West of Cocoanut Row)	Divided									
14	Royal Poinciana Way	4L ART	1,325	II	1,310	1.01	2,920	0.45	3,040	0.44	D
	(West of County Road)	Divided									

NOTE:

Roadway class and level of service volumes are based on the Florida Department of Transportation's 2020 Quality/Level of Service Handbook.

**CMA INTERSECTION ANALYSIS**  
**PALM BEACH SYNAGOGUE**  
**COUNTY ROAD AT ROYAL POINCIANA WAY**

**INPUT DATA**

Growth Rate = 2.33%    Peak Season = 1.00    Current Year = 2024    Buildout Year = 2028

**AM Peak Hour**  
**INTERSECTION VOLUME DEVELOPMENT**

	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2024)	212	475	42	0	339	234	325	115	200	14	38	8
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Growth	20	46	4	0	33	23	31	11	19	1	4	1
1.0% Background Growth	9	19	2	0	14	10	13	5	8	1	2	0
Major Projects Traffic	69	2	0	0	3	19	23	19	71	0	35	9
Background Traffic Used	78	21	2	0	17	29	36	24	79	1	37	9
<b>2028 Background Traffic</b>	<b>290</b>	<b>496</b>	<b>44</b>	<b>0</b>	<b>356</b>	<b>263</b>	<b>361</b>	<b>139</b>	<b>279</b>	<b>15</b>	<b>75</b>	<b>17</b>
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>290</b>	<b>496</b>	<b>44</b>	<b>0</b>	<b>356</b>	<b>263</b>	<b>361</b>	<b>139</b>	<b>279</b>	<b>15</b>	<b>75</b>	<b>17</b>

193  
331

**PM Peak Hour**  
**INTERSECTION VOLUME DEVELOPMENT**

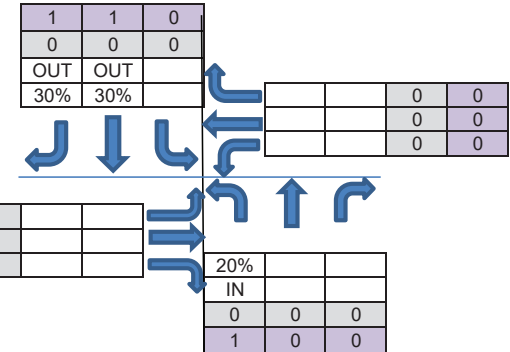
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume (2024)	217	364	32	0	502	375	200	66	228	42	87	16
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0
Background Traffic Growth	21	35	3	0	48	36	19	6	22	4	8	2
1.0% Background Growth	9	15	1	0	20	15	8	3	9	2	4	1
Major Projects Traffic	105	2	0	0	3	41	28	28	84	0	16	4
Background Traffic Used	114	17	1	0	23	56	36	31	93	2	20	5
<b>2028 Background Traffic</b>	<b>331</b>	<b>381</b>	<b>33</b>	<b>0</b>	<b>525</b>	<b>431</b>	<b>236</b>	<b>97</b>	<b>321</b>	<b>44</b>	<b>107</b>	<b>21</b>
Project Traffic	1	0	0	0	1	1	0	0	0	0	0	0
<b>Total</b>	<b>332</b>	<b>381</b>	<b>33</b>	<b>0</b>	<b>526</b>	<b>432</b>	<b>236</b>	<b>97</b>	<b>321</b>	<b>44</b>	<b>107</b>	<b>21</b>

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397

Note:  
Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%  
Major project traffic from Paramount Traffic Study

**TRIPS**

	IN	OUT
AM	2	1
PM	3	3



**BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS**

County Rd N. of Royal Poinciana Way

AM    112  
PM    137

County Rd S. of Royal Poinciana Way

AM    197  
PM    250

PM: 2 PBS Trips + 250 = 252

Royal Poinciana Way W. of County Rd

AM    282  
PM    350



# APPENDIX C

## PREVIOUS TPS APPROVAL LETTER & HISTORICAL PUD INFORMATION





**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
[www.pbcgov.com](http://www.pbcgov.com)

**Palm Beach County  
Board of County  
Commissioners**

Steven L. Abrams, Mayor  
Priscilla A. Taylor, Vice Mayor  
Hal R. Valeche  
Paulette Burdick  
Shelley Vana  
Mary Lou Berger  
Jess R. Santamaria

**County Administrator**

Robert Weisman

"An Equal Opportunity  
Affirmative Action Employer"

December 12, 2013

Mr. Paul Castro  
Zoning & Building Department  
Town of Palm Beach  
P.O. Box 2029  
Palm Beach, FL 33480

**RE: Breakers Hotel – Spa/Fitness Area Renovation  
PBC Project#: 131203  
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Paul:

The Palm Beach County Traffic Division has reviewed the traffic statement for the proposed renovation project entitled; **Breakers Hotel – Spa/Fitness Area Renovation**, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project, which involves reconstructions in the private golf club and the hotel's private beach areas is summarized as follows:

**Location:** Breakers Hotel, East side of County Road, South of Royal Poinciana Way.  
**Municipality:** Palm Beach  
**PCN#:** 50-43-43-22-24-004-0000  
**Existing Uses:** 540 Rooms and 68 Suites Hotel  
**Proposed Uses:** No additions to Rooms or Suites – Renovation of Spa/Fitness facilities for Hotel Guests only  
**New Daily Trips:** None  
**New PH Trips:** None  
**Build-out Year:** 2015

Based on our review, the Traffic Division has determined that the proposed renovation project does not involve additions to the hotel rooms, employees, or increase in memberships to the private club; therefore, no new trips are expected to be generated by the proposed redevelopment project. Hence, we have concluded, the project meets the Traffic Performance Standards of Palm Beach County. No building permits are to be issued by the Town, after the build-out date, specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030, or send me an e-mail to [matefi@pbcgov.org](mailto:matefi@pbcgov.org)

Sincerely,

Masoud Atefi, MSCE  
TPS Administrator, Municipalities - Traffic Division

MA:saf  
cc: Brian C. Johnson - DKS & Associates

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\ma\AdminApprovals\2013\131203.doc

# DKS Associates

12000 N. Dale Mabry Hwy. Suite 112  
Tampa, Florida 33618-3311

(813) 962-5959  
Fax: (813) 962-5744

Traffic . Transportation . Engineering . Planning

November 26, 2013

Masoud Atefi, MSCE  
TPS Administrator, Municipalities  
Palm Beach County Engineering—Traffic Division  
2300 North Jog Rd  
West Palm Beach, FL 33411

Re: The Breakers Hotel--Beach Club Spa/Fitness Area Renovation, Town of Palm Beach  
PCN # 50-43-43-22-24-004-0000

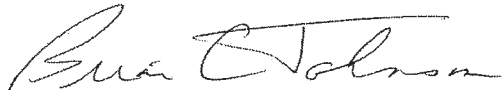
Dear Masoud:

The Breakers Hotel is seeking to amend its PUD in order to renovate the Beach Club Spa/Fitness area of the resort. Completion of the project is anticipated by the end of 2014. As a result of the proposal there will be an increase of 4,000 sf in floor area devoted to these support facilities. All of the proposed facilities involved in the renovation are provided for the exclusive use of guests at the Breakers or members of the Golf Club. The proposal will not involve any increase in the number of hotel rooms or public meeting space. Therefore it is our determination that the proposal will not result in any net increase in traffic. The attached Traffic Statement summarizes these findings.

Attached to this letter you will find a check for \$150.00 to cover the review fee. We would appreciate your review of this information to see if you concur. If so, we would appreciate you providing the Town of Palm Beach with a letter indicating the project meets the Traffic Performance Standards of Palm Beach County.

Please call if you have any questions.

Sincerely,



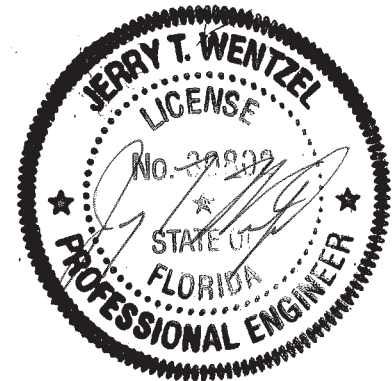
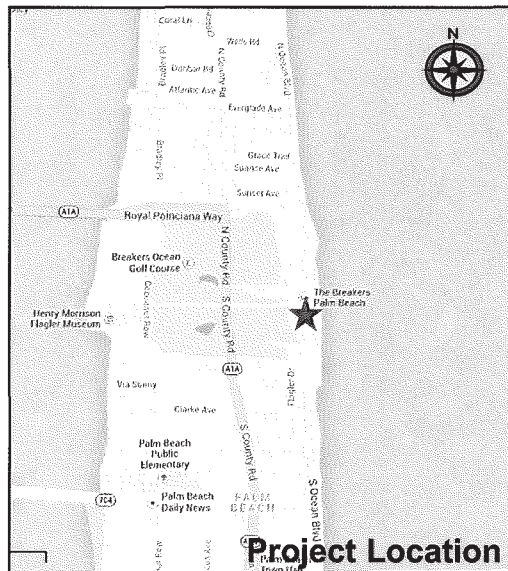
Brian C. Johnson, PTP  
Senior Transportation Engineer

cc: Jim Norquest--Gunster, Yoakley  
Cynthia Adams--The Breakers Palm Beach, Inc.

## TRAFFIC STATEMENT

### The Breakers Resort--Beach Club Spa/Fitness Center Renovation

DKS has prepared this estimate of new vehicle trips associated with the proposed renovation of a portion of the Breakers Resort in the Town of Palm Beach Florida. The Breakers is a 540 room (plus 68 suites) resort hotel located on 140 acres. Recreational amenities such as a golf course, tennis courts, beach access, and spa and fitness center are part of the existing resort. The renovation area is located just to the south of the main hotel structure. The figure below identifies the project location.



12/12/13

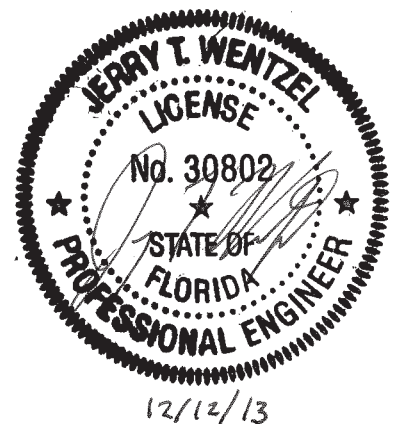
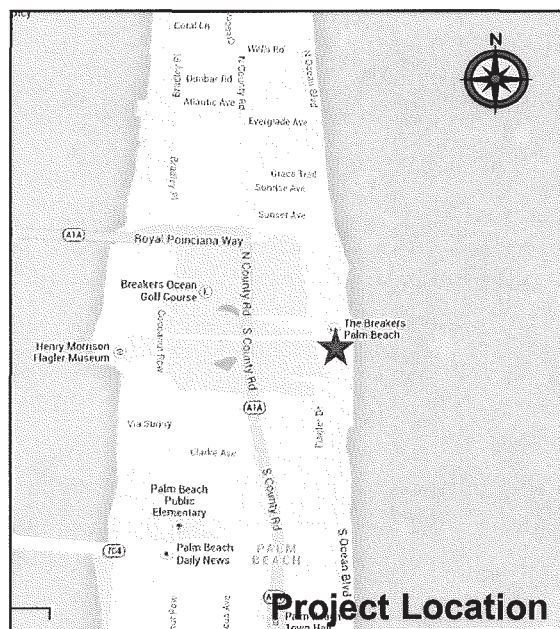
The renovation involves a portion of the existing Beach Club Spa/Ocean Terrace Fitness Center. As a result of the remodeling, a second floor pavilion area of 4,975 sf will be converted to enclosed floor area to be occupied by the Ocean Terrace Fitness Center. The 1,400 sf floor area currently occupied by the Ocean Fitness Center will be incorporated into expanded Spa facilities.

According to the ITE Report *Trip Generation*, 9<sup>th</sup> Edition, these types of facilities are considered to be part of the normal supporting services/amenities of a resort hotel. As such they are not considered to be a significant factor in the number of vehicle trips generated by the Breakers Resort. The proposal will not involve any increase in the number of hotel rooms or public meeting space. The Spa and Fitness Center are provided for the exclusive use of hotel guests and Golf Club members. Vehicle and pedestrian access to the expanded facilities will be entirely through existing facilities. Therefore, it is our determination that the proposal will not result in any net increase in daily or peak hour traffic volumes. As a result, the proposal meets the transportation concurrency requirements of the Town of Palm Beach (Sec-30-111) and Palm Beach County (Land Development Code, Article 12).

