

THE BREAKERS PALM BEACH
FAMILY ENTERTAINMENT CENTER
FINAL SUBMITTAL REVISED

ZON-24-0079 (ARC-24-0141)
FINAL SUBMITTAL REVISED DATE: APRIL 07, 2025

1 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA 33480



SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE DEMOLITION OF THE EXISTING BREAKERS FAMILY ENTERTAINMENT CENTER AND THE CONSTRUCTION OF A NEW FAMILY ENTERTAINMENT CENTER ON THE SAME SITE, WITH NEW LANDSCAPING, SURFACE PARKING LOT RECONFIGURATION, PLAYGROUND, AND A PEDESTRIAN BRIDGE CONNECTING THE NEW BUILDING TO THE EXISTING BREAKERS BEACH CLUB ON THE EAST SIDE TO THE SITE.

| | |
|---------------|-----------|
| BASEMENT: | 19,445 SF |
| GROUND FLOOR: | 12,440 SF |
| SECOND FLOOR: | 9,742 SF |
| THIRD FLOOR: | 11,182 SF |
| TOTAL: | 52,809 SF |

PROJECT TEAM

ARCHITECT

HART HOWERTON PARTNERS, LTD. INC.
10 EAST 40TH STREET
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F: (212) 481-3768
CONTACT: DAVID RAU
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LANDSCAPE ARCHITECT

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649 U.S. HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408
T: (561) 881-0003
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CIVIL

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T: (843) 359-1086
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LIFE SAFETY CONSULTANT

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ACCESSIBILITY CONSULTANT

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EMAIL: S-JOHNSON@WILLIAMSONASSOC.COM

MEPF

EXP
2601 WESTHALL LANE
MAITLAND, FLORIDA 32751
T: (407) 690-0088
CONTACT: CHRIS KEARNEY
EMAIL: CHRISTOPHER.KEARNEY@EXP.COM

FAMILY ENTERTAINMENT CENTER FINAL SUBMITTAL REVISED SET
SHEET LIST

GENERAL
G-01 COVER SHEET

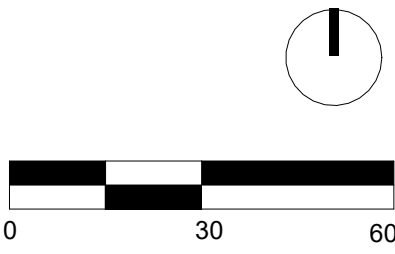
SITE DOCUMENTATION
G-02 VICINITY PLAN
G-03 EXISTING SITE PLAN
G-04 LOCATION PLAN
G-05 ZONING LEGEND
G-06 HISTORIC PHOTOS
G-07 EXISTING CONDITIONS PHOTOS
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G-09 CONSTRUCTION SCREENING AND LOGISTICS PLAN
G-10 TRUCK LOGISTICS PLAN
G-11 EXISTING FEC - GROUND FLOOR
G-12 EXISTING FEC - SECOND FLOOR
G-13 GROSS COMMERCIAL BUILDING AREA
G-14 OPERATIONAL PLAN
G-15 EXISTING PLAT DIAGRAM

