



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**

**PZ&B Staff Combination Memorandum: Town Council and Landmarks Preservation Commission**

**FROM:** Wayne Bergman, MCP, LEED-AP *WJB*  
Director PZ&B

**SUBJECT:** ZON-24-054 COA-24-013 1 S COUNTY RD—THE BREAKERS

**MEETING:** APRIL 10, 2024 TC  
APRIL 17, 2024 LPC

**ZON-24-054 (COA-24-013) 1 S COUNTY RD The Breakers (COMBO) – SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW.** The applicant, Breakers Palm Beach Inc., has filed an application requesting Town Council review and approval for a (1) Special Exception with Site Plan Review for a new bar within the proposed conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, and (2) Special Exception for outdoor café seating in the Breakers courtyard. The Landmarks Preservation Commission will perform the design review for modifications to the existing Landmarked residence and grounds.

**COA-24-013 (ZON-24-054) 1 S COUNTY RD The Breakers (COMBO).** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness review and approval for rehabilitation of the internal courtyard, a conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, two (2) covered pavilions, two (2) support structures, a service elevator, and partial window and door replacement, requiring Special Exception with Site Plan Review, as part of a Historic Preservation Ad Valorem Tax Exemption for the Landmarked property The Breakers. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**Applicant:** Breakers Palm Beach Inc  
**Professional:** HART HOWERTON  
**Representative:** Jamie Crowley

**THE PROJECT:**

The applicant has submitted plans, entitled "The Breakers - Mediterranean Courtyard Historic Restoration & Revitalization Project Final Plans", as prepared by **HART HOWERTON**, dated on the cover sheet, MARCH 11<sup>th</sup>, 2024.

The applicants are proposing the following scope of work at the property:

- The construction of a new 1,763 SF glass addition.
- Renovation of open-air courtyard and new addition of covered structures.

The following Special Exceptions with Site Plan Review is required for completion of the project as presented:

- **SPECIAL EXCEPTION #1** Sec. 134-226 through 229, Special Exception Sec. 134-326 through 330, Site Plan Review Special Exception with Site Plan Review approval to construct a new bar.
- **SPECIAL EXCEPTION #2** Outdoor café seating.

Site Data			
<b>Zoning District</b>	PUD-A	<b>Future Land Use:</b>	APPROVED PUD
<b>Designated:</b>	11/09/83 <i>1973 National Register</i>	<b>Year of Construction:</b> <b>Architect:</b>	1926* Schultze and Weaver
<b>Proposed Indoor seats</b>	24	<b>Proposed Outdoor Seats</b>	104
Surrounding Properties			
<b>North</b>	Breakers Hotel Residences		
<b>South</b>	Breakers Hotel		
<b>East</b>	Atlantic Ocean		
<b>West</b>	Breakers Hotel Golf Course		

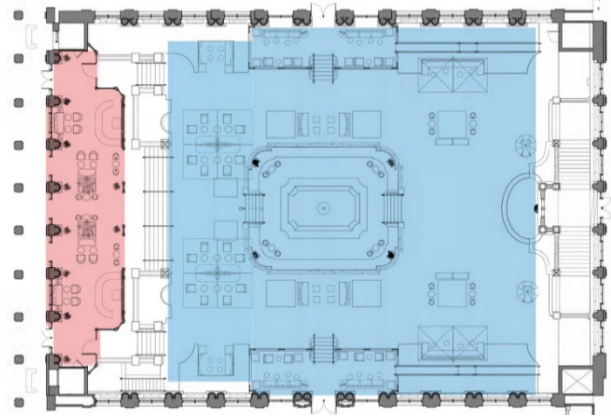
### **STAFF ANALYSIS**

The Breakers is a 534 room landmarked hotel situated on 140 acres on the Atlantic Ocean. The resort contains many leisure amenities including an 18-hole golf course, tennis facilities, and eight food and beverage operations within its expansive recreational campus. The proposal is for the construction of a 1,763 SF conservatory addition at the west end of the Breakers interior courtyard and adjacent to the hotel's main lobby and occupying the location of the existing lobby's exterior terrace to accommodate the installation of a small indoor service bar counter (Special Exception #1) and seating area. Additionally, the application seeks to improve the existing open-air courtyard and provide outdoor seating areas (Special Exception #2).



*Interior open-air courtyard area under scope of work*

As previously mentioned, the hotel features a new seating area with bar service. The 'bar' per se, is not a sit down counter, but rather a service bar station for preparing drinks for those seated within the conservatory and the outdoor courtyard. No seats are proposed at the bar, and only hotel staff will obtain drinks at the service station bar in order to fulfill drink orders. The service bar area will improve the hospitality experience of the hotel guests as they await their room preparedness during the check-in process, or wait for other guests or visitors to arrive. The applicant shall provide eight (8) parking spaces to satisfy these new seats' parking requirement.



**OUTDOOR CAFÉ SEATING:**

The applicant is seeking a Special Exception to allow outdoor café seating (up to 104 seats) in the enclosed, open-air courtyard. The proposed outdoor seating use will have no impact on surrounding properties and the outdoor café seating area has been proffered by the applicant to be limited to hotel guests. These 104 outdoor seats are taken from the banquet facilities seating that are traditionally used in various seating arrangements within the hotel's various banquet and meeting hall rooms.

**HISTORIC PRESERVATION:**

The 1,763 SF conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's main lobby is proposed to expand the lobby area in order to provide seating opportunities off of the bustling central corridor spine of the Breakers which also serves as the lobby. The addition has been design fully glazed with three sets of sliding doors opening out on the terrace and unto the existing courtyard, proposed to be fully renovated. This new addition will contain a portion of the western raised terraced, configured to interior space and housing the two interior bar counters and seating areas. The new coated metal and glass conservatory will be distinguishable from the main building.



*Existing east façade of courtyard*



*Proposed east façade of courtyard (with conservatory addition)*

The fountain and eastern staircase are proposed to be renovated, while the existing steps, landing & balustrades are identified to be removed and replaced, the existing balustrade and lanterns are also noted to be restored. Two new covered pergolas are also being introduced along both of the north and south secondary entrances to the courtyard. New mechanical areas, storage pavilions and an accessibility ramp are also proposed within the courtyard.

**CONCLUSION:**

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) For the Special Exception for the restaurant use.
- (2) For the Special Exception for the outdoor café seating.

The application is presented to the Landmarks Preservation Commission to consider whether all criteria have been met. Approval of the project will require (3) separate motions:

- (1) for the overall design of the project in accordance with the [Sec. 54-123](#), subject to any imposed conditions, and
- (2) for the partial demolition of the rear eastern wall of the lobby in accordance with [Sec. 54-125](#), subject to any imposed conditions, and
- (3) for the scope of improvements to be included in a Historic Preservation Tax Exemption in accordance with [Sec. 54-198](#) and [Sec. 54-199](#), subject to any imposed conditions.

WRB:JGM