## PARKING STATEMENT

### The Breakers Resort--Beach Club Spa/Fitness Center Renovation

DKS has prepared this estimate of parking demand associated with the proposed renovation of a portion of the Breakers Resort in the Town of Palm Beach Florida. The Breakers is a 540 room (plus 68 suites) resort hotel located on 140 acres. Recreational amenities such as a golf course, tennis courts, beach access, and spa and fitness center are part of the existing resort. The renovation area is located just to the south of the main hotel structure. The figure below identifies the project location.



The renovation involves a portion of the existing Beach Club Spa/Ocean Terrace Fitness Center. As a result of the remodeling, a second floor pavilion area of 4,975 sf will be converted to enclosed floor area to be occupied by the Ocean Terrace Fitness Center. The 1,400 sf first floor area currently occupied by the Ocean Terrace Fitness Center will be incorporated into expanded Beach Club Spa facilities.

The Town of Palm Beach Parking Code requires parking for hotels on the basis of number of rooms, plus assembly area, plus restaurant seating plus floor area of accessory commercial and service uses. The proposal will not involve any increase in the number of hotel rooms, public meeting space, restaurant seating or commercial space. The Spa and Fitness Center is considered part of the normal amenities for this type of resort hotel. These facilities are provided for the exclusive use of hotel guests and Golf Club members. In addition, the peak time of daily activity patterns for the Spa and Fitness Center typically vary from those of the other uses (e.g. restaurants) in a way that does not impact the overall peak parking demands. Therefore, it is our opinion that no additional parking spaces will be required by the Town Code for the project.

A preliminary review of the development program was also performed using the procedures and characteristics of the Urban Land Institute Shared Parking Study (2<sup>nd</sup> Edition). This study identifies guest rooms, restaurant space and meeting space as the major determinants of resort hotel parking demand. None of these are being changed by this proposal. When considered as part of a mixed use development, the expected capture rate and time of day patterns of the Spa and Fitness Center will result in no increase to the peak parking demands at the resort. Therefore the ULI data confirms a determination of no increase in parking demands from the renovation project.

Based upon the Town of Palm Beach Resolution 1-98 the Breakers PUD is required to provide 1127 parking spaces. Since 1998 only two modifications have been made affecting the requirement for parking within the PUD. A new Golf and Tennis Clubhouse was approved in 2000 (Resolution 3-00) with the requirement for 80 spaces. Resolution 4-05 in 2005 provided for a reduction of 16 parking spaces. Thus the current PUD parking requirement is for a total of 1291 spaces. An inventory conducted by the Breakers indicates 1355 parking spaces are currently provided on the PUD site. Thus, according to the Town code, sufficient parking is provided.





GUNSTER

FLORIDA'S LAW FIRM FOR BUSINESS



THE BREAKERS®

PALM BEACH

WWW.THEBREAKERS.COM

# The Breakers Palm Beach

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PUD UPDATE 2018



# The Breaker PUD- 1971 & 1972

## Resolution No. 6-71

595 dwelling units requested.

- Required a density reduction from the application request by at least 20%-124 dwelling units.

Phase 1: Reduced by 45% (55 units)

Phase 2: Reduced by 11% (11 units)

Phase 6: Reduced by 20% (12 units)

Phase 8: Reduced by 15% (8 units)

Phase 9: Reduced by 30% (18 units)

Phase 10: Reduced by 20% (17 units)

3 additional units from where the applicant deems appropriate.

- Required the penetration of the north-south lateral spread of structures on the beach reduced.

- Ensured the golf course, as open space, be maintained by platting and requirement for agreement or covenant.

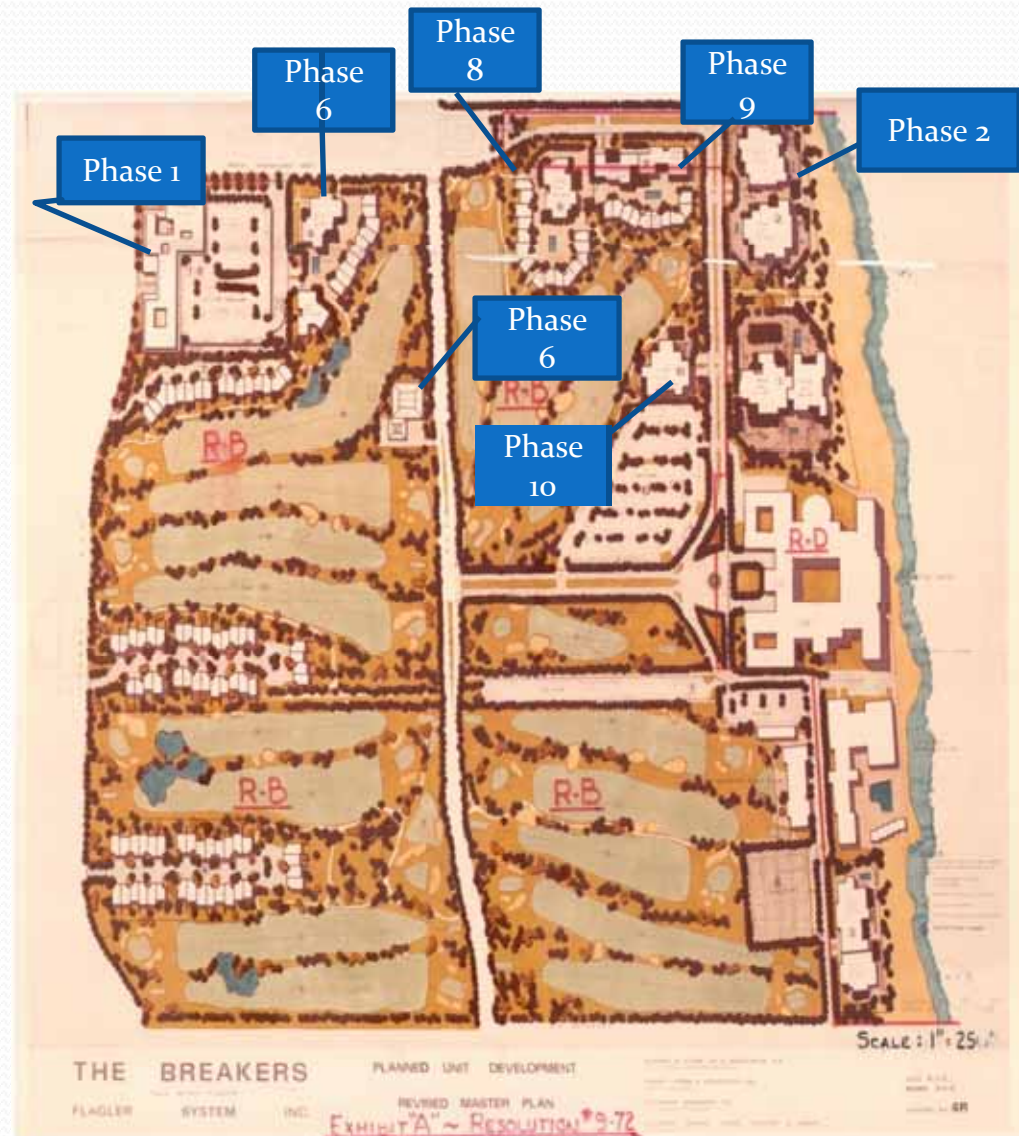


## Resolution No. 6-71

- Proposed buildings in Phases 1, 2 and 10 were reduced in size.
- The proposed buildings on the north side of the PUD (Phases 8 and 9) were not to exceed 4 stories.
- Phase 1 and 6 required to move further south.
- Required to Improve Coconut Row south of Royal Poinciana Way and County Road at the Breakers intersection.
- Required to maintain a crosswalk by Via Bethesda. Royal Poinciana Extension would be done in Phase 2.

All phases were provided deadlines for filing applications.

Phase 1: 36 months to Phase 10: 174 months.





## Resolution No. 9-72

Reduced density within the PUD. Phase 1 increased 27 units and Phases 6 and 10 decreased by 31 units.

- Provided plat language providing the golf course remain open space for 30 years.
- Provided for an apportionment of open space based upon permitted development allowed if the PUD is voided. (10,000 sq.ft. per dwelling unit)
- Building heights from 5 stories to 6 stories.
- Pine Walk required to be maintained as signalized until Phase 4 is developed at which time a subterranean crossing required. (Later eliminated)
- Provided for storm water improvements.



A decorative graphic at the top of the slide consisting of several overlapping, wavy, horizontal bands in various shades of blue, creating a sense of movement or a stylized horizon.

# Resolution No. 13-74

Town Council reaffirmed The Breakers PUD after adopting Ordinance 1-74

Entered into a declaration of restrictions with the Flagler Systems, Inc., to ensure the open space for a period of 30 years and so long thereafter as the PUD exists. If the PUD is abandoned the agreement ensures that any subsequent development based on the zoning code maintains a minimum of 10,000 square feet for each unit within the plat. The open space was required only to be used for a golf course park or other open space and no other use.

# The Breakers PUD Master Plan- 1981

- Revised master plan into 9 Priorities.
- Revised Plat to include an additional 12.64 acres of open space.
- Restricted the open space to use as a golf course or a park or other open space. Not intended to be open to the general public.
- Extended the open space to 30 years commencing March 18, 1981, or so long as the property is zoned for a PUD, whichever is greater. Ensured any subsequent development based on the zoning code maintained a minimum of 10,000 square feet of open space for each unit within the plat.



# The Breakers PUD Master Plan- 1981

- Traffic and engineering improvements and plans for alignment and storm water. This included:

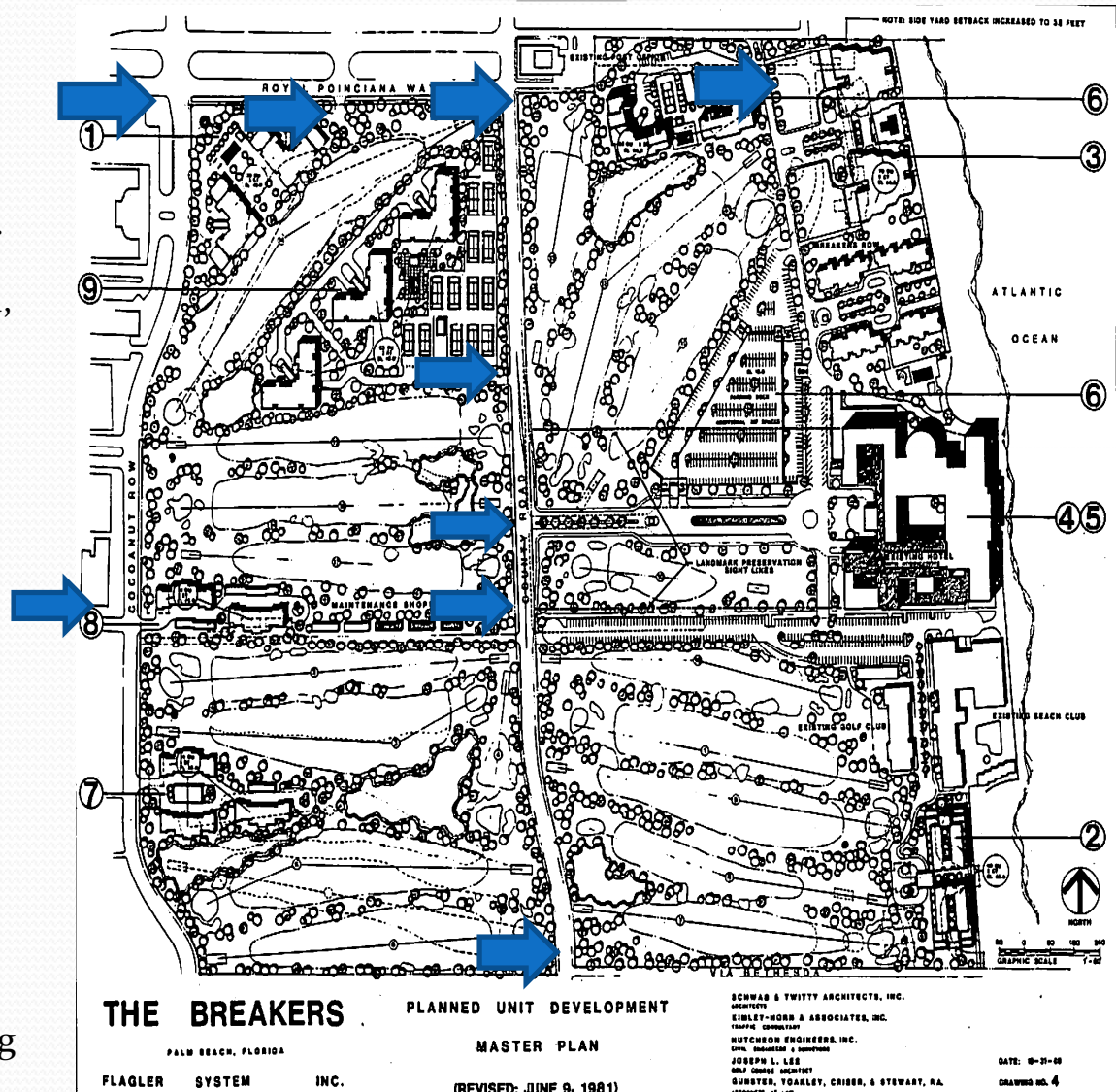
- Plans for crosswalks across County Road, realignment of Priority 1 access.
- Signalization of main County Road entrance to the Hotel.
- Priority 9 access.
- Pine Walk signalization and golf cart crossings
- Increased radius at the intersection of Coconut Row and Royal Poinciana Way.

