

date: February 26, 2025

to: James Murphy, Assistant Director of Planning and
Zoning, Town of Palm Beach

from: Eric Czerniejewski, P.E., ENV SP

subject: FEC at Breakers Hotel Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to provide a traffic review of the Traffic Impact Analysis and Parking Evaluation for the redevelopment of the Family Entertainment Center (FEC) at the Breakers Hotel located at 1 South County Road, Palm Beach, Florida. The following are our traffic review comments based on the 01/29/25 resubmittal.

1. Please provide a more detailed traffic impact analysis, site traffic circulation analysis, and parking evaluation for the proposed FEC at the Breakers Hotel. This should include the following key elements at a minimum:

- Trip Generation analysis including all proposed land uses for the FEC.
- Trip Generation comparison of the historical PUD approval of the overall Breakers Hotel development parcel.
- Traffic Analysis during all relevant peak periods at the Breakers Hotel ingress egress driveway connections. This should include the following locations:
 - S. County Road and Pine Walk (signalized)
 - S. County Road and Breakers ROW (signalized)
 - S. County Road and Royal Poinciana Way (signalized)

Current peak season manual turning movement counts should be utilized in this intersection analysis.

- Parking analysis including all proposed land uses for the FEC.
- Parking comparison of the historical PUD approval of the overall Breakers Hotel development parcel.
- Site evaluation of the internal traffic circulation for the proposed FEC.

Simmons and White's 01/29/25 Response: The traffic study has been revised and expanded to include additional traffic analysis and discussion regarding the proposed application, traffic circulation, and parking.

TCG 02/26/25 Response: This item is still pending. Although the existing and future FEC will be an amenity for the overall hotel and resort, there should be a trip generation comparison to the changes to the uses included in the FEC. Please provide a trip generation for the comparison of uses included in the Table in Section 4.0 (FEC Operations).

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
Total	15,576 SF	49,138 SF

2. Please provide a copy of the Palm Beach County Traffic Division Traffic Performance Standard approval letter for this redevelopment.

Simmons and White's 01/29/25 Response: The most recent TPS approval for the Breakers is attached. Due to the FEC being an amenity of the overall hotel, no additional traffic will be generated. No additional hotel rooms or members are proposed as part of this application.

TCG 02/26/25 Response: This item is still pending. Please provide documentation from Palm Beach County Traffic Engineering Division confirming that a new TPS letter will not be required.

3. Please provide a section in the traffic impact study that summarizes the development's compliance with the traffic concurrency as defined in the Town of Palm Beach Code of Ordinances Chapter 30 and the level of service standards as defined in the Town of Palm Beach Code Comprehensive Plan Transportation Element (Policy 2.1). This should include a road segment link analysis of South County Road between Royal Poinciana Way and Royal Palm Avenue. Please use the Generalized LOS Volumes from the FDOT 2020 LOS Handbook. Please provide footnotes to the relevant tables referencing these standards/criteria.

Simmons and White's 01/29/25 Response: A section summarizing Town concurrency is now included in the traffic study.

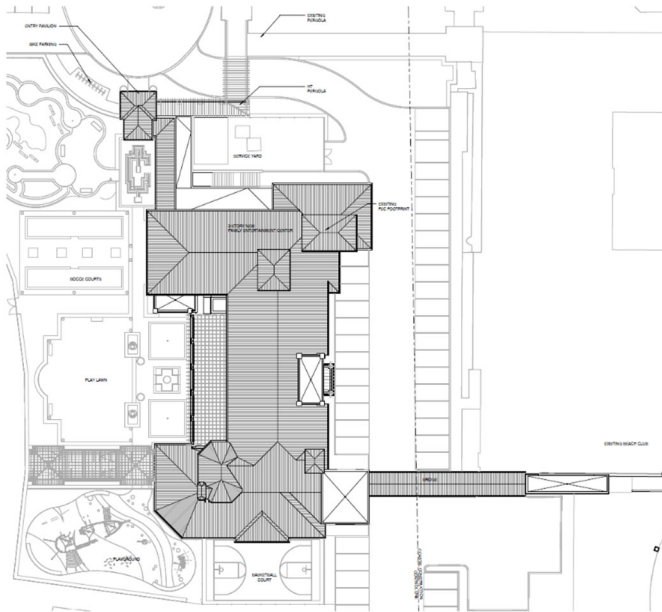
TCG 02/26/25 Response: Addressed.

