

THE BREAKERS MAIN DRIVE & PORT COCHERE

1 South County Road, Palm Beach, Florida

COA-24-0005

ZON-24-0019

Projected Town Council Meeting : 07/10/2024

Projected LPC Date : 07/17/2024

DRAWING INDEX

SI-1	Security Plan Index Sheet
EP-1	Location Plan
EP-2	Photo Sheet - Breakers ROW
EP-3	Breakers ROW Site Plan / Hardscape
EP-4	Breakers Row Open Space Diagram
EP-5	Photo Sheet - Port Cochere
EP-6	Port Cochere - Site Plan
EP-7	Port Cochere - Open Space Diagram
EP-8	Historic Photos
EP-9	Staging Plan
LP-1	Landscape Plan - Breakers ROW
LP-2	Landscape Plan - Port Cochere
LP-3	Landscape Specifications
GSP-1	Graphic Site Plan - Breakers Row
GSP-2	Graphic Site Plan - Port Cochere
EX-1	Tract line Overlay Exhibit



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Main Drive Traffic Modification

1 South County Road
Palm Beach, Florida

Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No: 632.11
Job No: 17-10

REVISIONS / SUBMISSIONS

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

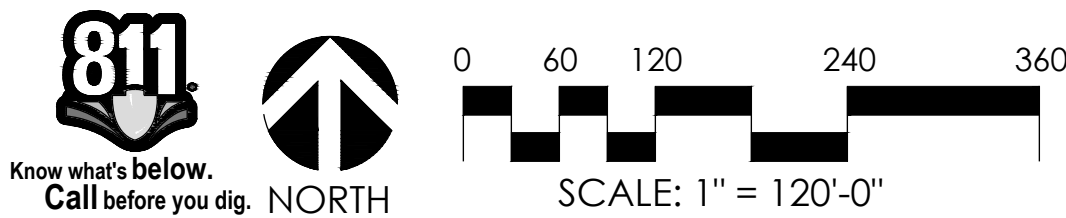
NOT VALID WITHOUT THE SIGNATURE AND SEAL
OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Digitally signed
by Jon E.
Schmidt
Date: 2024.05.24
08:46:09 -04'00'

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

Security Plan Index

SPI-1
COA-24-0005
ZON-24-0019 of 1







**SCHMIDT
NICHOLS**
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Main Drive Traffic Modification

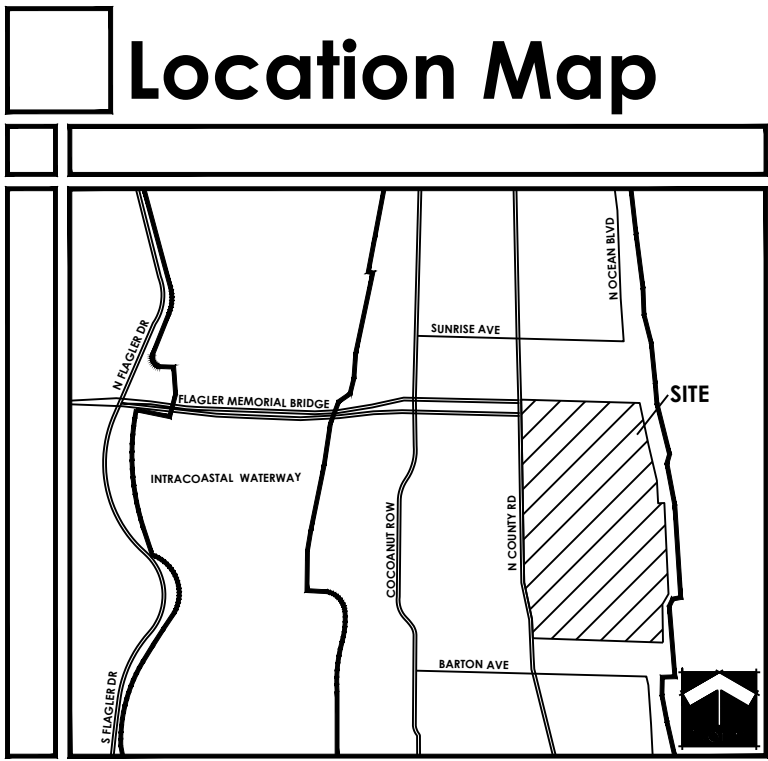
1 South County Road
Palm Beach, Florida

Date:	04/25/2023
Scale:	As Noted
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No:	632.11
Job No:	17-10

REVISIONS / SUBMISSIONS

05.03.24	: Pre - App Meeting
05.09.24	: First Submittal
05.28.24	: Second Submittal

Vicinity Location
Map



1. Breakers ROW Entrance



2. Breakers ROW looking North East



3. Breakers ROW Looking West



4. Breakers ROW towards Guard House



Existing Site Photo Legend:

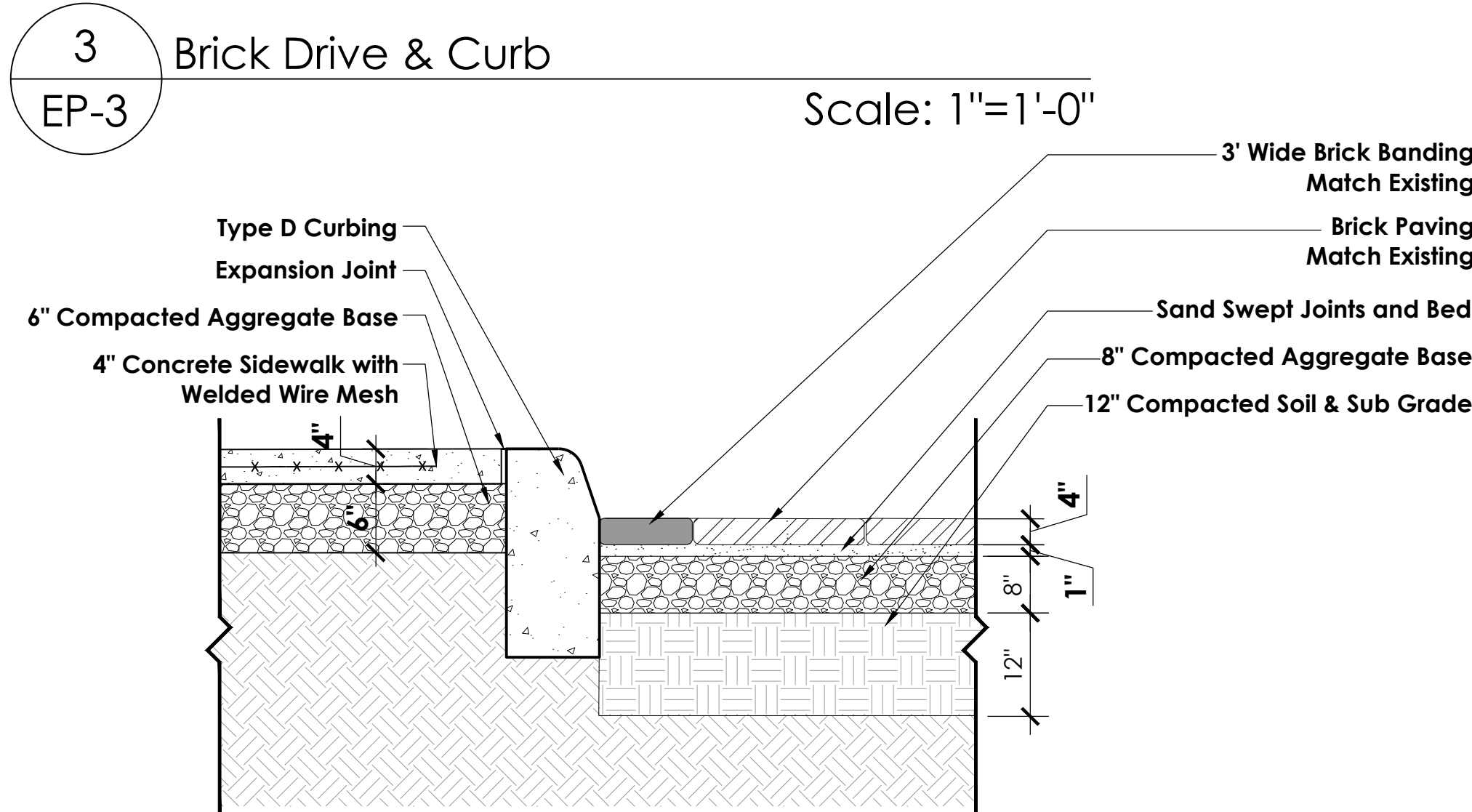
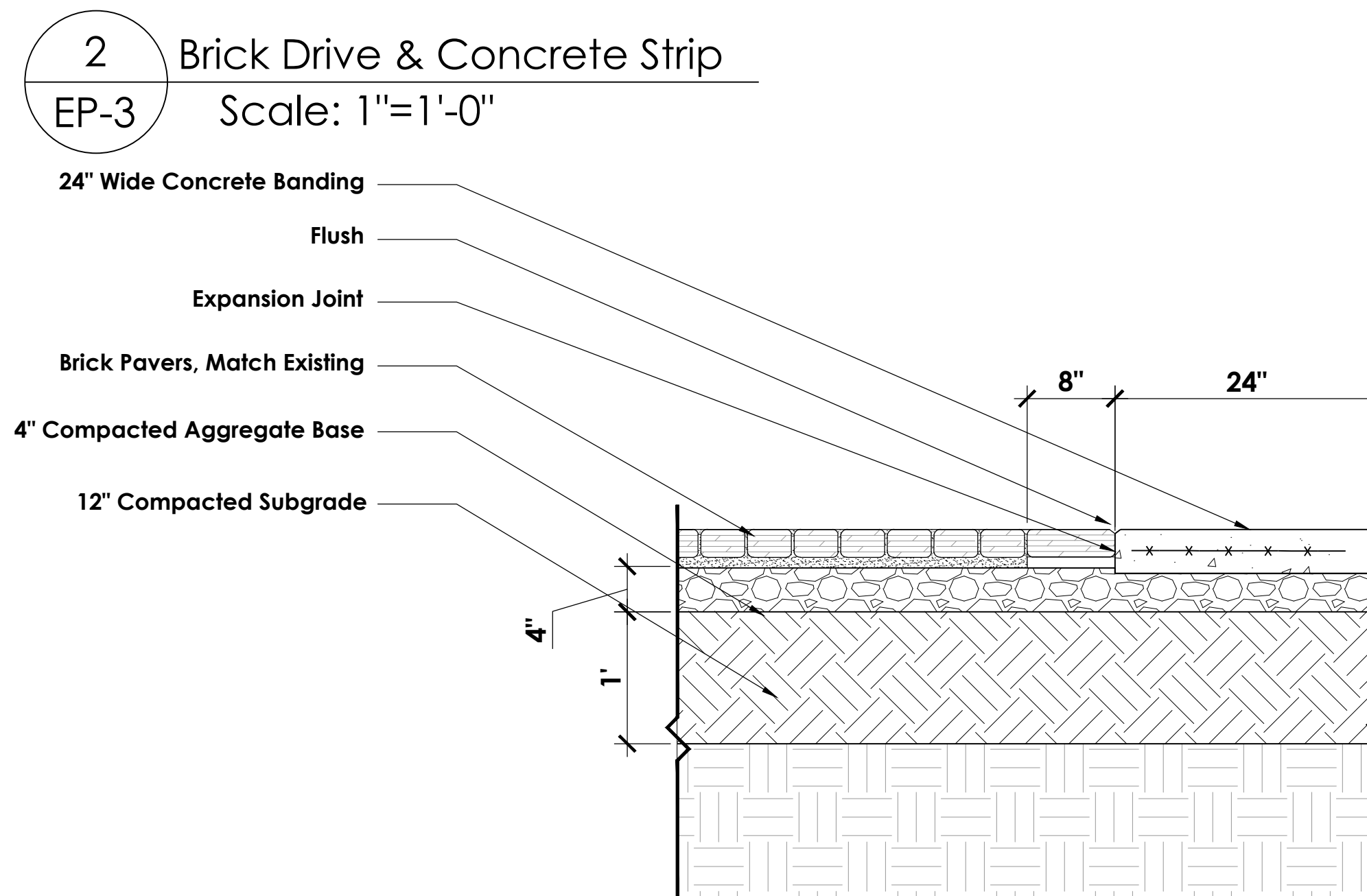
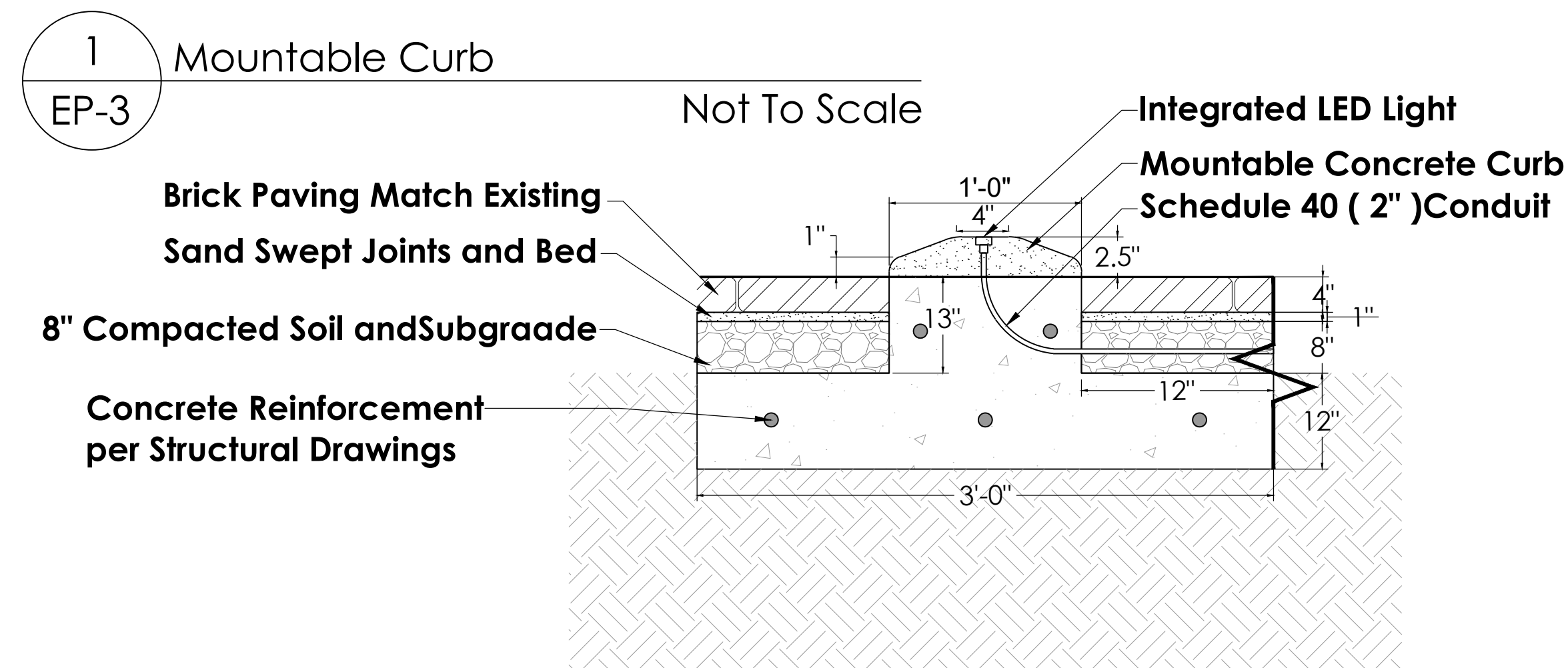


**Main Drive Traffic
Modification**
1 South County Road
Palm Beach, Florida

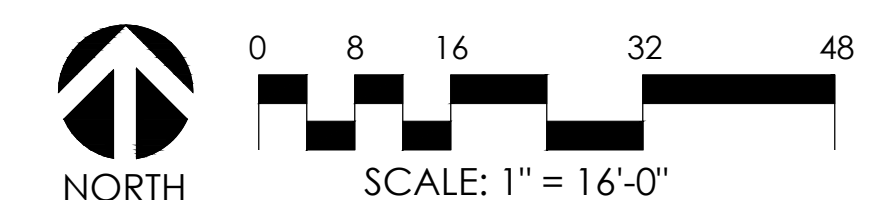
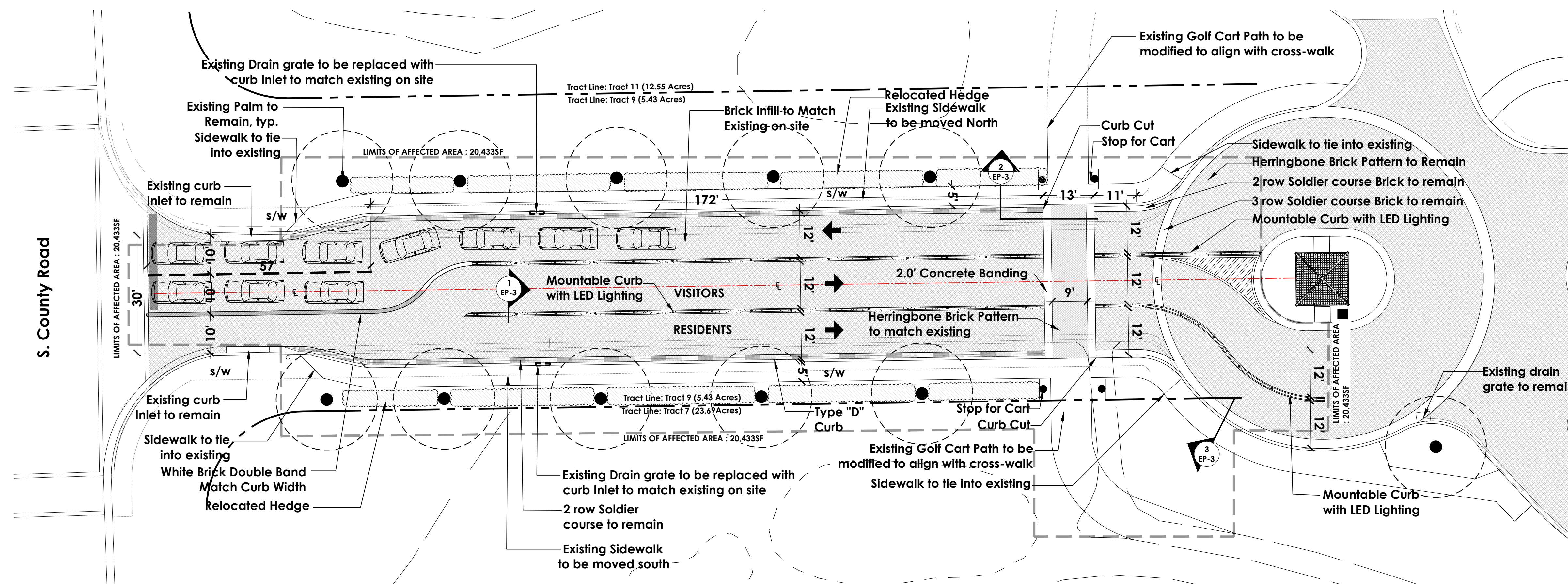
Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No: 632.11
Job No: 17-10