ARCHITECTURE
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A-02 EXISTING FEC - SECOND FLOOR
A-03 OVERALL DEMOLITION PLAN
A-04 DEMOLITION - EXISTING SERVICE YARD
A-05 DEMOLITION - BEACH CLUB
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A-07 PROPOSED SITE PLAN
A-08 BASEMENT PLAN
A-09 GROUND FLOOR PLAN
A-10 SECOND FLOOR PLAN
A-11 THIRD FLOOR PLAN
A-12 ATTIC AND ROOF WELLS PLAN
A-13 ROOF PLAN
A-14 EXTERIOR ELEVATIONS (EAST)
A-14a COLORED EXTERIOR ELEVATIONS (EAST)
A-15 EXTERIOR ELEVATIONS (WEST)
A-15a COLORED EXTERIOR ELEVATIONS (WEST)
A-16 EXTERIOR ELEVATIONS (NORTH)
A-16a COLORED EXTERIOR ELEVATIONS (NORTH)
A-17 EXTERIOR ELEVATIONS (SOUTH)
A-17a COLORED EXTERIOR ELEVATIONS (SOUTH)
A-18 EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-18a COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-19 EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-19a COLORED EXTERIOR ELEVATIONS (ENTRY PAVILION)
A-20 EXTERIOR ELEVATIONS (BRIDGE)
A-20a COLORED EXTERIOR ELEVATIONS (BRIDGE)
A-21 EXTERIOR ELEVATIONS (BRIDGE)
A-21a COLORED EXTERIOR ELEVATIONS (BRIDGE)
A-22 MATERIAL PALETTE
A-23 STREETSCAPE ELEVATIONS - WEST
A-24 STREETSCAPE ELEVATIONS - SOUTH
A-25 STREETSCAPE ELEVATIONS - EAST
A-26 STREETSCAPE ELEVATIONS - NORTH
A-27 ARCHITECTURAL DETAILS
A-28 ARCHITECTURAL DETAILS
A-29 ARCHITECTURAL DETAILS
A-30 ARCHITECTURAL DETAILS
A-31 SHUFFLEBOARD ARBOR
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A-34 MINI GOLF ENLARGEMENT LIGHTING PLAN
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A-36 PLAYGROUND ENLARGEMENT LIGHTING PLAN
A-37 3D PERSPECTIVES
A-38 3D PERSPECTIVES
A-39 3D PERSPECTIVES
A-40 3D PERSPECTIVES
A-41 3D PERSPECTIVES

LANDSCAPE
L0-00 PROPOSED SITE PLAN
L0-01 TREE DISPOSITION SCHEDULE
L0-02 TREE DISPOSITION PLAN
L1-00 MATERIAL SCHEDULE
L1-01 MATERIAL PLAN
L6-00 PLANTING SCHEDULE &LANDSCAPE LEGEND
L6-01 TREE & PALM PLAN
L6-02 SHRUB & GROUNDCOVER PLAN
L8-01 OPEN SPACE DIAGRAM

TENTATIVE MEETING SCHEDULE

PROJECT NUMBER: ZON-24-0079 (ARC-24-0141)
PUBLIC HEARING SCHEDULE:
NOTICE TO PROCEED: 01/06/2025
TENTATIVE MEETING DATE: 04/23/2025 ARCOM
05/14/2025 TC



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THE BREAKERS
PALM BEACH
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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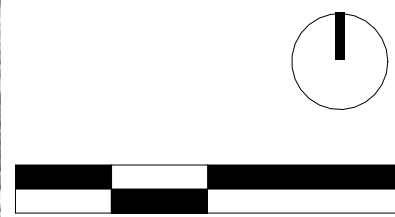
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| 01/27/2025 | FINAL SUBMIT. |
| 04/07/2025 | REV. FINAL SUR. |

| REVISIONS | | |
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| NO. | DATE | ISSUE |
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DRAWING TITLE:
F.E.C.
COVER SHEET

PROJECT #:
22-525
DRAWN BY:
MA, WE, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC

DRAWING NO:
FEC G-01



GENERAL LEGEND

— LIMIT OF WORK (LOW)



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DRAWING TITLE:
F.E.C.
VICINITY PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:

FEC G-02



GENERAL LEGEND

- TRACT LINE
- LIMIT OF WORK (LOW)
- COSTAL CONSTRUCTION CONTROL LINE (CCCL)

| EXISTING PARKING | |
|---------------------------------------|-------------|
| STANDARD | 52 SPACES |
| ACCESSIBLE | 4 SPACES |
| TOTAL | 56 SPACES |
| INTERIM (DURING CONSTRUCTION) PARKING | |
| STANDARD | 4 SPACES |
| ACCESSIBLE | 2 SPACES |
| TOTAL | 6 SPACES* |
| PROPOSED PARKING | |
| STANDARD | 43 SPACES |
| ACCESSIBLE | 2 SPACES |
| TOTAL | 45 SPACES** |