- The Flagler Systems, Inc., was required to prepare all studies for sanitary sewer and storm sewer requirements and process outfall permits to DEP.

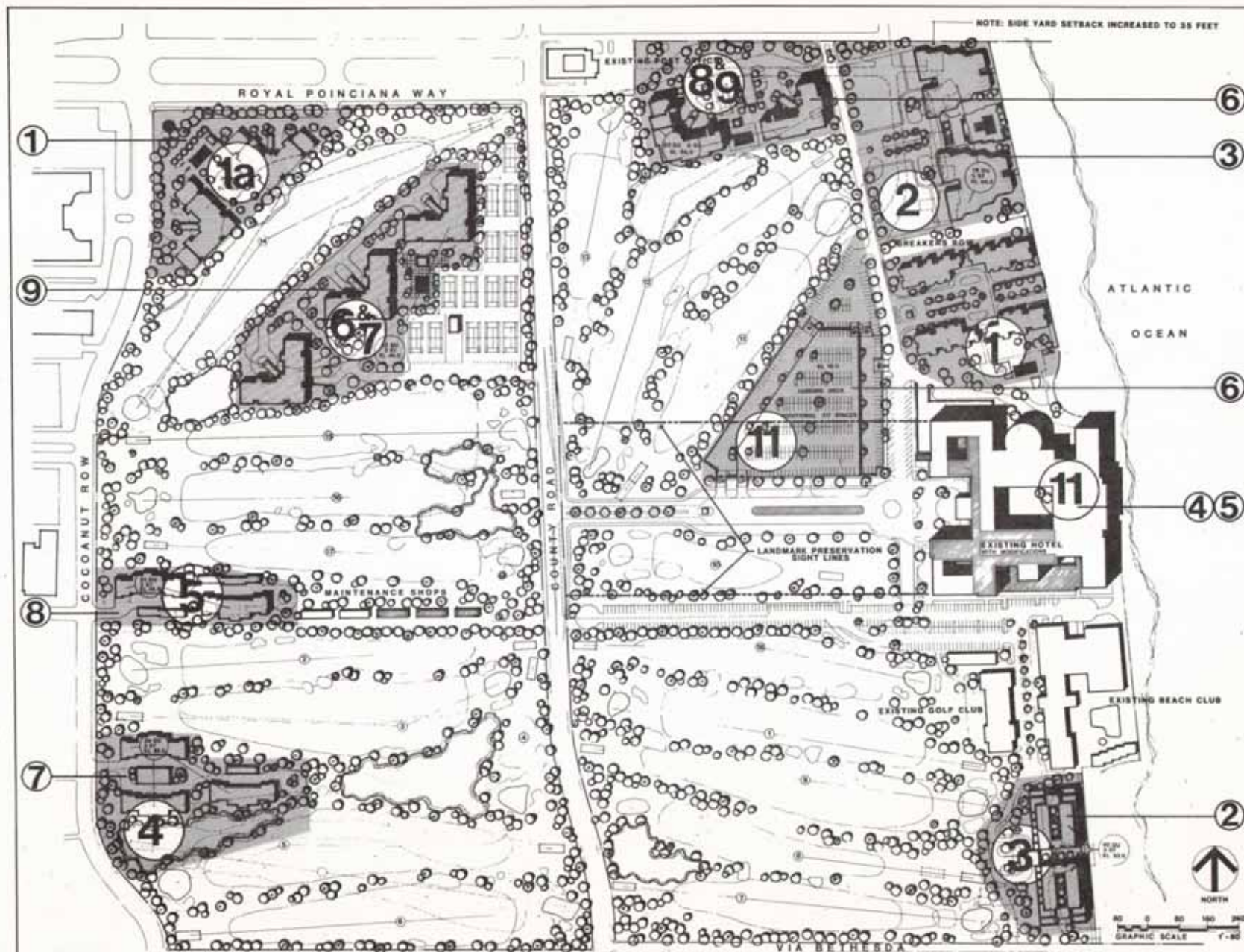
- There was to be a cost sharing between the Town and Flagler Systems, Inc., for storm water improvement.

- Fire prevention devices and additional fire safety equipment was required during Hotel renovation.

- Prohibited time shares.







# THE BREAKERS

PALM BEACH, FLORIDA

PLANNED UNIT DEVELOPMENT

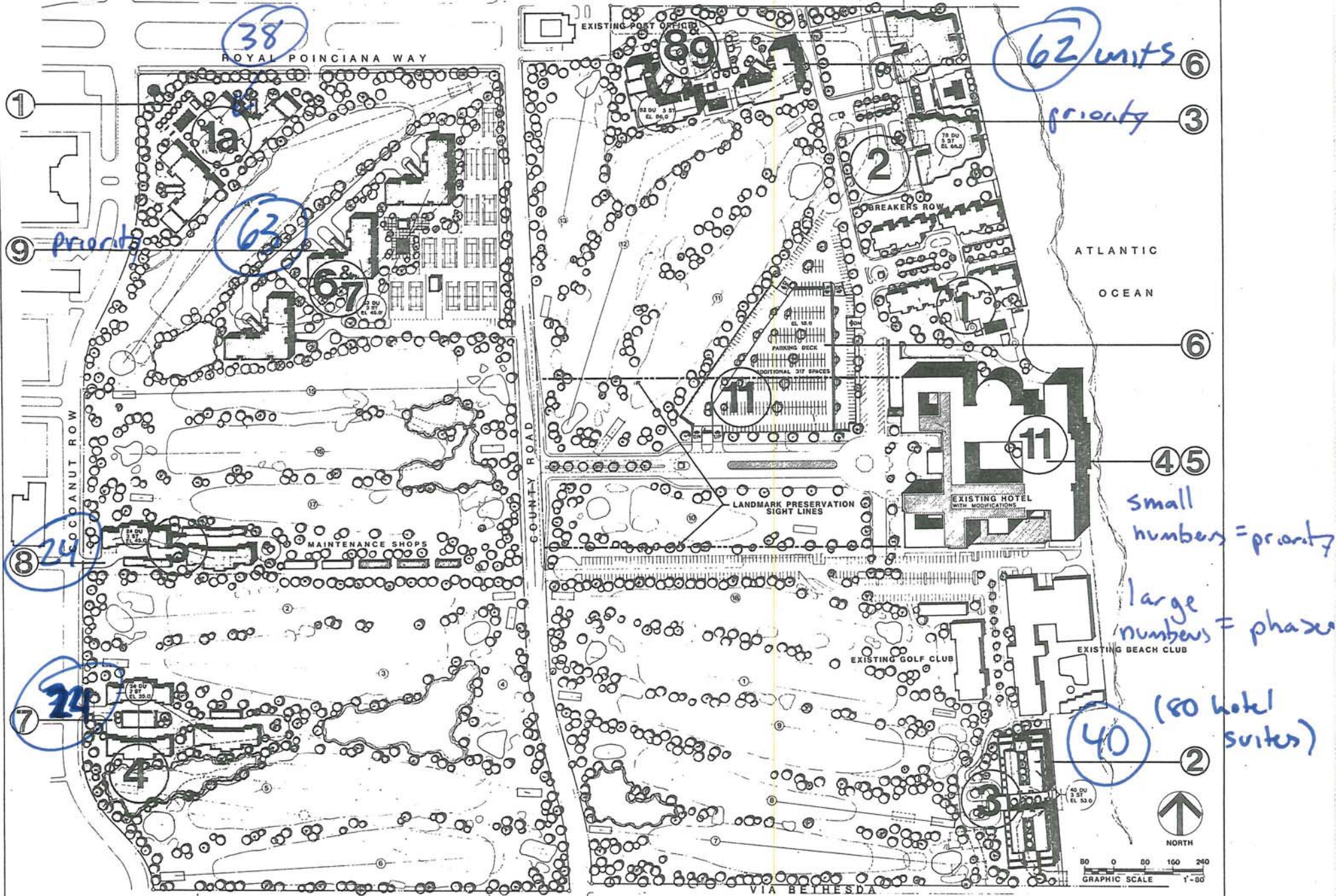
LAND USE EVALUATION

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
TRAFFIC CONSULTANT  
HUTCHESON ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
JOSEPH L. LEE

DATE: 10-31-80



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

## PLANNED UNIT DEVELOPMENT

### LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 8, 1984)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
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HUTCHEON ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
JOSEPH L. LEE  
GOLF COURSE ARCHITECT  
GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