REVISIONS / SUBMISSIONS	
05.03.24	Pre - App Meeting
05.09.24	First Submittal
05.28.24	Second Submittal

Entry Plan -
Site Photos



Existing Site Conditions:	
Limits of Affected Area :	20,433 SF
Existing Green Space :	6,885 SF (34%)
Existing Hardscape:	13,548 SF(66%)
Existing Brick Drive Aisles:	9,574 SF
Existing Sidewalk:	2,692 SF
Existing Curb :	465 Ln. Ft.
<u>Proposed Improvements:</u>	
Limits of Affected Area :	20,433 SF
Proposed Green Space :	5,492 SF (27%)
Proposed Hardscape:	14,935 SF (73%)
Proposed Brick Drive Aisle:	11,359 SF
Proposed Sidewalk:	2,250 SF
Proposed Curb:	460 Ln. Ft.
Proposed Mountable Curb:	492 Ln. Ft.



Main Drive Traffic Modification

1 South County Road
Palm Beach, Florida

Date:	04/25/2023
Scale:	As Noted
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	632.11
Job No.	17-10

REVISIONS / SUBMISSIONS

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

Entry Plan - Site Plan

EP-3
COA-24-0005
ZON-24-0019 of 9

Open Space Diagram & Landscape Alteration Diagram

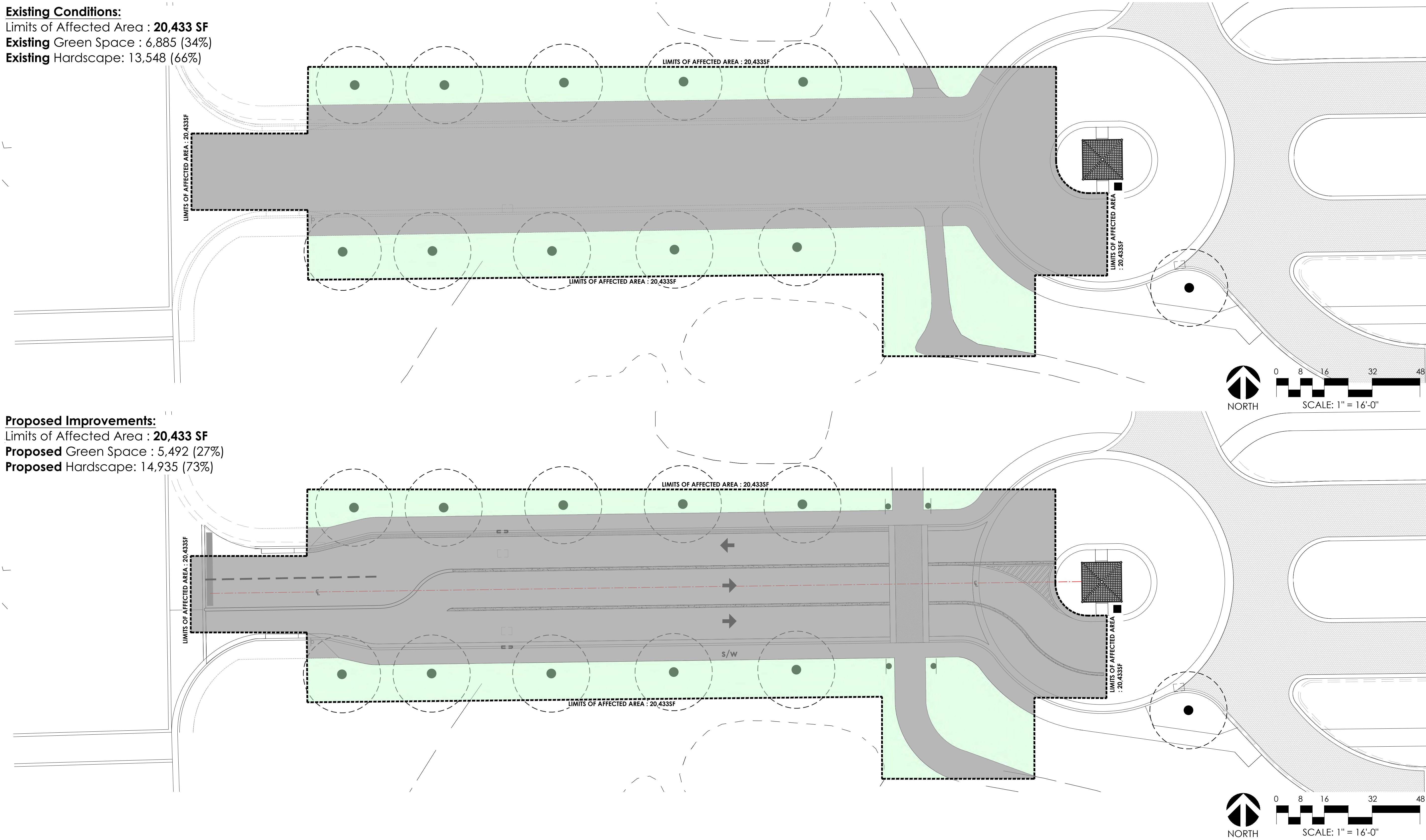
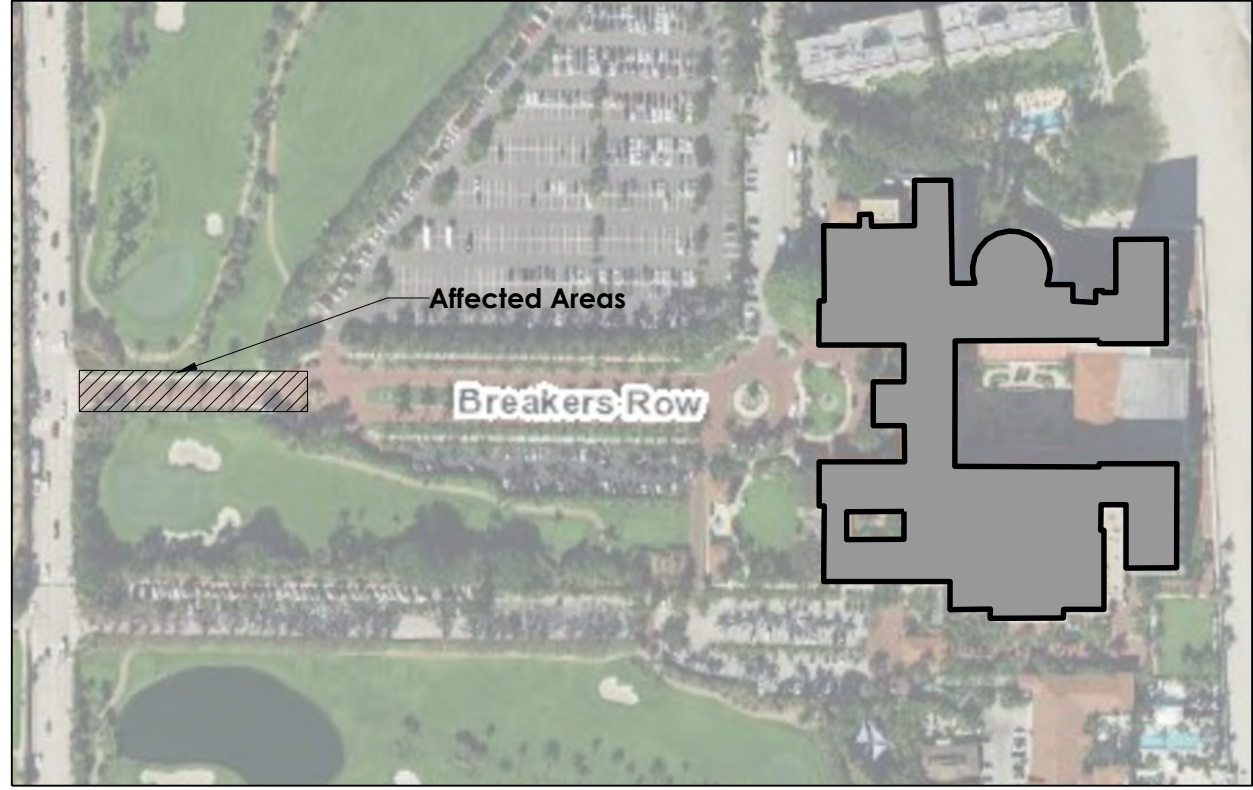
Existing Conditions:

Limits of Affected Area : 20,433 SF
Existing Green Space : 6,885 (34%)
Existing Hardscape: 13,548 (66%)

Proposed Improvements:

Limits of Affected Area : 20,433 SF
Proposed Green Space : 5,492 (27%)
Proposed Hardscape: 14,935 (73%)

Key Sheet:
scale: N.T.S.