*FOR INTERIM PARKING 50 SPACES TO BE PROVIDED OFF SITE TO BRING COUNT TO 56

**FOR PROPOSED PARKING 11 SPACES TO BE PROVIDED IN THE ENLARGED CENTRAL PARKING LOT TO BRING COUNT TO 56

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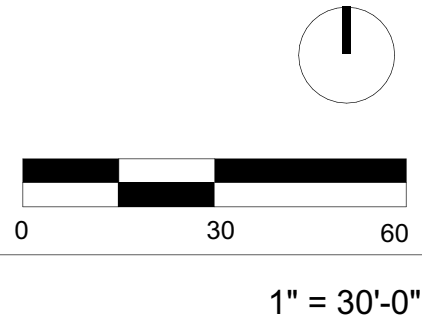
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DRAWING TITLE:
F.E.C.
EXISTING SITE PLAN

PROJECT #:
22-525-FEC
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC G-03





1 LOCATION PLAN ADJACENT PROPERTIES

1" = 160'-0"



2 LOCATION PLAN ADJACENT BUILDINGS

1" = 50'-0"



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DRAWING TITLE:
**F.E.C.
LOCATION PLAN**

PROJECT #:
22-525
DRAWN BY:
MA, WE, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:

FEC G-04



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

| Line # | Zoning Legend | | | |
|--------|--|--|------------------|------------------|
| 1 | Property Address: | One S County Road, Palm Beach, FL 33480 | | |
| 2 | Zoning District: | PUD-A | | |
| 3 | Lot Area (sq. ft.): | +/- 5,833,991 SF (133.93 ACRES) for full Breakers PUD area | | |
| 4 | Lot Width (W) & Depth (D) (ft.): | No Change Proposed | | |
| 5 | Structure Type: (Single-Family, Multi-Family, Comm., Other) | Commercial | | |
| 6 | FEMA Flood Zone Designation: | Zone X | | |
| 7 | Zero Datum for point of meas. (NAVD) | 0.0" NAVD | | |
| 8 | Crown of Road (COR) (NAVD) | N/A | | |
| 9 | | REQ'D / PERMITTED | EXISTING | PROPOSED |
| 10 | Lot Coverage (Sq Ft and %) | N/A | 12,136 SF | 16,674SF |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc) | N/A | 17,176 SF | 52,809 SF |
| 12 | *Front Yard Setback (Ft.) | N/A | N/A | N/A |
| 13 | * Side Yard Setback (1st Story) (Ft.) | N/A | N/A | N/A |
| 14 | * Side Yard Setback (2nd Story) (Ft.) | N/A | N/A | N/A |
| 15 | *Rear Yard Setback (Ft.) | N/A | N/A | N/A |
| 16 | Angle of Vision (Deg.) | N/A | N/A | N/A |
| 17 | Building Height (Ft.) | N/A | (+/-) +40.0 NAVD | +56.9 NAVD |
| 18 | Overall Building Height (Ft.) | N/A | (+/-) +40.0 NAVD | +67.3 NAVD |
| 19 | Cubic Content Ratio (CCR) (R-B ONLY) | N/A | N/A | N/A |
| 20 | ** Max. Fill Added to Site (Ft.) | N/A | N/A | +1 FT |
| 21 | Finished Floor Elev. (FFE)(NAVD) | N/A | (+/-) +14.0 NAVD | (+/-) +14.5 NAVD |
| 22 | Base Flood Elevation (BFE)(NAVD) | N/A Zone X | N/A | N/A |
| 23 | Landscape Open Space (LOS) (Sq Ft and %) | N/A | N/A | N/A |
| 24 | Perimeter LOS (Sq Ft and %) | N/A | N/A | N/A |
| 25 | Front Yard LOS (Sq Ft and %) | N/A | N/A | N/A |
| 26 | *** Native Plant Species % | Please refer to TOPB Landscape Legend. | | |

* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\[Sec. 134-1600\]](#)

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

**** Proposed Lot Coverage listed is at Ground Floor
Level. (Below grade lot coverage is 19,922 ST)

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

LEGAL DESCRIPTION: ALL OF THAT PLAT OF
THE BREAKERS ROW NO.1, RECORDED IN PLAT
BOOK 46, PAGES 188-190, PUBLIC RECORDS OF
PALM BEACH