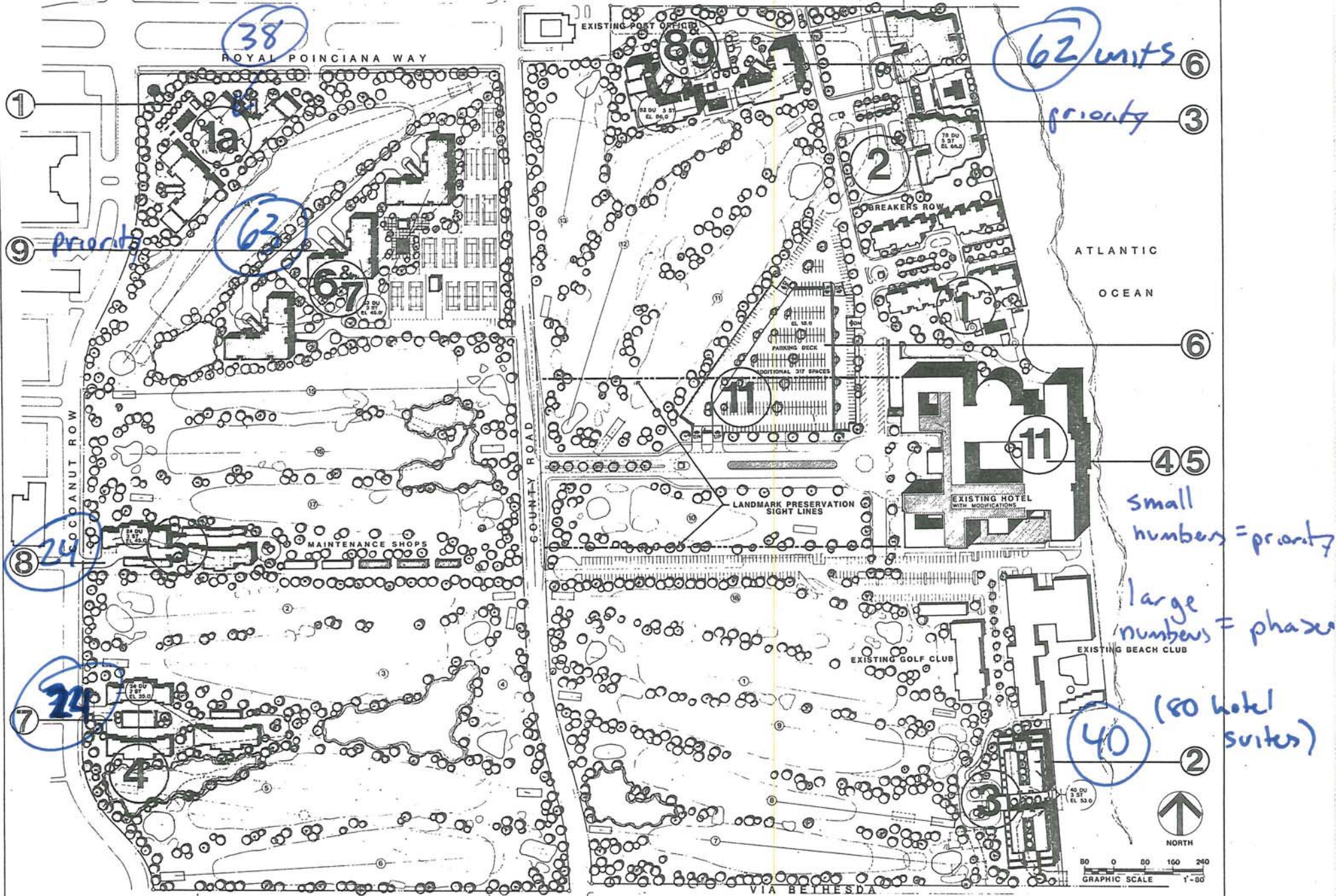
DATE: 10-31-80  
DRAWING NO. 5

# Summary of Vested Development

- \* Priority 1 – 38 residential units, 84 parking spaces, 3.36 acres.
- \* Location: NW corner of PUD, Cocoanut and Royal Poinciana Way
- \* Two 3-story buildings to average elevation of 45 feet with 84 ‘underground’ parking spaces. Pool and patio area will be provided.



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

PLANNED UNIT DEVELOPMENT

LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 8, 1984)

SCHWAB & TWITTY ARCHITECTS, INC.  
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JOSEPH L. LEE  
GOLF COURSE ARCHITECT  
GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

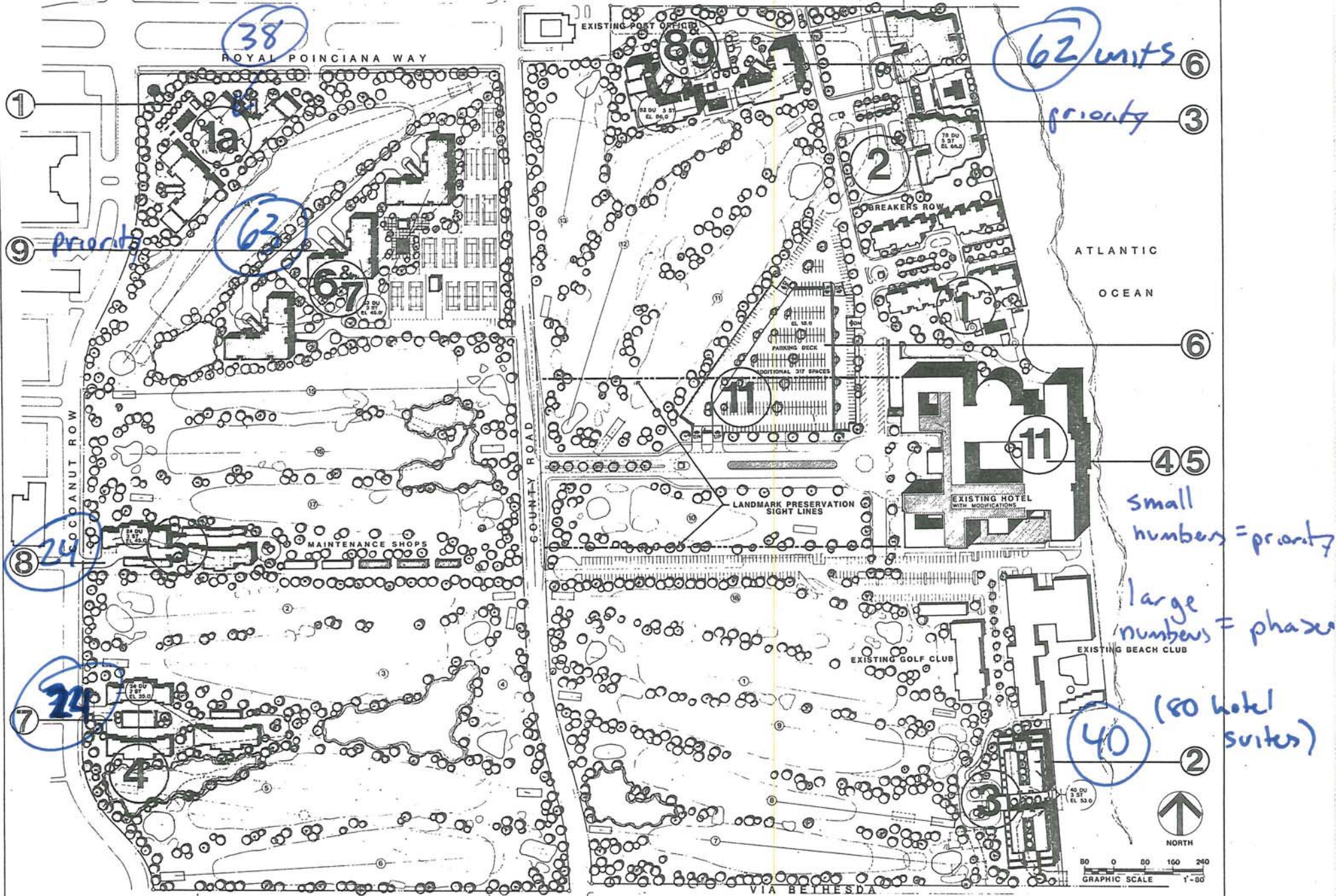
DATE: 10-31-80  
DRAWING NO. 5

# Summary of Vested Development

- \* Priority 2 – Hotel Lanai Suites – 80 hotel suites
- \* Location: SE Corner of PUD (Cottages, South Pool and Cabana Area)
- \* Two 3-story hotel buildings with 80 rooms on 2.43 acres, to elevation 53.0.
- \* 40 suites in each building.



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

## PLANNED UNIT DEVELOPMENT

### LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 8, 1984)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
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HUTCHEON ENGINEERS, INC.  
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GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

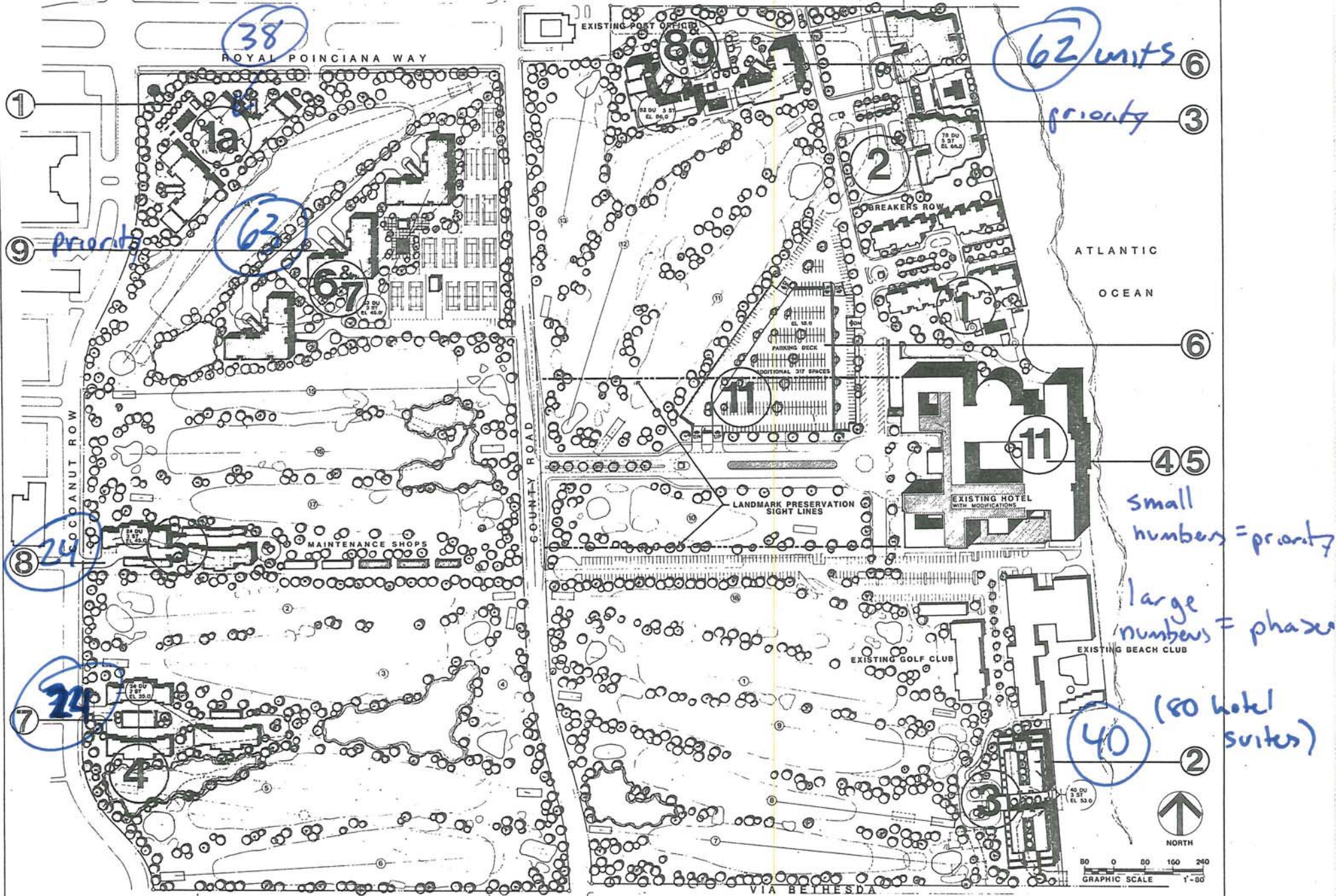
DATE: 10-31-80  
DRAWING NO. 5

# Summary of Vested Development

- \* Priority 6 – Two 5-story apartment buildings with total of 62 units at maximum elevation of 66.0'. Western building will be designed for gradual height increase from 3 stories to 4 stories to 5 stories on the Northern wing. 2.92 acres.
- \* 137 parking spaces to be provided.
- \* This development was the original trigger for the parking garage.



