



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**PLANNING, ZONING, & BUILDING DEPARTMENT**

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

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

**SUBJECT:** ZON-24-0019 (COA-24-0005) 1 S COUNTY RD—THE BREAKERS

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

**ZON-24-0019 (COA-24-0005) 1 S COUNTY RD (COMBO) SITE PLAN REVIEW– THE BREAKERS.** The applicant, Breakers Palm Beach Inc., has filed an application requesting Town Council review and approval for Site Plan Review for site changes including the modifications to the main entrance drive to the hotel and the porte-cochere arrival area. The Landmarks Preservation Commission shall perform design review of the application.

**COA-24-0005 (ZON-24-0019) 1 S COUNTY RD (COMBO) – THE BREAKERS.** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness review and approval for site changes including the modifications to the main entrance to the hotel and the porte-cochere arrival area with Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning approval.

**Applicant:** Breakers Palm Beach Inc  
**Professional:** Schmidt Nichols  
**Representative:** Jamie Crowley

**THE PROJECT:**

The applicant has submitted plans, 16 sheets entitled "The Breakers - Main Drive & Port Cochere Plans", as prepared by **Schmidt Nichols**, date uploaded and submitted to the Town, 06/07/24.

The applicant is proposing the following scope of work:

- Modifications for site changes including the changes to the main entrance drive to the hotel and the porte-cochere arrival (drop-off) area.

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

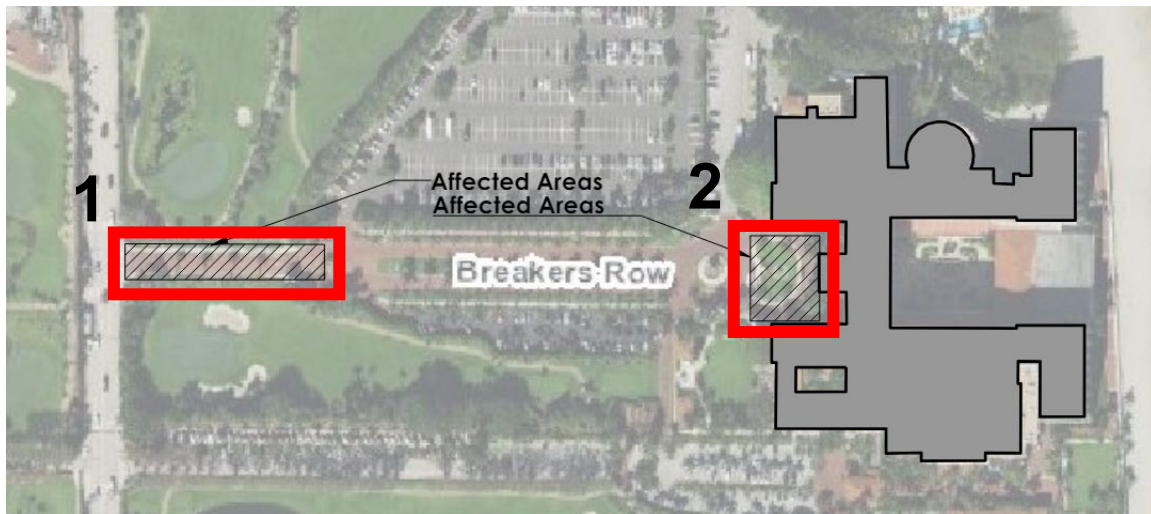
- **SITE PLAN REVIEW** for modifications to approved site plan for a special exception use.

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

Surrounding Properties	
North	Breakers Hotel Residences
South	Breakers Hotel
East	Atlantic Ocean
West	Breakers Hotel Golf Course

### **STAFF ANALYSIS**

The Breakers is a 534-room landmark 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 main entrance, much celebrated in its grand approach, is on-axis alignment with the formal Renaissance Revival façade of the Breakers. The applicant is proposing general circulation site work for improved hotel operations from an access, valet functions, delivery and queuing standpoint, in two specific areas of the site: (1) the main entrance drive to the hotel and (2) the porte-cochere arrival (drop-off) area.



*Site Plan depicting areas under scope of work*

As it pertains to the front entrance (drive entrance from South County Road) the proposed pertinent modifications include:

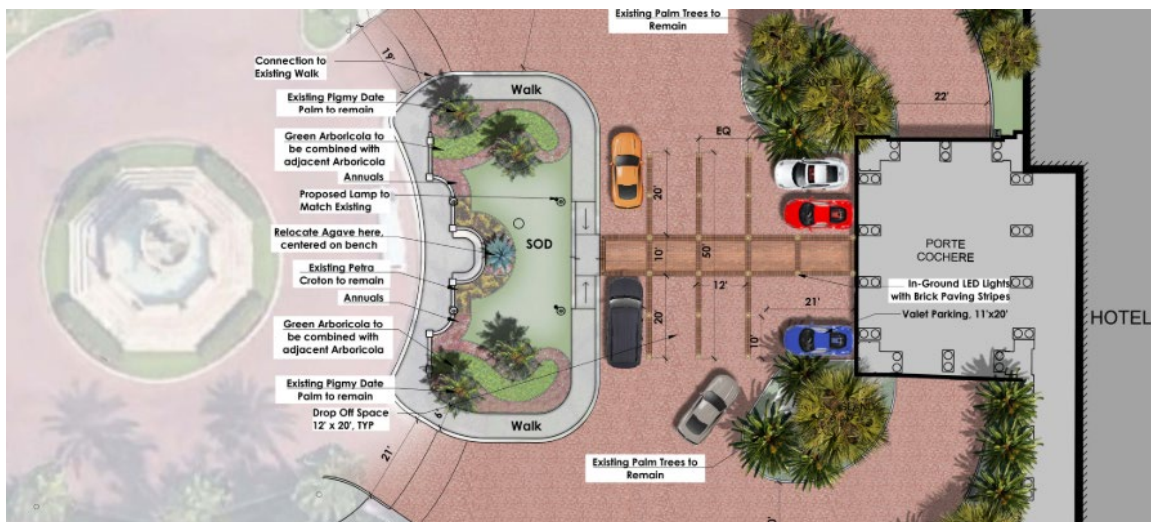
- Center inner egress lane on main entrance
- Expand Drive aisles to 12' wide lanes and introduce 1' wide mountable curbs with lighting.
- White brick double band to replace mountable curb until the point in which the width of road changes.
- Sidewalk to be relocated south & north of drive new drive aisles in front of palm trees.
- Sidewalks to be adjusted from 6.8' to 5.7' to accommodate existing palms onsite.
- Other landscape changes.



*Proposed drive entrance and main drive off S County Road*

As is pertains to the drop off front entrance modifications, the proposed pertinent modifications include

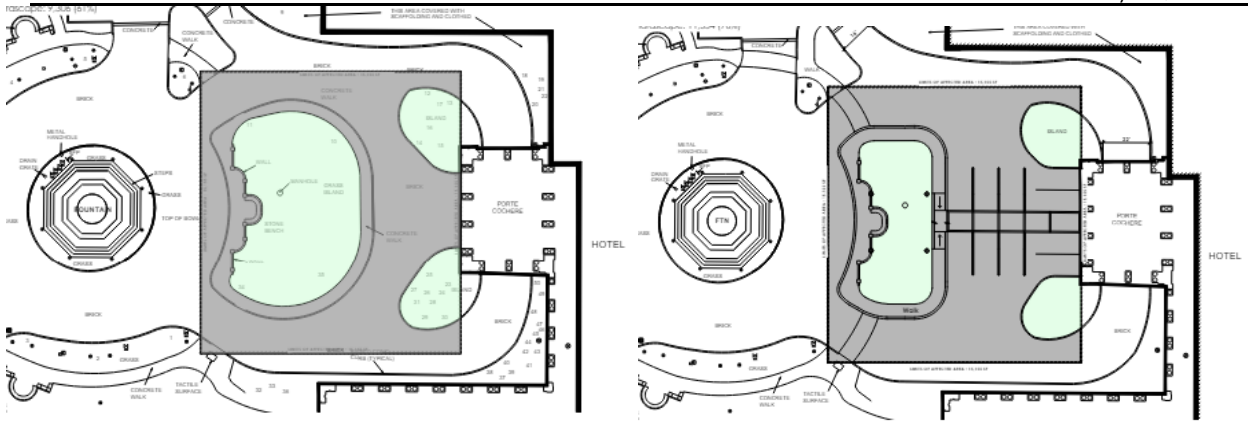
- Internal landscape island to be modified to improve traffic flow.
- Eastern curb of internal landscape island to be relocated west 23'.
- Sidewalk of internal landscape island to be relocated west 23'.
- Modify remainder of existing curb to tie into new curb line.
- Addition of two lamps to match existing on site.
- In ground LED lighting.



*Proposed front drop off area*

The new site work will result in a small reduction of green space in the general area of entrance and porte-cochere of approximately 3,637 SF; however, according to the applicant the “green space will be approximately 7,163 SF more than what historically existed in this space prior to the addition of approximately 10,800 SF of landscape space that was added in 2003/2005 with a previous renovation of the front drive.”





*Open space comparison analysis*

The proposed modifications have minimal effect to the overall entry approach, and zero impact on the architecture of the prolific hotel building.



*Daytime rendering of drop-off area*



*Nighttime rendering of drop-off area*

The hotel has made tremendous improvements to this property over the years including the removal of a significant amount of asphalt in the driveway and approach. However, staff has expressed concern about additional lanes and cars obscuring the columns of the Porte Cochere and the loss of green space. LPC will focus on the compatibility for the proposed vertical lanterns and the LED strips imbedded in the paving.

### **CONCLUSION:**

Approval of the project will require one (1) motion to be made by the Town Council:

- (1)** For the Site Plan Review under Sec. 134-329.

The application is presented to the Landmarks Preservation Commission to consider whether all criteria have been met. Approval of the project will one (1) motion:

- (1)** for the overall design of the project in accordance with the Sec. 54-123, subject to any imposed conditions.

WRB:JGM