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THE BREAKERS

PALM BEACH

1 S COUNTY RD

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MILESTONES

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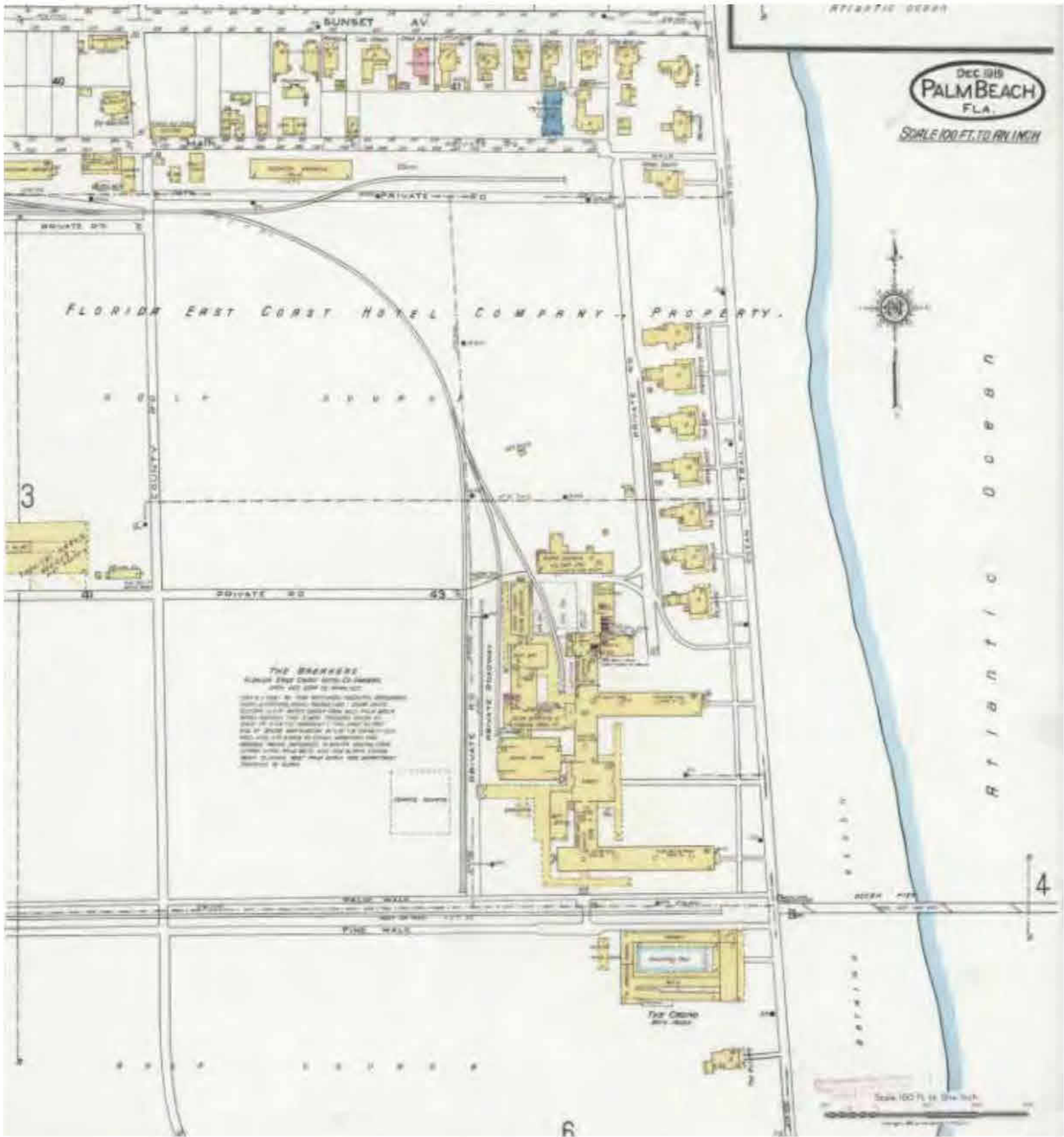
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DRAWING TITLE:
F.E.C.