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

PLANNED UNIT DEVELOPMENT

LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 2, 1981)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
TRAFFIC CONSULTANT  
HUTCHEON ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
JOSEPH L. LEE  
GOLF COURSE ARCHITECT  
GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

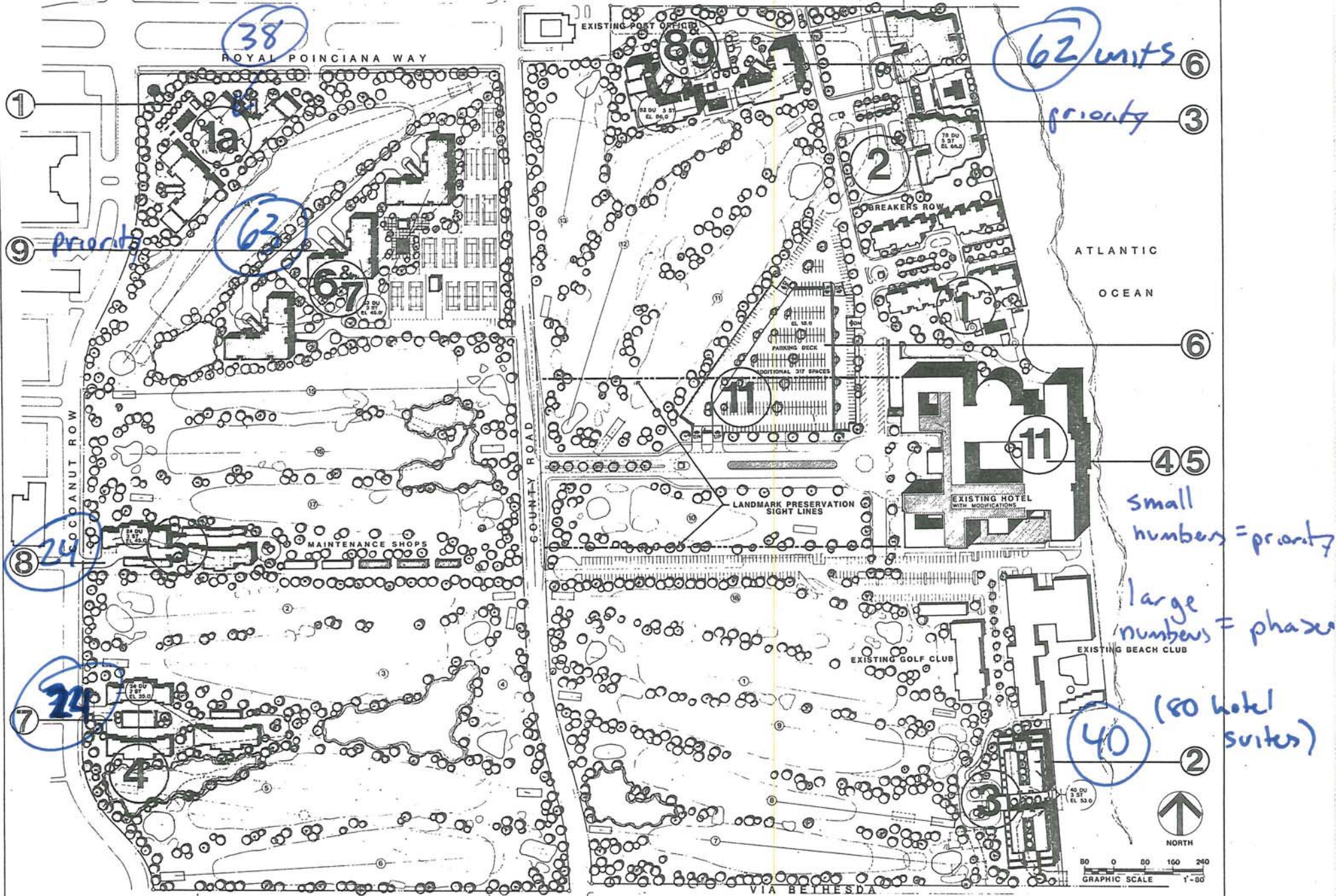
DATE: 10-31-80  
DRAWING NO. 5

# Summary of Vested Development

- \* Priority 6 – Parking Garage. 2-story parking structure with 700 parking spaces at the current parking area.
- \* Elevation of top parking deck noted at 10’.
- \* Per Landmark agreement with Town, Landmarks Preservation Commission is bound to approve this garage if configured as shown on the master plan.



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

## PLANNED UNIT DEVELOPMENT

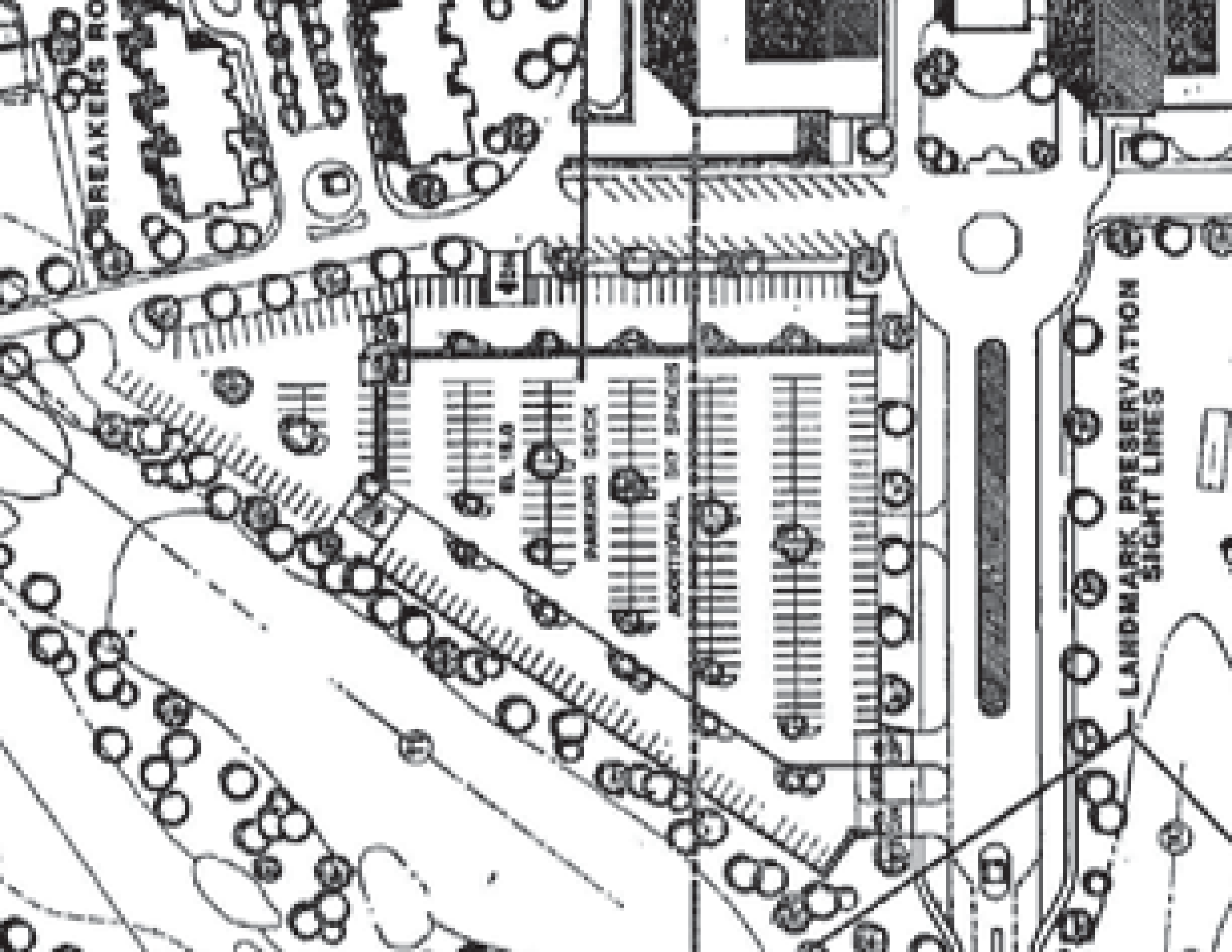
### LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 8, 1984)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
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HUTCHEON ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
JOSEPH L. LEE  
GOLF COURSE ARCHITECT  
GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

DATE: 10-31-80  
DRAWING NO. 5



BREAKERS NO

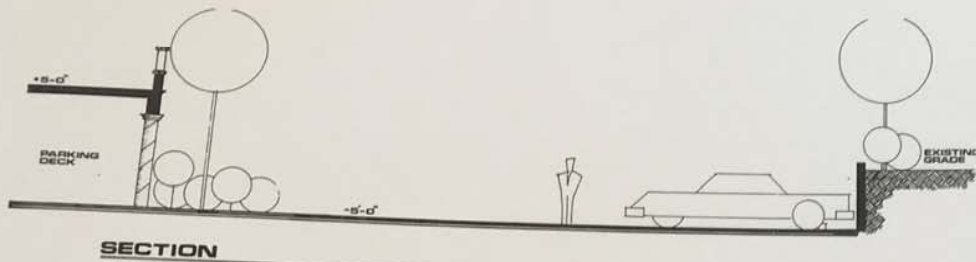
EL. 18.0

PARKING DECK

ADDITIONAL LOT SPACES

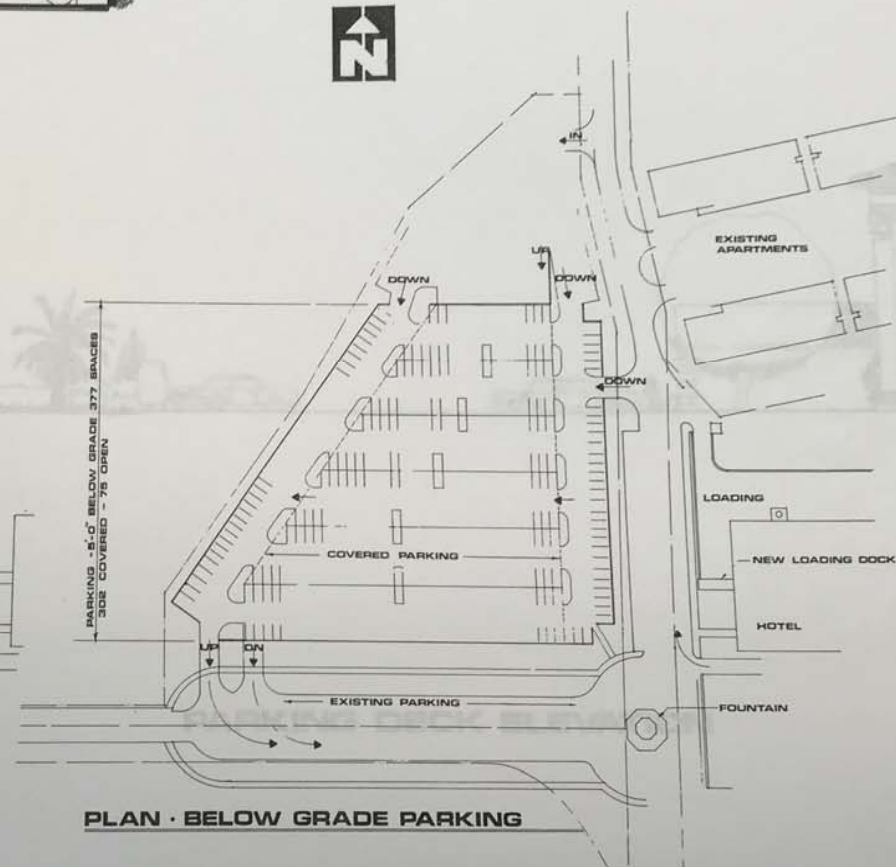
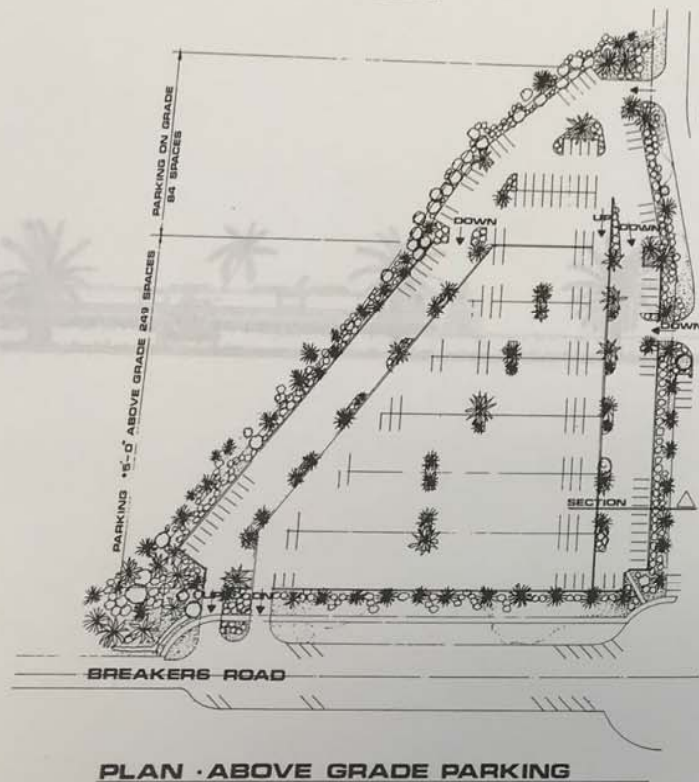
LANDMARK PRESERVATION  
SIGHT LINES