4. Please confirm if valet parking will be provided for the proposed FEC. Please provide a valet parking analysis if valet parking is going to be provided.

Simmons and White's 01/29/25 Response: Valet parking is used as part of the overall hotel use. However, valet is not specifically used for the FEC. Anyone going to the FEC would arrive through the main entrance of the Breakers. Further detail on valet and the operations are now documented in the traffic study.

TCG 02/26/25 Response: Addressed.

5. Please provide narrative in the traffic impact study that discusses the multimodal infrastructure and connectivity between the FEC and surrounding land and the other Breakers Hotel buildings. This should include the bridge connection between the FEC and the Breakers Beach club.



Simmons and White's 01/29/25 Response: A narrative of the multimodal infrastructure is now included in the traffic study.

TCG 02/26/25 Response: Addressed.

6. Please provide a copy of the current declaration of use/PUD development agreement for the overall Breakers Hotel development parcel.

Simmons and White's 01/29/25 Response: There is not a current or historical declaration of use agreement with the Breakers Hotel. However, historical PUD information is now provided in the traffic study.

TCG 02/26/25 Response: Addressed.

7. Please provide a detailed narrative that will discuss the operations plan including all of the entertainment options being proposed on each floor of the FEC building. This should include hours of operations, plans for special events, loading and delivery zones, etc.

Simmons and White's 01/29/25 Response: The operations of the site are now further discussed in the revised traffic study.

TCG 02/26/25 Response: This item is still pending. Please provide additional details regarding the overall operations of the FEC including hours of operations for each individual use being proposed within the FEC.

8. There may be future traffic engineering review comments for this application based on additional development information and document submittals and/or changes to the proposed redevelopment program.

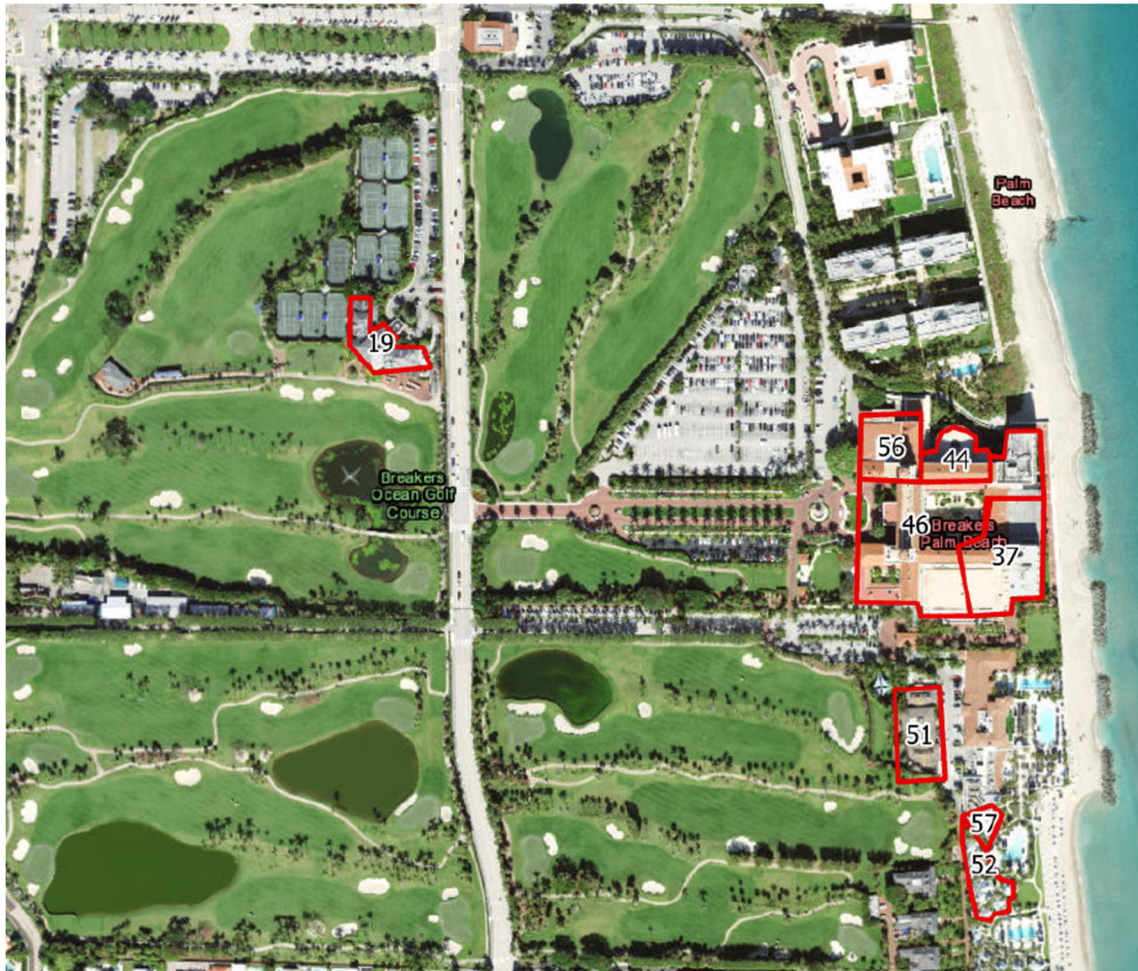
Simmons and White's 01/29/25 Response: Noted.