Main Drive Traffic Modification

1 South County Road
Palm Beach, Florida

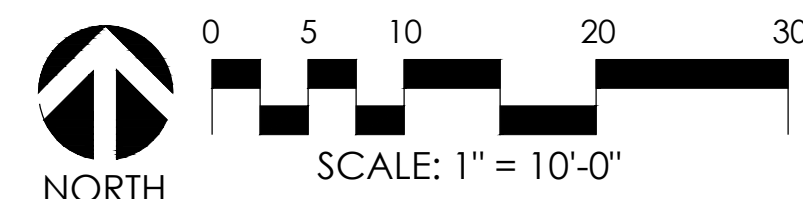
Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No: 632.11
Job No: 17-10

REVISIONS / SUBMISSIONS

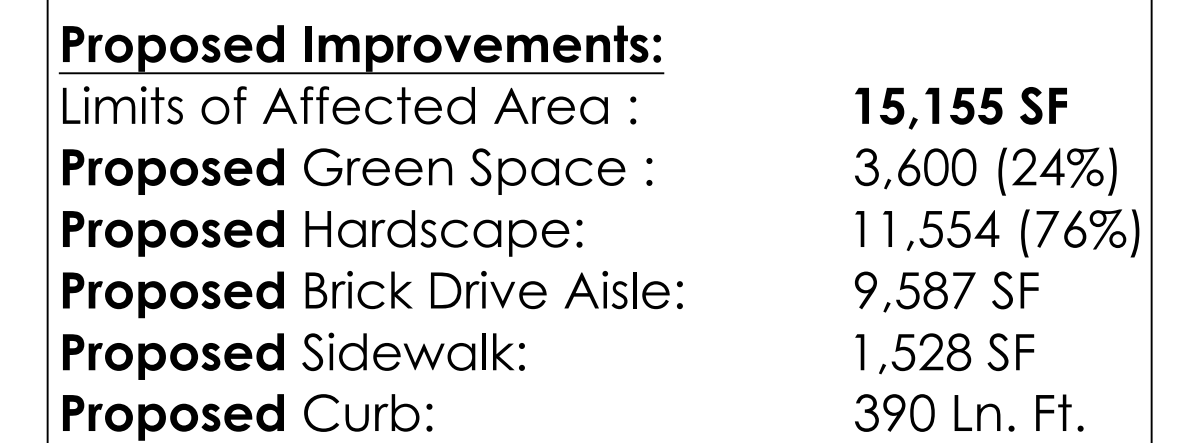
05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

Entry Plan -
Open Space
Diagram

Scale: 1"=10'-0"



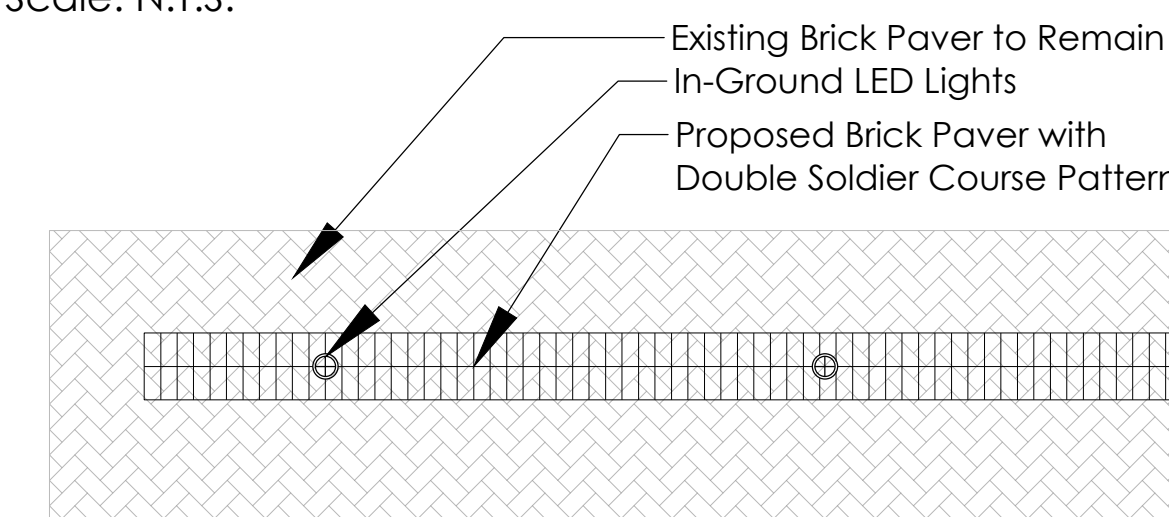
scale: N.T.S.



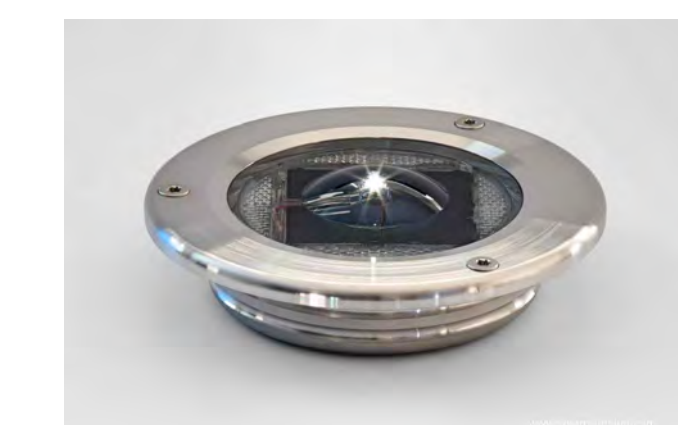
Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.S.



1 South County Road
Palm Beach, Florida

Date:	04/25/2023
Scale:	As Noted
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	632.11
Job No.	17-10

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

COA-24-0005
ZON-24-0019 of 9

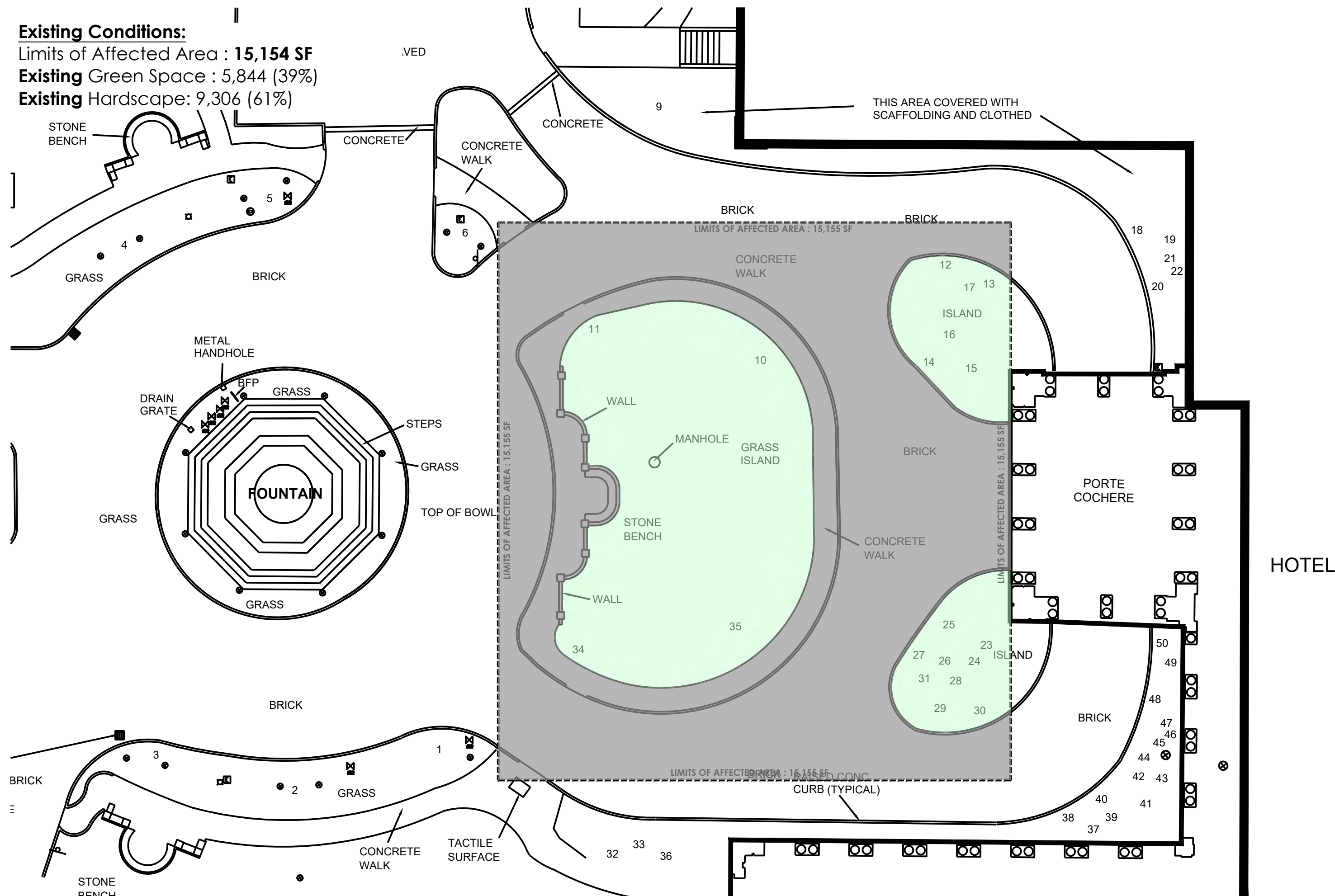
Open Space Diagram & Landscape Alteration Diagram