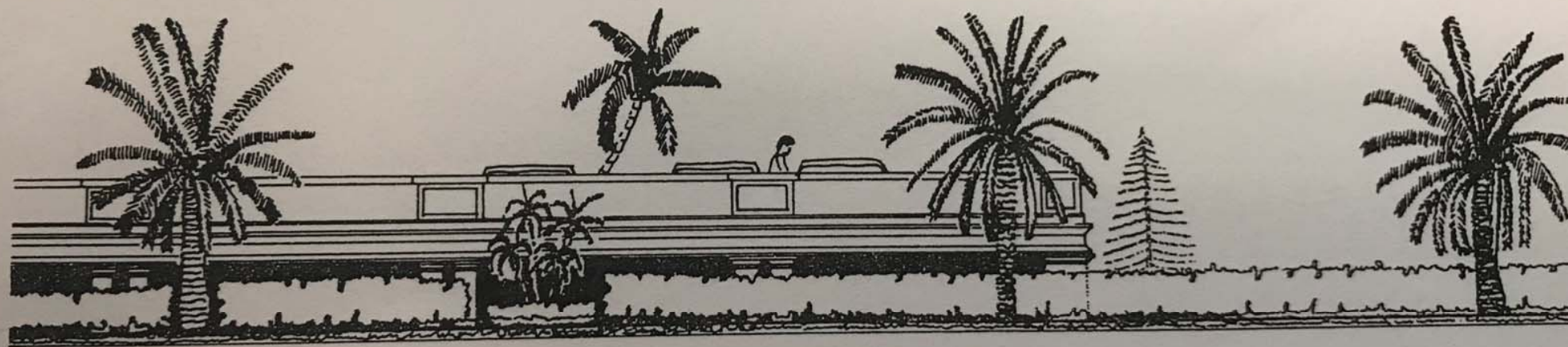


**DATA**

NUMBER OF EXISTING PARKING SPACES	393
ADDITIONAL PARKING SPACES	317
TOTAL SPACES PROVIDED	710



## PARKING DECK PLANS & SECTION



<u>Classification</u>	<u>Gross Area, Bedrooms, Dwelling Units, Spaces</u>	<u>Parking Requirement</u>	<u>Spaces</u>
Starlight Room			
Service Room - Meeting (Majority of use by Hotel Guests)	10,121 sq. ft.	1 space = 500 sq. ft.	20.24

TOTAL ADDITIONAL SPACES  
REQUIRED

=

161.04

is proposed to provide these and additional spaces in the following manner:

a) Close Pine Walk entrance to County Road and build a surface parking lot. Build 100 Spaces.	Net Increase	12 Spaces
b) Build a two level parking structure on the site of the existing main parking lot.	Net Increase	317 Spaces
TOTAL ADDITIONAL SPACES		329 Spaces

This will provide 1021 Spaces to serve the main complex.

is recognized that when future residential phases are completed that the availability of overflow spaces will be reduced, and therefore the permanent parking facilities have been increased beyond requirement.

SUMMARY OF EXISTING & PROPOSED PARKING AREAS FOR HOTEL PROPOSED COMPLEX

	<u>Proposed</u>	<u>Existing</u>
Main Lot Underground Parking	380 Spaces	---
Main Lot Upper Level Parking	320 Spaces	399 Spaces
Pine Walk, Golf & Beach Club	283 Spaces	192 Spaces
Breakers Row, Curb Parking	38 Spaces	43 Spaces
Breakers Road	---	58 Spaces
AND TOTAL	1021 Spaces	692 Spaces

is compares to required spaces of	615
Addition Phase 11 Requirement	161
Total Required	776

providing a surplus of 245 spaces.

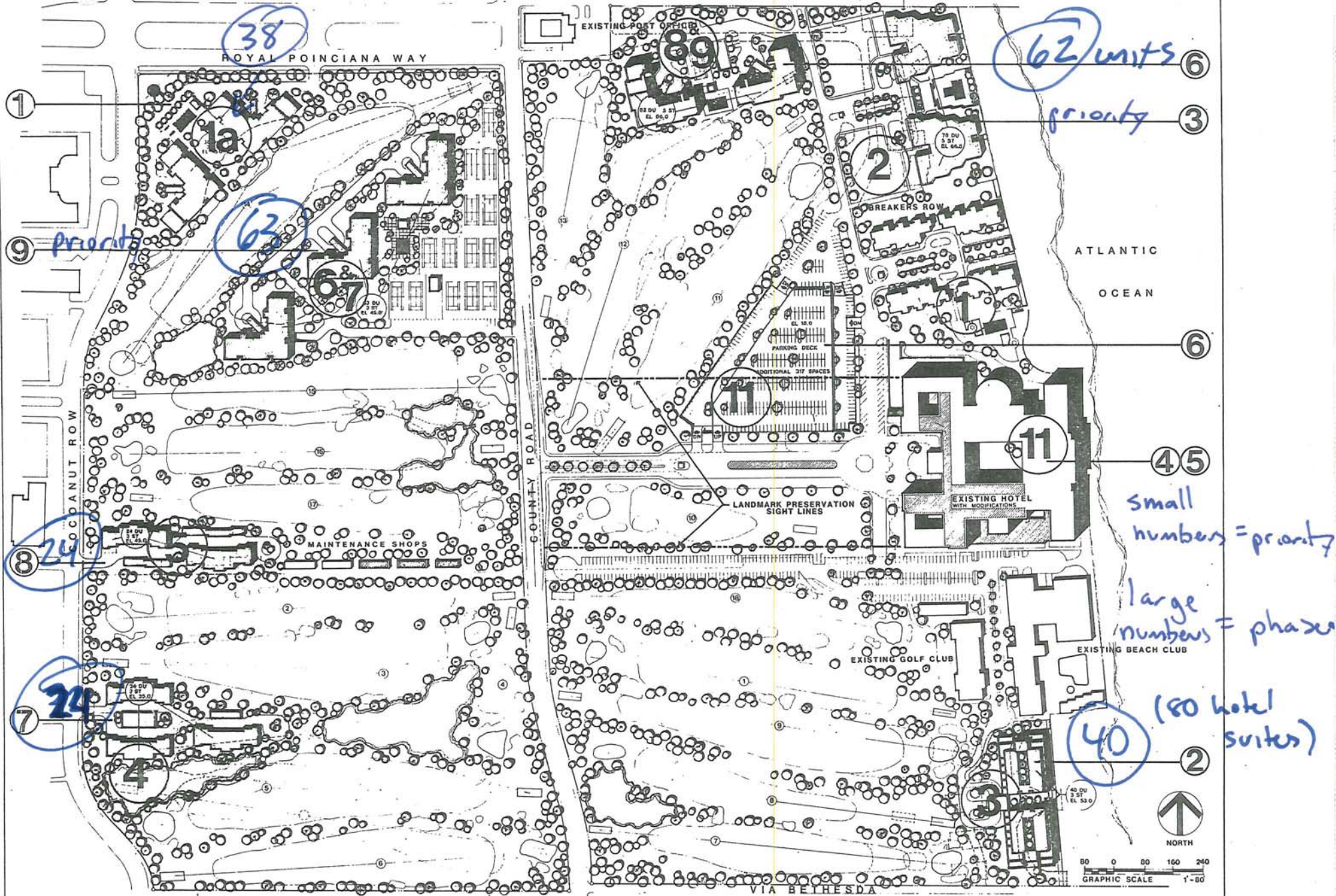
The balance of the traffic report and analysis is set forth in the following analysis of the PUD prepared by Kimley-Horn & Associates.



# Summary of Vested Development

- \* Priority 7 – 24 apartment units on 2.6 acres. Three 2-story buildings at average elevation of 35' with 54 covered parking spaces. Parking at elevation 5'.
- \* Location – SW corner of PUD near Cocoanut Row.

NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

PLANNED UNIT DEVELOPMENT

LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 2, 1981)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
TRAFFIC CONSULTANT  
HUTCHEON ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
JOSEPH L. LEE  
GOLF COURSE ARCHITECT  
GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

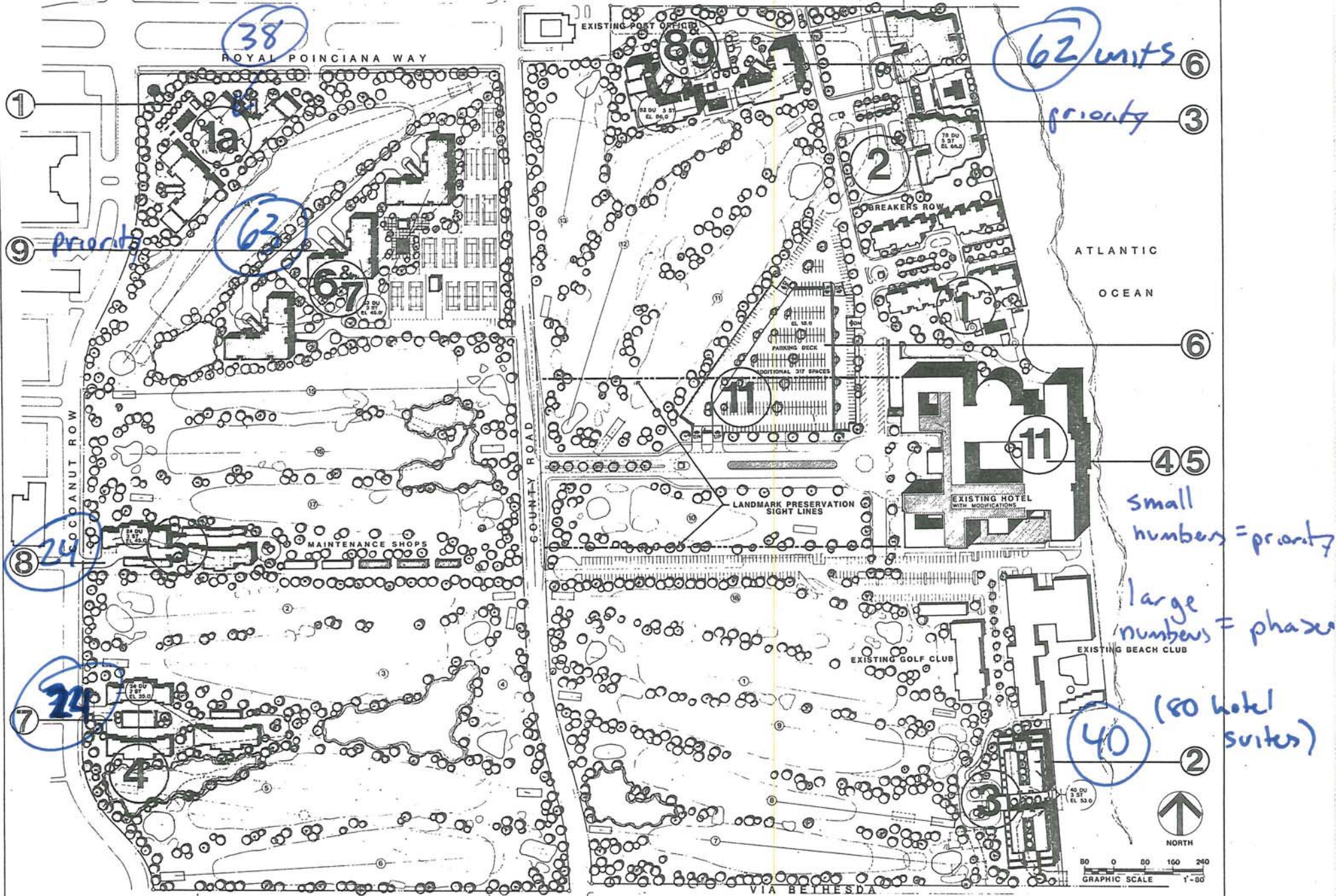
DATE: 10-31-80  
DRAWING NO. 5

# Summary of Vested Development

- \* Priority 8 – 24 apartment units on 2.0 acres. Two 3-story buildings at average elevation of 45' with 54 covered parking spaces.
- \* Location – at Pine Walk transfer station.



