

Via Email

April 7, 2025

ARCOM
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Breakers Family Entertainment Center – Summary of Changes Following Initial ARCOM Review

Chairman Jeffrey Smith and ARCOM Members:

Below is a summary of changes to the Breakers Family Entertainment Proposal subsequent to ARCOM member comments on the project during the February 26, 2025 hearing.

General Changes to Building Massing

- Lowered main building ridge height by 2'-0" (5%)
- Lowered height of North Wing by 2'-8" (7%)
- Reconfigured roof at north end of Entry Loggia
- Lowered and reconfigured roofs at Southeast Stairs by up to 5'-3"
- Reconfigured Bridge to reduce the height and width of vehicle clearances at rear parking lot (20% reduction in underpass opening)

Changes to Detailing and Aesthetics

- Calibration of FEC arch and column hierarchies with historic main hotel building
- Additional detailing and screening elements added at north façade to screen equipment areas
- Refinements to balance proportionate scale of FEC façade elements within the Classical canon
- Refinement of details and material choices to reflect the local context of Mediterranean

Please let me know if you have any questions regarding the changes or the accompanying revised 'Final Submittal' and 'Final Presentation' packages.

Best regards,



Niall Q. Washburn

cc: Gunster, David Rau, Jessica Urbany, Matthew Cook