Existing Conditions:

Limits of Affected Area : 15,154 SF

Existing Green Space : 5,844 (39%)

Existing Hardscape: 9,306 (61%)

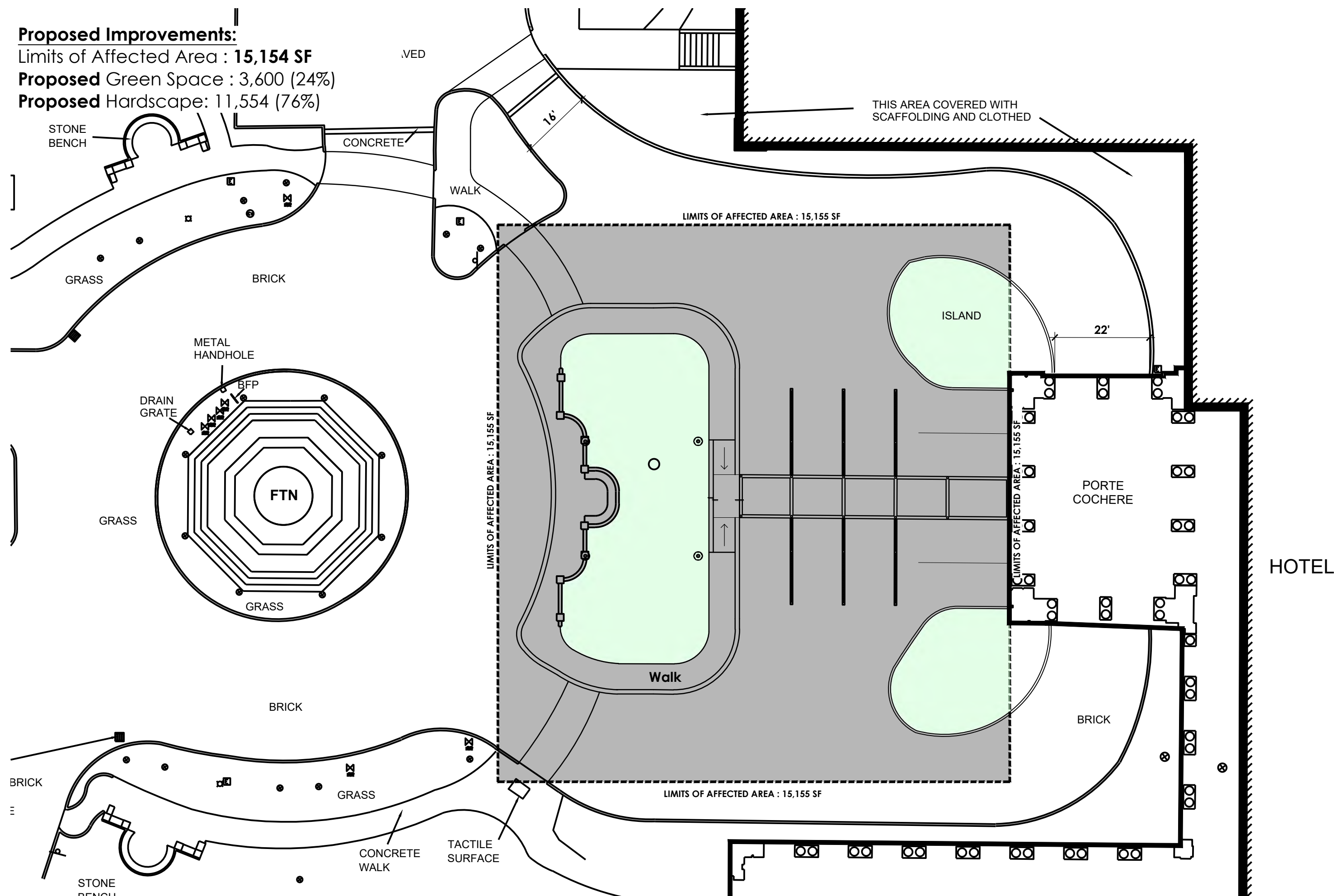


Proposed Improvements:

Limits of Affected Area : 15,154 SF

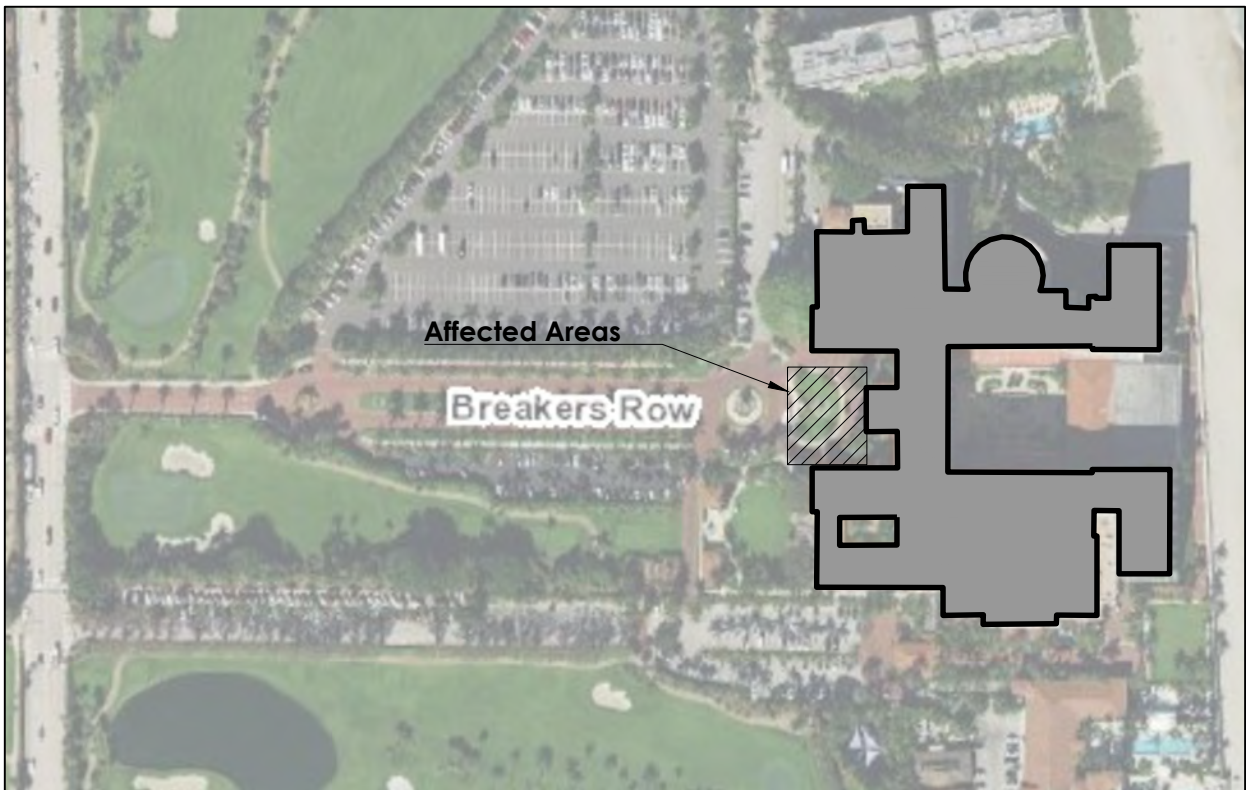
Proposed Green Space : 3,600 (24%)

Proposed Hardscape: 11,554 (76%)



Key Sheet:

scale: N.T.S.