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

## PLANNED UNIT DEVELOPMENT

### LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 8, 1984)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
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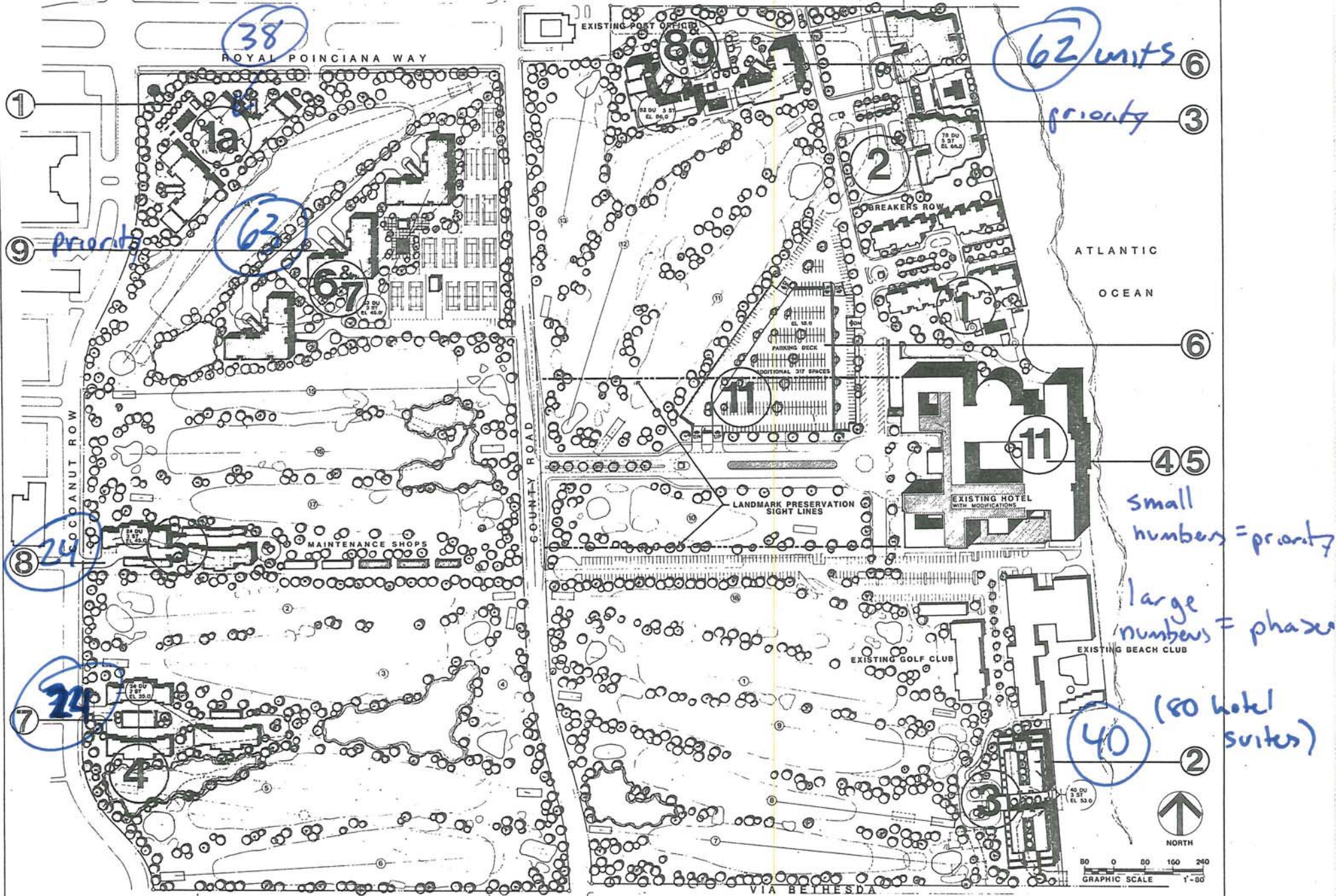
DATE: 10-31-80  
DRAWING NO. 5

# Summary of Vested Development

- \* Priority 9 – 63 dwelling units on 3.64 acres. Three 3-story apartment buildings with 21 density units in each building at elevation 45'. Total of 139 parking spaces.
- \* Location – Golf practice area.



NOTE: SIDE YARD SETBACK INCREASED TO 35



# THE BREAKERS

PALM BEACH, FLORIDA

## PLANNED UNIT DEVELOPMENT

### LAND USE EVALUATION

FLAGLER SYSTEM INC.

(REVISED: JUNE 8, 1984)

SCHWAB & TWITTY ARCHITECTS, INC.  
ARCHITECTS  
KIMLEY-HORN & ASSOCIATES, INC.  
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HUTCHEON ENGINEERS, INC.  
CIVIL ENGINEERS & SURVEYORS  
JOSEPH L. LEE  
GOLF COURSE ARCHITECT  
GUNSTER, YOAKLEY, CRISER, & STEWART P.A.

DATE: 10-31-80  
DRAWING NO. 5

# Resolution No. 17-90

- Allowed a new coffee shop.
- Provided lighting for 5 westernmost tennis courts west of County Road.
- Provided additional retail space.
- Provided a new, larger tennis pro shop.
- Extended the open space requirement for the golf course to 2019 or for as long as the property is zoned for PUD, whichever is greater.
- Agreed to an 8 year expansion of the lease to the Town of the Pine Walk Transfer Station commencing in 1990 and expiring in 1997.
- Agreed to consider possible transfer of development rights in 1992.
- Agreed to renegotiate the transfer of development rights and timing of fair apportionment of drainage improvements to the main entrance which is tied to Priority 4 in 1992.
- Allowed postponement of the following parking and roadway improvements associated with the development of Priority 4 (Hotel and parking lot improvements) until the impacts of development indicate that such improvements are needed:
  - Closing Pine Walk and eliminate the signal at County Road.
  - Widening County Road on east side to provide left and right turn lanes on County Road at the Breakers entrance and upgrade signal until impacts of development indicate that such improvements are needed.
  - Provide 70 parking space on Pine Walk with cul-de-sac.
  - Widen Breakers entrance road to four lanes and remove parking.
  - Add 200+ parking spaces in Phases 8 and 9. (Priority 6)



# Resolution No. 6-92

- Town entered into an extension of the Town waste transfer facility on the Pine walk to December 31, 2012 (later extended to 2025).
- Agreed to meet prior to 1996 on possible transfer of development rights within the PUD pertaining to certain Phases (later extended to 2024). If no agreement reached, Town required to move transfer station by December 31, 1999.
- Agreed to renegotiate the following by 1997:
  1. The possible transfer of development rights involving the part of the PUD on the southeast corner of Royal Poinciana Way and Cocoanut Row and the other Phases involving land at the west end of Pine Walk and Cocoanut Row.
  2. Timing of widening of County Road on the east side and provide left and right turn lanes on County Road at the Breakers entrance and widening of the Breakers entrance road to four lanes and removal of parking and upgrading the signal.
  3. Timing of construction of the fair apportionment of the cost of the drainage improvements at the main entrance to the Hotel on County Road.



## Resolution No. 6-92

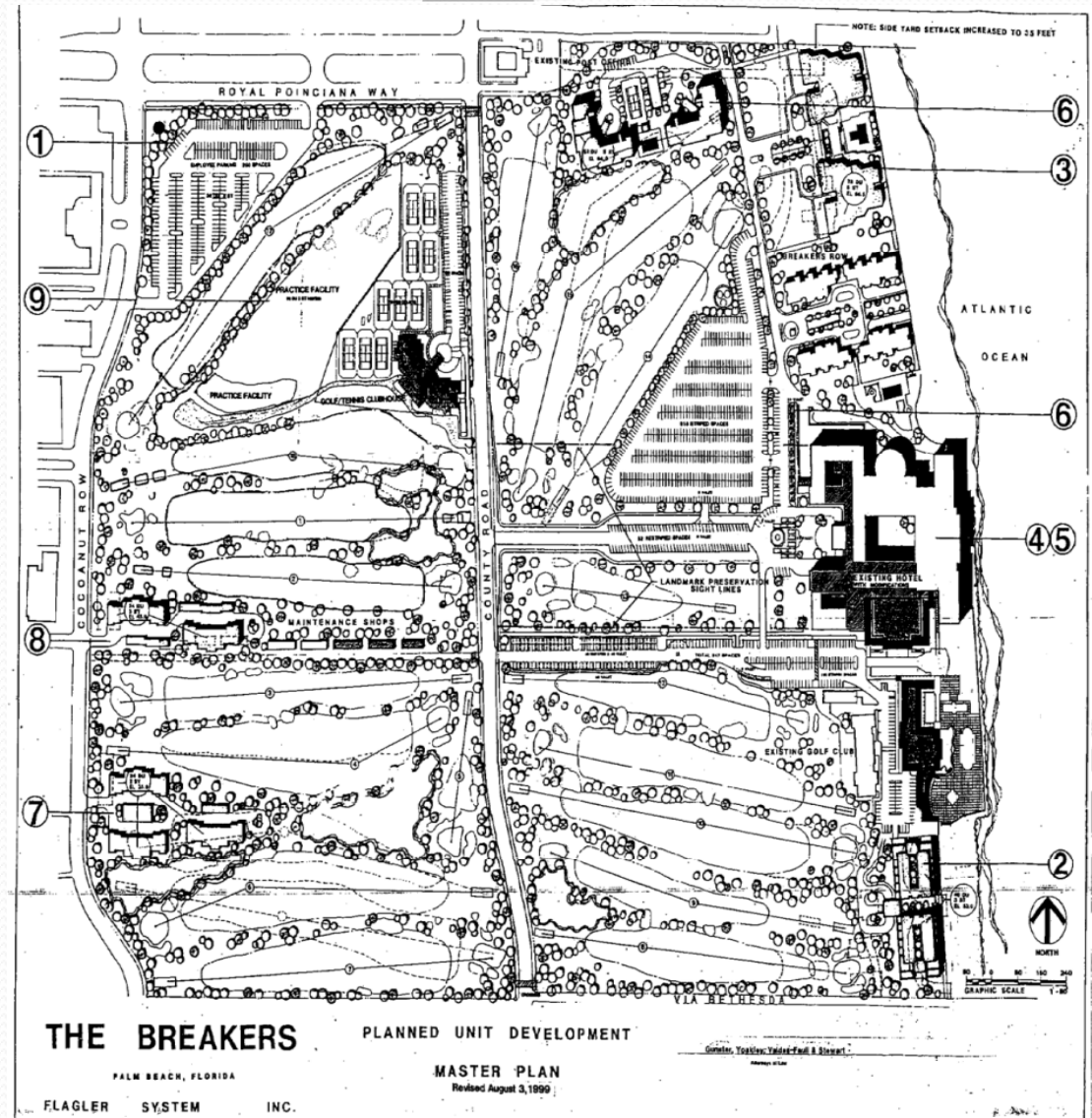
Breakers schedule for development was modified as follows:

- Priority 2-southeast corner (hotel Lanai Suites): End of 2007
- Priority 4 & 5. Hotel modifications: 2002
- Priorities 6, 7, 8 and revised 1 & 9: End of 2012

No more than one construction program shall be undertaken and completed at a time for Priorities 1,6, 7, 8 & 9

Neither Priorities 1, 2, or 9 shall be commenced until a Priority is completed.

Provided a provision to allow time extensions for Priorities. Dates of commencement to be reviewed by 1997.



# Resolution No. 1-97

- Allowed to light the 5 westernmost tennis courts within the tennis facility.
- Allowed to convert first 8,200 sq.ft. floor space into retail space.
- Agreed to maintain the golf course as greens space through 2019 or so long as the Property is zoned PUD, whichever is greater.
- Extended the lease of the Pine Walk waste transfer facility to December 31, 2012 or until the transfer of development rights for Priority 8 are considered in 1998.
- Agreed to renegotiate the possible transfer to other areas the development rights to Phase 1a and Phase 5.
- Required to do interim drainage improvements immediately. Cost to be paid for by the Breakers with credit going to final construction cost.
- Town agreed to postpone implementation of the following improvements associated with Phase 11 until impact of development indicates the need for such improvements:
  1. Closure of Pine Walk and elimination of the signal at County Road
  2. Widening of County Road on the east side to provide left and right turn lanes and an upgraded signal on County Road at the Breakers entrance.
  3. Widening of the Breakers entrance to four lanes and remove parking.
  4. Adding 200 + parking spaces at Phases 8 and 9.