ZONING LEGEND

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:

FEC G-05



EXCERPT SANBORN MAP - 1919



EXCERPT SANBORN MAP - 1919



BREAKERS AERIAL - CIRCA 1940



BREAKERS AERIAL - CIRCA 1927



BREAKERS ENTRY - 1926

FINAL SUBMITTAL

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DRAWING TITLE:
F.E.C.
HISTORIC PHOTOS

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:
FEC G-06



EXISTING FEC FACING NORTHWEST



SOUTH BREAKERS ROW FACING NORTH



EXISTING FEC - FACING SOUTHWEST



EXISTING FEC - PARKING ENTRANCE



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DRAWING TITLE:
**EXISTING
CONDITIONS
PHOTOS**

PROJECT #:
22-525
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MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:

FEC G-07



EXISTING FEC - FACING NORTHEAST FROM MINI GOLF



FUTURE BRIDGE CONNECTION LOCATION - FACING WEST



FUTURE FEC BRIDGE LOCATION - FACING NORTHWEST



EXISTING FEC FROM BEACH CLUB

4/6/2025 2:39:29 PM

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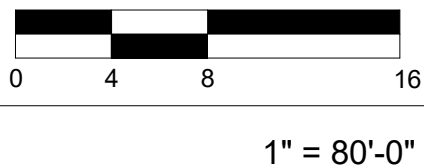
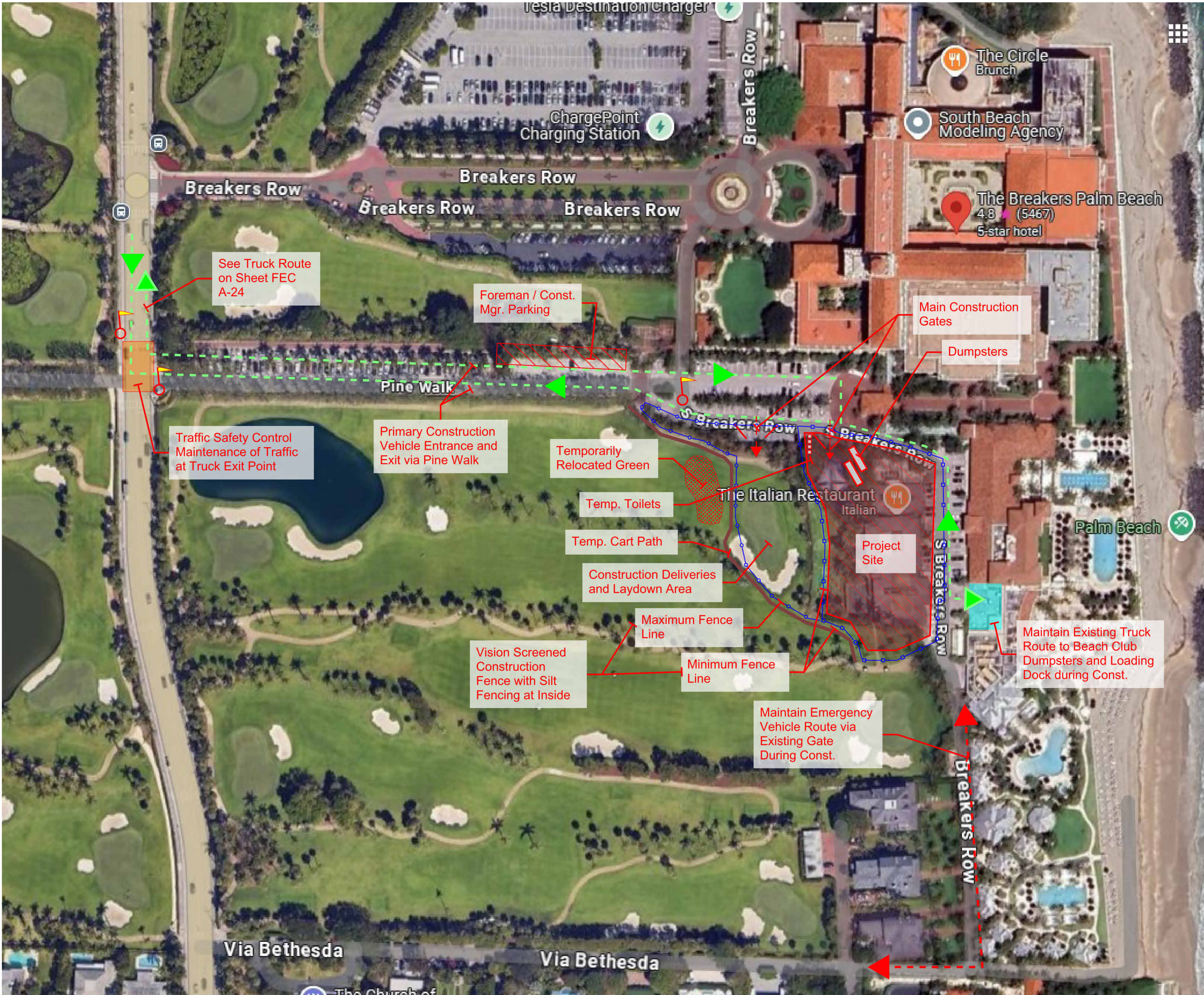
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DRAWING TITLE:
**EXISTING
CONDITIONS
PHOTOS**