SCHMIDT
NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Main Drive Traffic
Modification
1 South County Road
Palm Beach, Florida

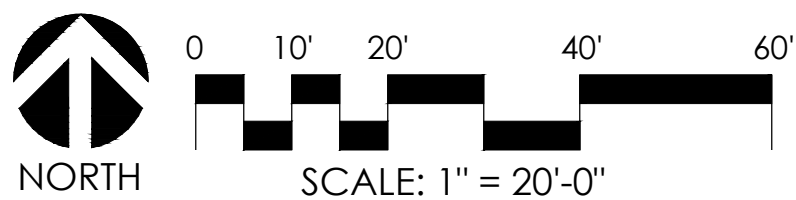
Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No: 632.11
Job No: 17-10

REVISIONS / SUBMISSIONS

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

Entry Plan -
Port Cochere
Open Space Diagram

EP-7
COA-24-0005
ZON-24-0019 of 9



The Breakers : 1930



The Breakers : 1935



The Breakers : 1943



The Breakers : Present Day



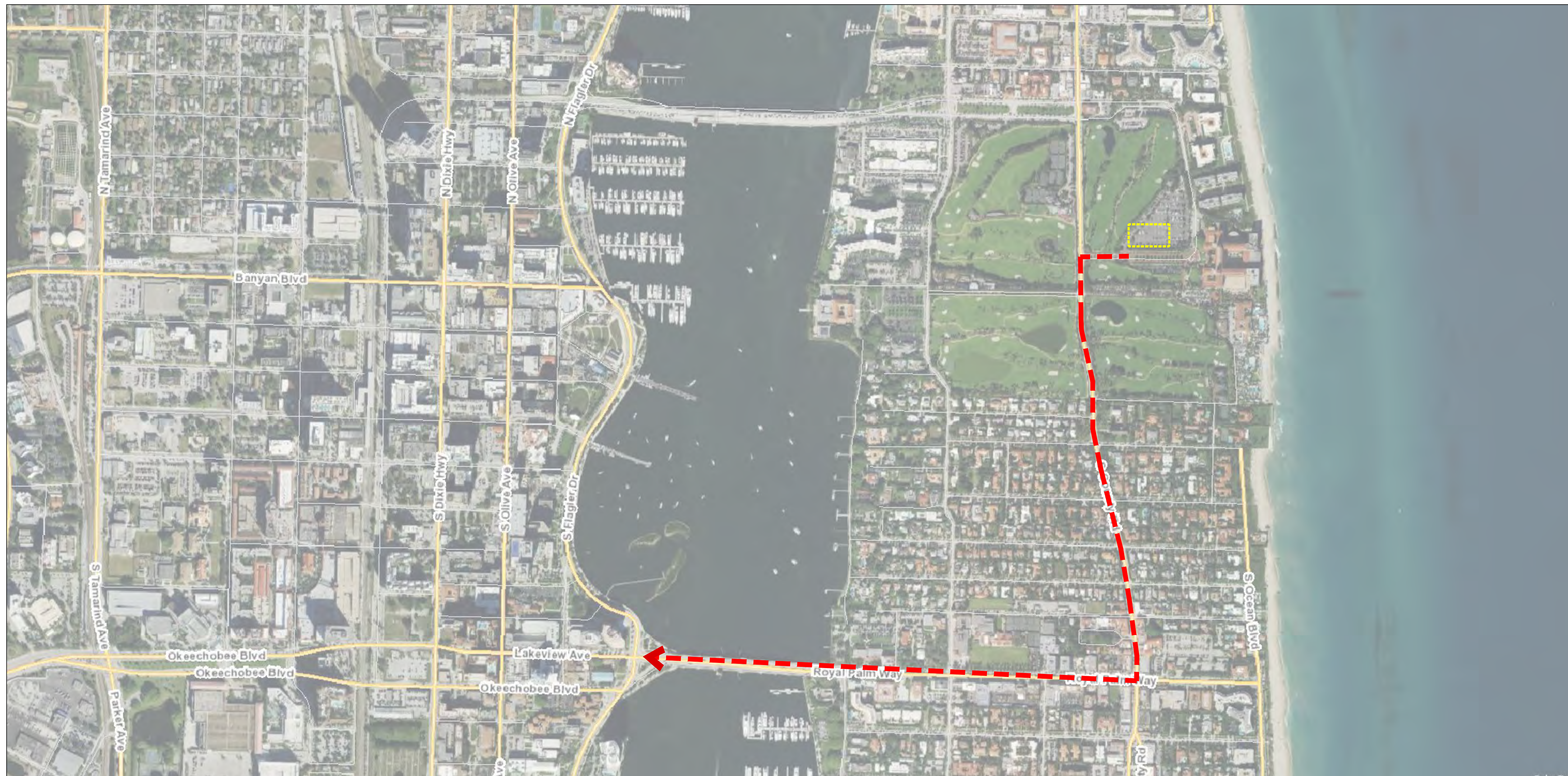
**Main Drive Traffic
Modification**
1 South County Road
Palm Beach, Florida

Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No: 632.11
Job No: 17-10

REVISIONS / SUBMISSIONS

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

Entry Plan -
Historic Photos



Construction Truck Route

Construction Staging & Parking



1. Screening from inside parking lot looking S.E.



2. Screening from inside parking lot looking N.E.



3. Breakers ROW Looking North



SCHMIDT
NICHOLS

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

License No: LC26000232

Main Drive Traffic Modification

Palms
South County Road
Palm Beach, Florida

Date:	04/25/2023
Scale:	As Noted
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	632.11
Job No.	17-10

REVISIONS / SUBMISSIONS

05.03.24	: Pre - App Meeting
05.09.24	: First Submittal
05.28.24	: Second Submittal

[illegible]