9. The traffic generation narrative in Section 3.0 references the overall total trip generation associated with the vested development of 608 hotel rooms. Please confirm if site-generated trips have been contemplated for private club use for the Breakers site. The narrative in Section 3.0 references the use of the existing and proposed Family Entertainment Center (FEC) for hotel guests and members.

In addition, the following food and beverage locations are included at the Breakers Hotel property.

- The Flagler Steakhouse- 100 seats
- The Seafood Bar- 230 seats
- The Circle Dining Room and HMF- 523 seats
- The Breakers Palm Beach- 340 seats
- The Italian Restaurant- 125 seats
- The Surf Break- 38 seats
- Eurest Dining Services- 132 seats
- Ocean House- 132 seats

Please confirm the trip generation for the site-generated trips for these combined 1,620 seats.



10. Please provide a traffic analysis during all relevant peak periods at the Breakers Hotel ingress egress driveway connections. This should include the following locations:

- S. County Road and Pine Walk (signalized)
- S. County Road and Breakers ROW (signalized)
- S. County Road and Royal Poinciana Way (signalized)

Current peak season manual turning movement counts should be utilized in this intersection analysis.

This was requested in comment #1, which has not been provided.

11. Please provide a site evaluation of the internal traffic circulation for the proposed FEC. The narrative in Section 6.0 references the construction of the Central Park Garage, which consists of 849 parking spaces. The proposed FEC, which is more intense than the existing FEC, will have 45 parking spaces when construction is complete, 11 parking spaces less than the existing 56 parking spaces. Please provide a detailed internal traffic circulation, including an evaluation of the ingress and egress of the proposed FEC site plan area and the proposed Central Park Garage entrances. Please ensure that the traffic circulation narrative includes detailed narrative that addresses internal traffic patterns, traffic analysis of the driveways and garage entrances, valet parking operations, automobile traffic and safety, pedestrian traffic and safety, traffic control, site loading, accessibility to emergency response vehicles and other key traffic and parking related items outlined in Chapter 134, Article V Planned Unit Development Procedures of the Town of Palm Beach Code of Ordinances.

This was requested in comment #1, which has not been provided.

12. Please provide a detailed valet parking operations study. The Central Park Garage LOI and the architectural plans reference the use of 124 tandem parking spaces within the proposed parking structure. Please provide an overview of the existing valet parking operations, which includes the number of valet attendants, the observed peak vehicle queues at the valet pick up/drop off area/valet stand, and other key valet parking operations.
13. The parking analysis narrative in Section 6.0 references that during construction 50 of the 56 existing parking spaces will be relocated off-site temporarily during construction. Please confirm where these parking spaces will be relocated off-site. Will these parking spaces be leased at a private off-site parking lot? Please provide additional details regarding the traffic impact that will be created due to the redevelopment of the FEC.
14. Town of Palm Beach Resolution 17-90 and 6-92 mentions the following traffic mitigation improvements:
- 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.
 - Widen Breakers entrance road to four lanes and remove parking.

Please provide a timeline for these improvements. The left and right turn lanes on County Road at the Breakers entrance have not been constructed, and the Breakers entrance has not been widened to four lanes and parking removed.