Commencement dates:

Priority 2 (Southeast corner)-Before the end of 2007 (cabana location)

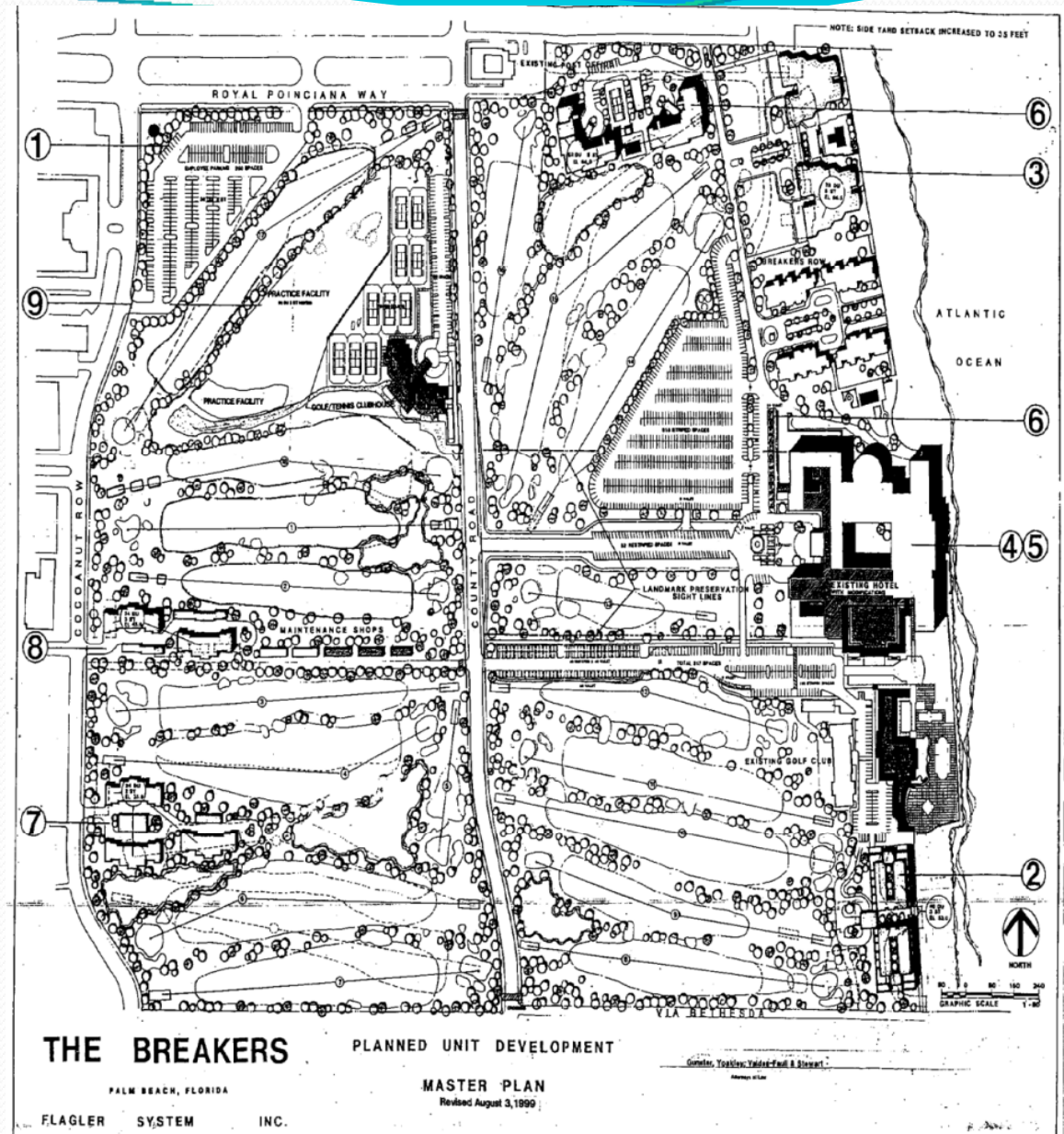
Priority 4 and 5 (Hotel modifications)  
Before the end of 2002 (completed)

Priority 6, 7 and revised 1 and 9- Before the end of 2012.

No more than one construction program shall be undertaken and completed as to Priorities 1,6,7,8 and 9.

Neither Priority 1,2 or 9 shall be commenced until the other of them is completed.

All time frames were based on the date of receipt of a building permit.



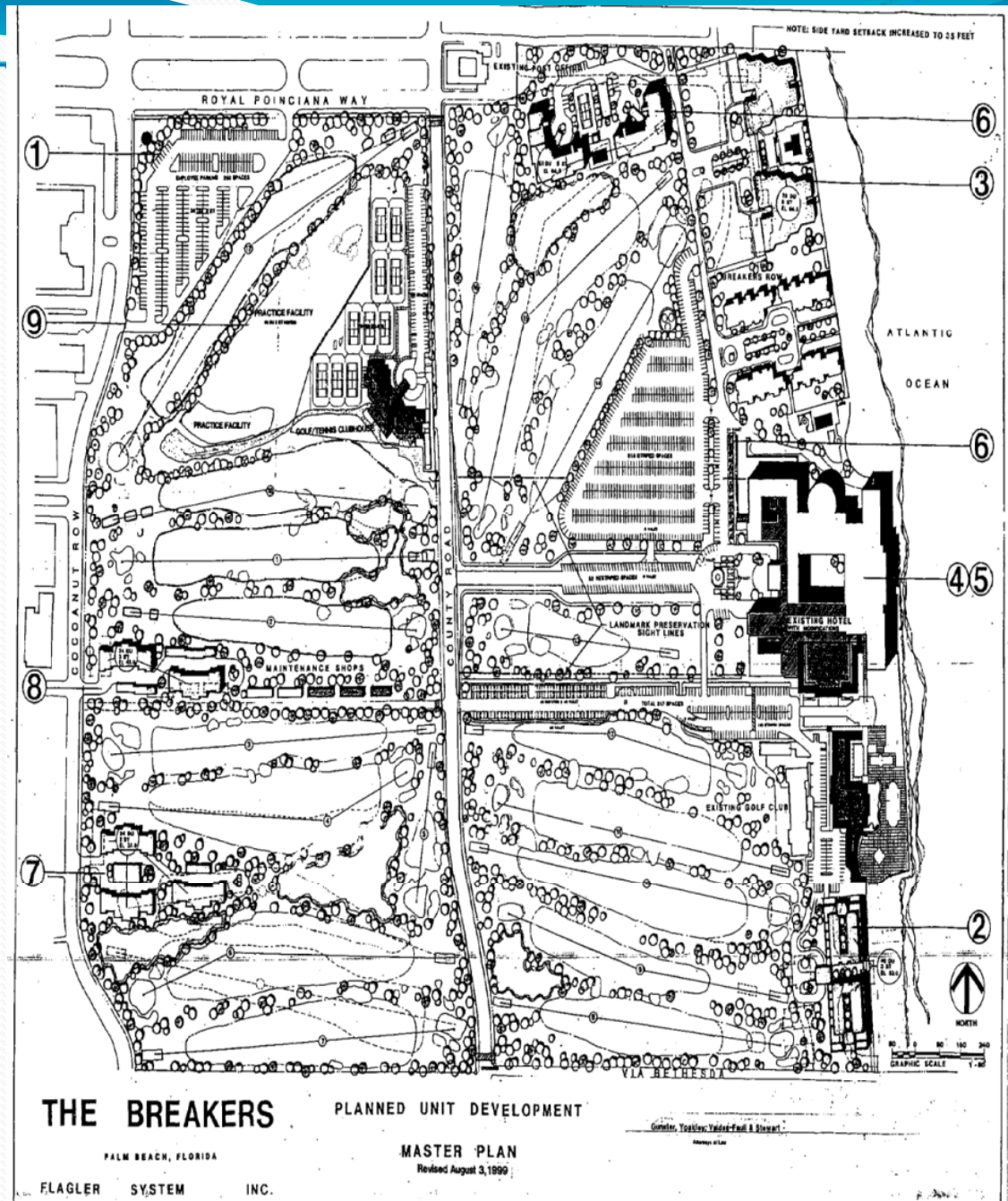


# Resolution No. 1-98

- Agreed to renegotiate all of the previous terms by 2012 (remaining terms were subsequently agreed to be renegotiated by 2024).
- Modified the PUD to demolish and reconstruct the Starlight Ballroom and basement and storage facilities and Beach Club facilities north of the horseshoe cabanas.
- Allowed approximately 20,000 sq.ft. facility with 400 indoor/outdoor dining room seats, fitness center, beauty salon, massage/treatment rooms, steam, sauna, Jacuzzis, three pools, men's and ladies' lookers, loggia and 13 cabanas.
- Allowed 15,000 sq.ft. Starlight Ballroom and 8,000 sq.ft. of pre-function area including 13,500 sq.ft. of service basement for kitchen and storage. Total 36,500 sq.ft. Net 11,621 sq.ft. reduction in hotel accessory space.
- Provided for an additional 106 off-street parking spaces over and above the 1,021 spaces (877 built) in the 1981 approval. Total 1,127 required parking spaces for the hotel operation.
- Allowed 250 of the required parking spaces to be temporarily located in a paved parking lot in Phase 1a (Priority 1). If the property is developed, the 250 required spaces would be located in the PUD at an acceptable location to the Town.
- An on-site parking and traffic circulation procedure was required to be implemented by the Breakers in accordance with the a study conducted by DKS and is required to meet all conditions of approval of SP#1-98 (approved February 9, 1998).

# The Breakers PUD Master Plan-1999 (Resolution #3-00)

- Modified the PUD master plan to redesign the golf course and included a golf and tennis club house and related facilities on the west side of County Road.
- 31,692 sq.ft. of enclosed area, 7,682 sq.ft. of covered terraces, 1,175 sq.ft. of porte cochere with 150 dining seats, 10 tennis courts (five lit) and 80 parking spaces.
- Extended the Pine Walk Transfer Station to December 31, 2025.
- Agreed to renegotiate the possible transfer of other areas in the PUD with increased building height, and development rights within all of the undeveloped phases.
- Commencement dates for undertaking the remaining development Phase (Priority) Areas were made uniform to December 31, 2025.
- Fair apportionment of drainage improvements at the main entrance to the Hotel on County Road were completed.



# Resolution No. 10-01

- Breakers allowed to relocate 149 dwelling units from Priority Areas 1 (S.E. corner of RPW and Cocoanut Row), 7 (Pasta House), 8 (Pine Walk Transfer Station) and 9 (Golf course practice range), all west of County Road to the portion of the PUD located east of County Road.
- The condition was that any proposed transfer of units within the PUD shall be evaluated by the Town to determine if the relocation is expected to result in a significant change in vehicle trip distribution on the road network from that previously contemplated in which case the units proposed for relocation shall be required to meet traffic concurrency requirements at the time of application.
- The relocation of units has to occur no later than 2024. The exact location and height of said units shall be subject to Town Council approval pursuant to an application to amend the PUD master plan.





# Resolution No. 4-05

- The applicant further agreed to maintain the golf course as green space through 2025 or for so long as the property is zoned PUD, whichever is greater.
- The drainage improvements to the Breakers main entrance were completed.
- The terms of the present lease for the Town's waste transfer station remained the same and may not be canceled prior to December 31, 2025.
- Approved the golf and tennis club house and modification and redesign of the golf course.
- The approved golf and tennis club is 31,692 sq.ft. of enclosed area, 7,682 sq.ft. of porte cochere with 150 dining seats, 10 tennis courts (5 lighted), 18 hole golf course and 80 parking spaces.
- There was no change in development commencement dates.
- Approved 20 cabanas, a 136 seat beach bar and grill, two pools, jacuzzis, a 2,535 sq.ft. locker, laundry and restroom facility at the beach club. There was a 16 parking space reduction in the cabana area. The ultimate development rights within this are as identified in the Master Plan remained unchanged (80 hotel suites or 40 multi-family units and 40 cabanas).
- 251 dwelling units remain un-built at this time. There are 540 guest rooms and 68 suites.

# Resolution 11-2014

- \* Authorized construction of the new fitness center.
- \* 4,190 (net) square feet were subtracted from surplus 11,621 square feet from Resolution 1-98.
- \* Resulting approval preserved 7,431 square feet of development for this portion of the PUD.

# Resolution 60-2016

- \* Extended commencement of development deadlines for 251 unbuilt residential units to 2050.
- \* Extended date until which golf course must remain open space until 2050.
- \* Extended lease of Pine Walk transfer station to 2050.
- \* Extended date by which units could be transferred from west of County Road to east of County Road to 2049.



# Vested Parking and Accessory Uses

- \* There are 139 available parking spaces that are not tied to future development of the residential units. These spaces are used for new restaurant seats, retail square footage, etc. Once these 139 spaces are gone we will need parking variances for non-vested development.
- \* There is 7,431 square feet of accessory space vested in the Beach Club area of the PUD.