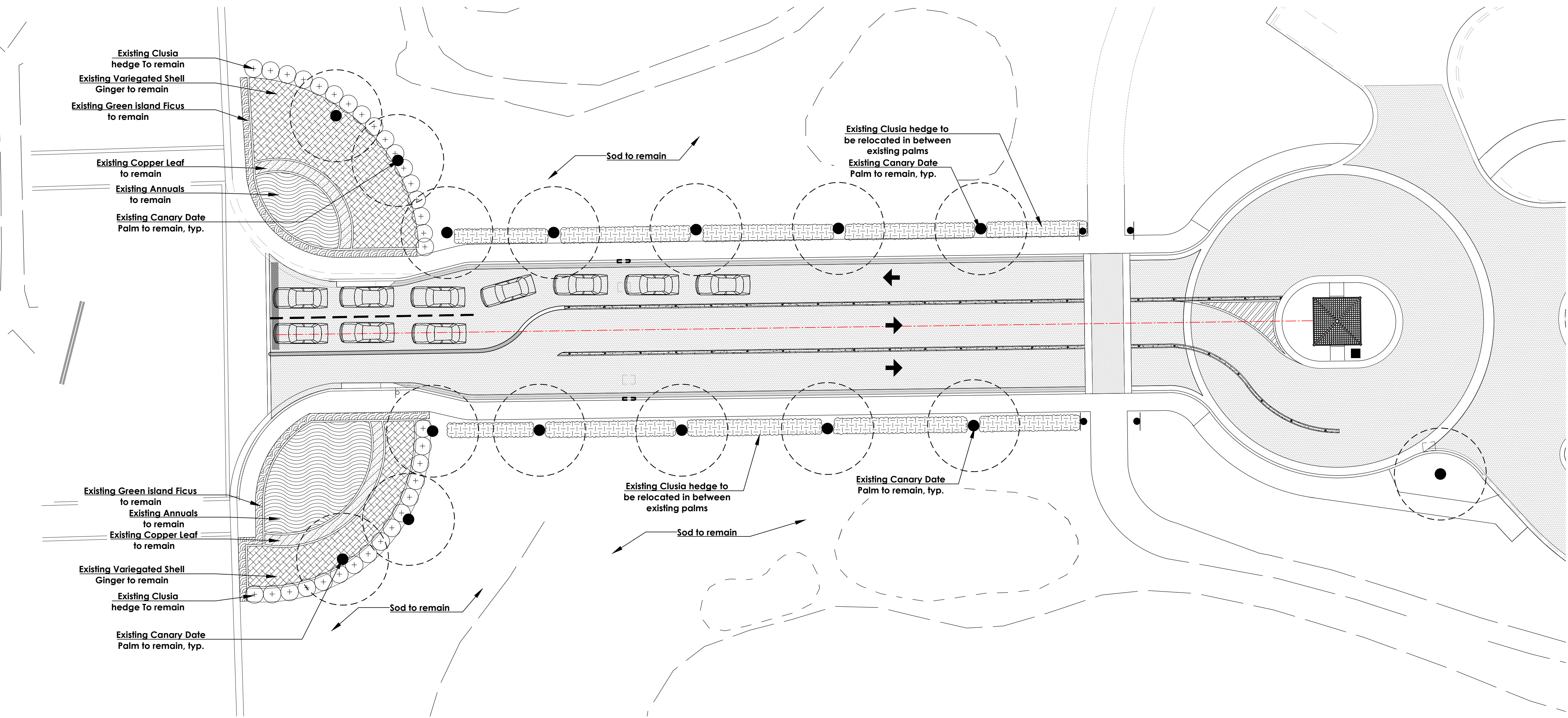
Entry Plan -
Staging Plan

EP-9

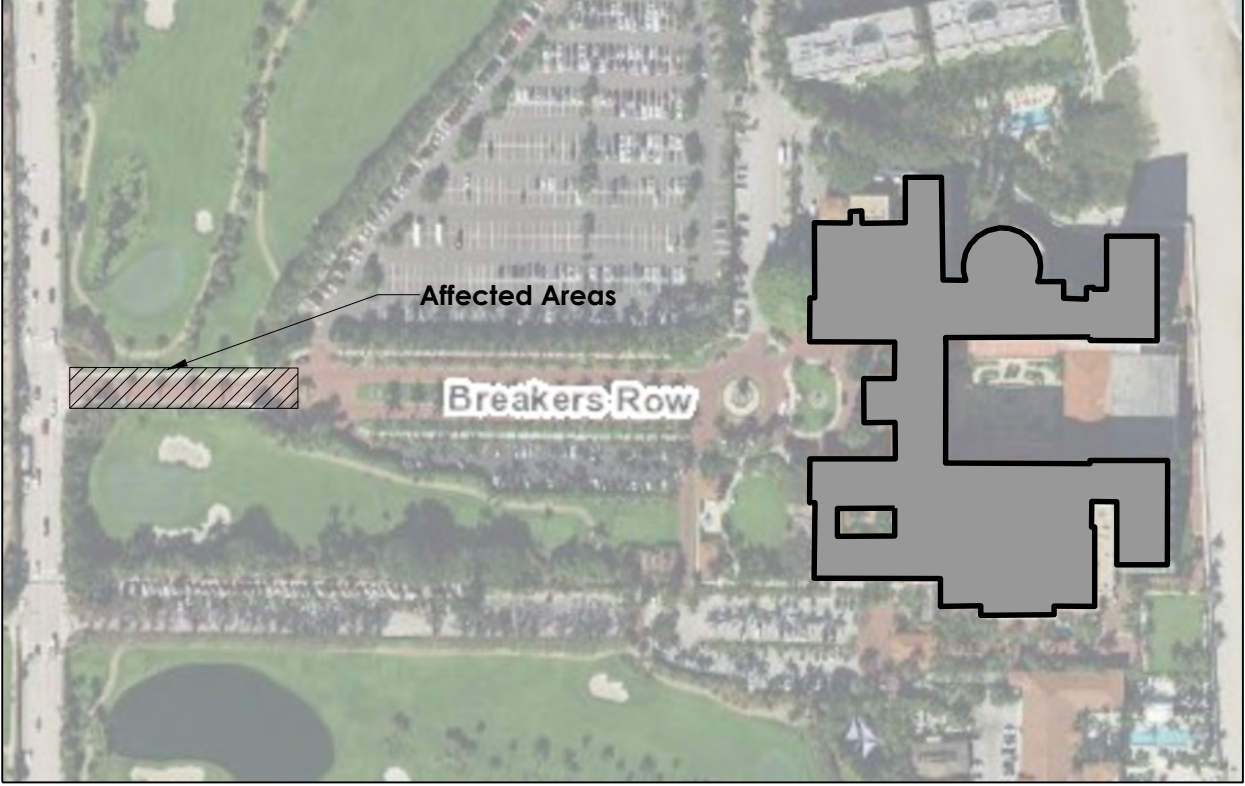
COA-24-0005
ZON-24-0019

of 9

Main Drive Landscape Plan
Scale: 1"=16'-0"



Key Sheet:
scale: N.T.S.



SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Main Drive Traffic Modification

1 South County Road
Palm Beach, Florida

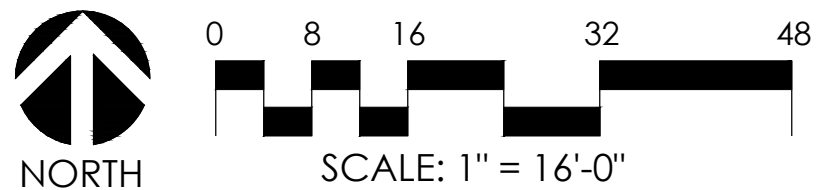
Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No. 632.11
Job No. 17-10

REVISIONS / SUBMISSIONS

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

Main Drive -
Landscape Plan

LP-1
COA-24-0005
ZON-24-0019 of 3

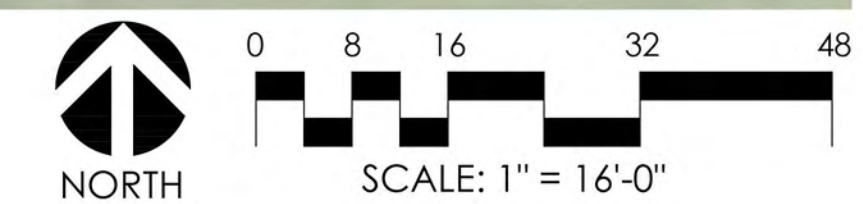


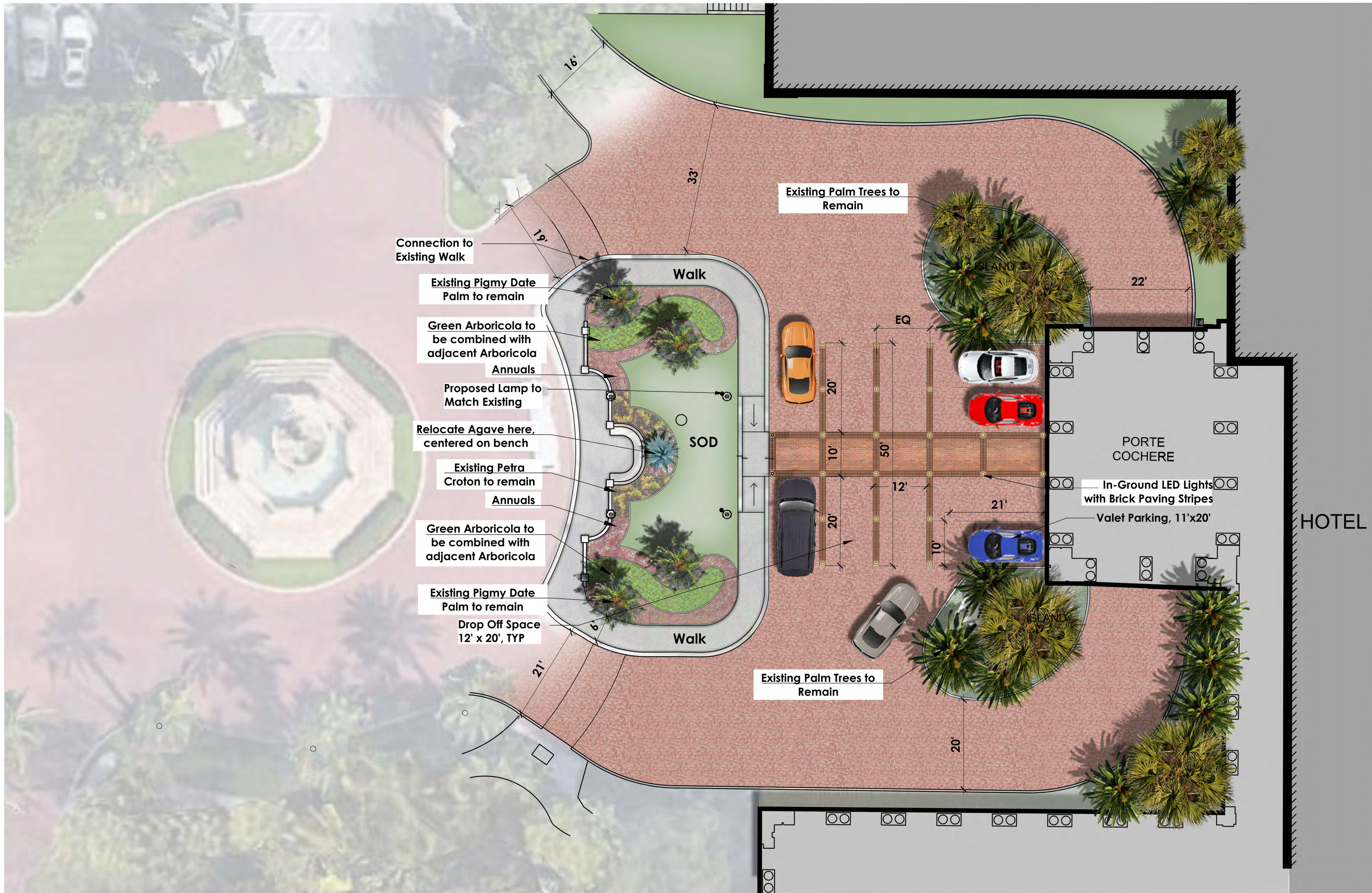


1 SOUTH COUNTY ROAD
Palm Beach, Florida

[illegible]

GSP-1
COA-24-0005
ZON-24-0019 of 2





Main Drive Traffic Modification

1 South County Road
Palm Beach, Florida

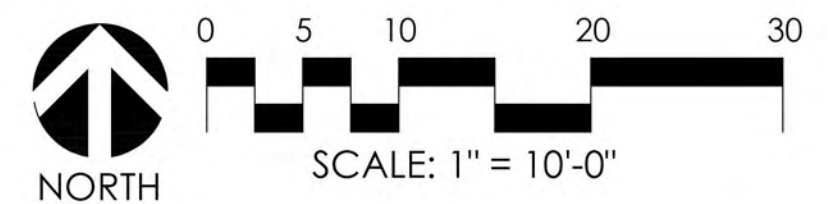
Date:	04/25/2023
Scale:	As Noted
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	632.11
Job No.	17-10

REVISIONS / SUBMISSIONS

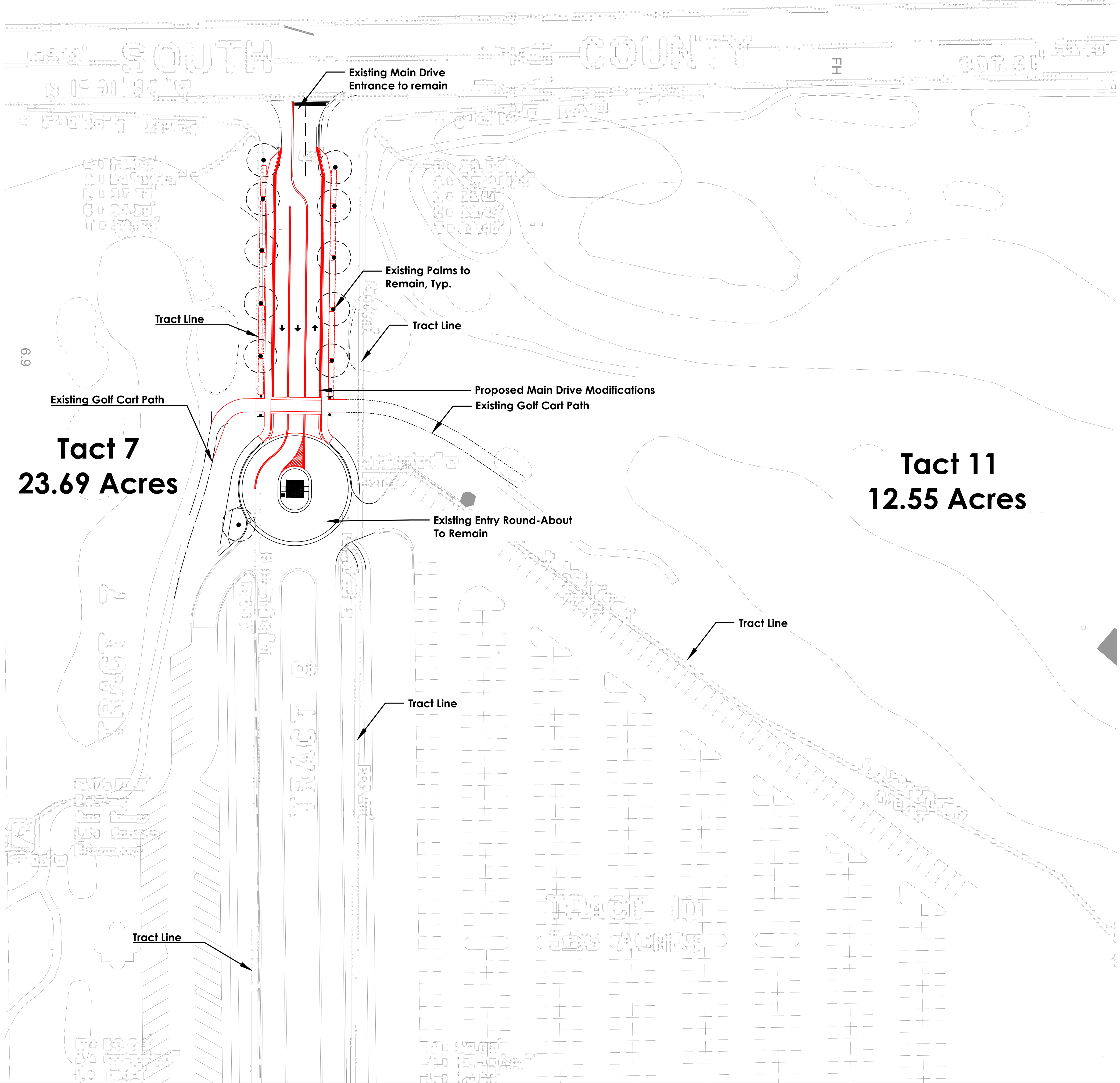
05.03.24 : Pre - App Meeting	
05.07.24 : First Submittal	
05.28.24 : Second Submittal	

Graphic
Site Plan

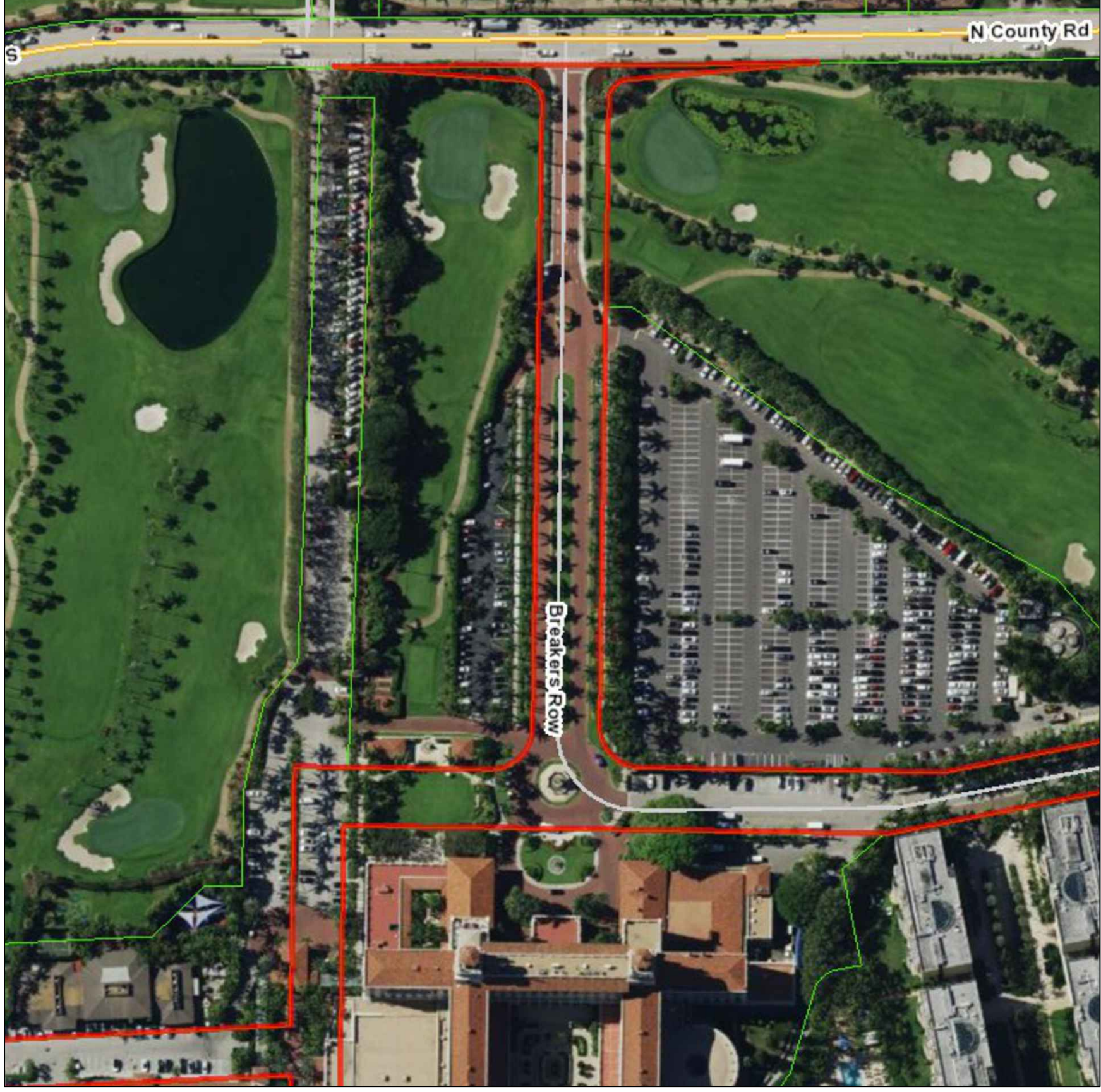
GSP-2
COA-24-0005
ZON-24-0019 Of 2



Proposed improvements Overlay

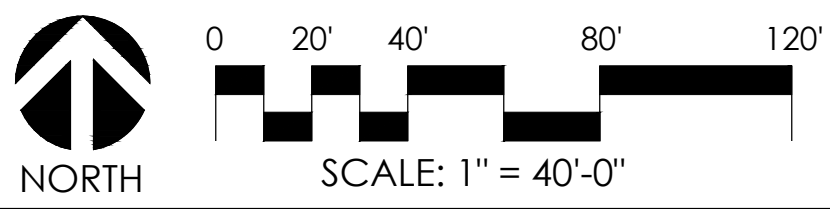


Existing Conditions - Tract Lines



Graphic Legend:

- Proposed Improvements
- Existing To remain
- Existing To remain (Outside of work limits)



SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Main Drive Traffic Modification
1 South County Road
Palm Beach, Florida

Date:	04/25/2023
Scale:	As Noted
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	632.11
Job No.	17-10

REVISIONS / SUBMISSIONS

05.03.24 :	Pre - App Meeting
05.09.24 :	First Submittal
05.28.24 :	Second Submittal

Entry Plan -
Open Space
Diagram