PROJECT #:
22-525
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CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO.:
FEC G-08



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THE BREAKERS

PALM BEACH

1 S COUNTY RD

PALM BEACH, FLORIDA 33480

CONSTRUCTION SCREENING AND LOGISTICS PLAN

FEC G-09

DRAWING TITLE:
F.E.C.
CONSTRUCTION SCREENING AND LOGISTICS PLAN

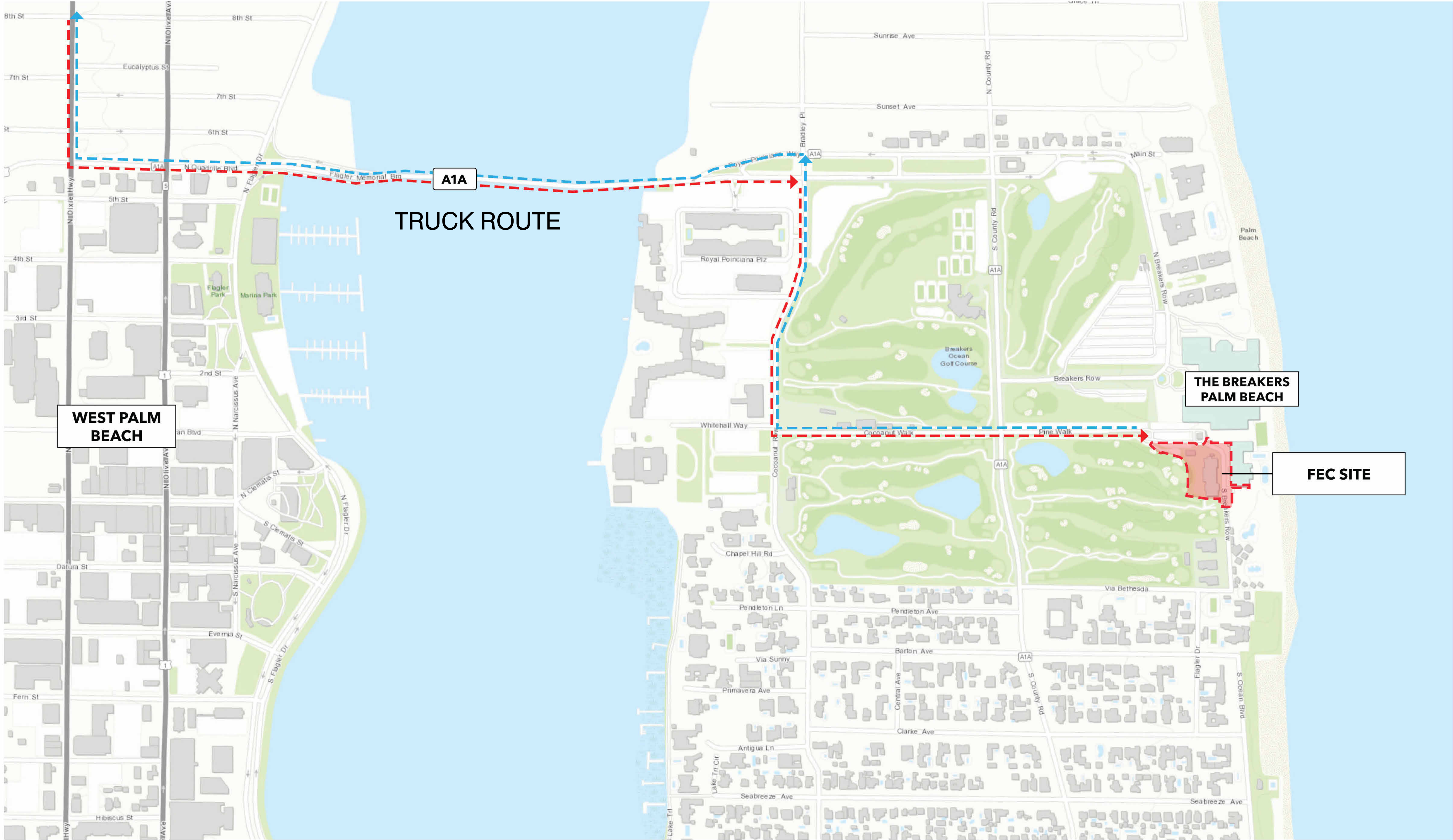
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22-525
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MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:

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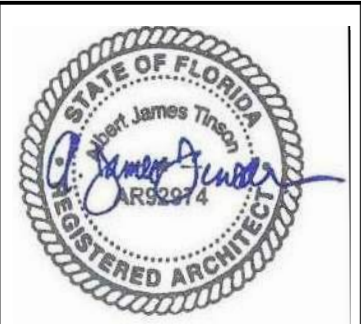
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TO TEMPORARY
CONSTRUCTION AND
EMPLOYEE PARKING



FINAL SUBMITTAL



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DRAWING TITLE:
F.E.C.
TRUCK LOGISTICS
PLAN

PROJECT #:
22-525
DRAWN BY:
MA, WE, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:
FEC G-10



| SEAT COUNTS | | EXISTING FEC AREAS |
|--------------|-----|--------------------|
| EXISTING FEC | | RESTAURANT |
| MAIN DINING | 154 | ENTERTAINMENT |
| | | OFFICE |
| | | BATHROOM |
| | | BREAK ROOM |
| | | FITNESS |
| | | MECH/BACK OF HOUSE |
| | | KITCHEN |
| | | CIRCULATION |
| | | BAKERY |
| | | TOTAL |

HART HOWERTON
NEW YORK • SAN FRANCISCO
10 East 40th Street, New York, NY 10016
Tel.: 212.683.8631 Fax.: 212.461.3788
Email: NY@harthowerton.com

THE BREAKERS

PALM BEACH

1 S COUNTY RD

PALM BEACH, FLORIDA 33480

SCALE: As indicated
NOTE: DO NOT SCALE DRAWINGS. USE
FIGURED DIMENSIONS ONLY, OR SEEK
CLARIFICATION FROM ARCHITECT FOR
MEASUREMENTS THAT ARE NOT
INDICATED.

| MILESTONES | |
|------------|---------------|
| DATE | ISSUE |
| 12/12/2024 | 1ST SUBMIT. |
| 01/27/2025 | FINAL SUBMIT. |

| REVISIONS | | |
|-----------|------|-------|
| NO. | DATE | ISSUE |
| | | |

DRAWING TITLE:
F.E.C.
EXISTING FEC -
GROUND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:
FEC G-11

| SEAT COUNTS | | EXISTING FEC AREAS |
|--------------|-----|--------------------|
| EXISTING FEC | | RESTAURANT |
| MAIN DINING | 154 | ENTERTAINMENT |
| | | OFFICE |
| | | BATHROOM |
| | | BREAK ROOM |
| | | FITNESS |
| | | MECH/BACK OF HOUSE |
| | | KITCHEN |
| | | CIRCULATION |
| | | BAKERY |
| | | TOTAL |



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THE BREAKERS

PALM BEACH

1 S COUNTY RD

PALM BEACH, FLORIDA 33480

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| MILESTONES | |
|------------|---------------|
| DATE | ISSUE |
| 12/12/2024 | 1ST SUBMIT. |
| 01/27/2025 | FINAL SUBMIT. |

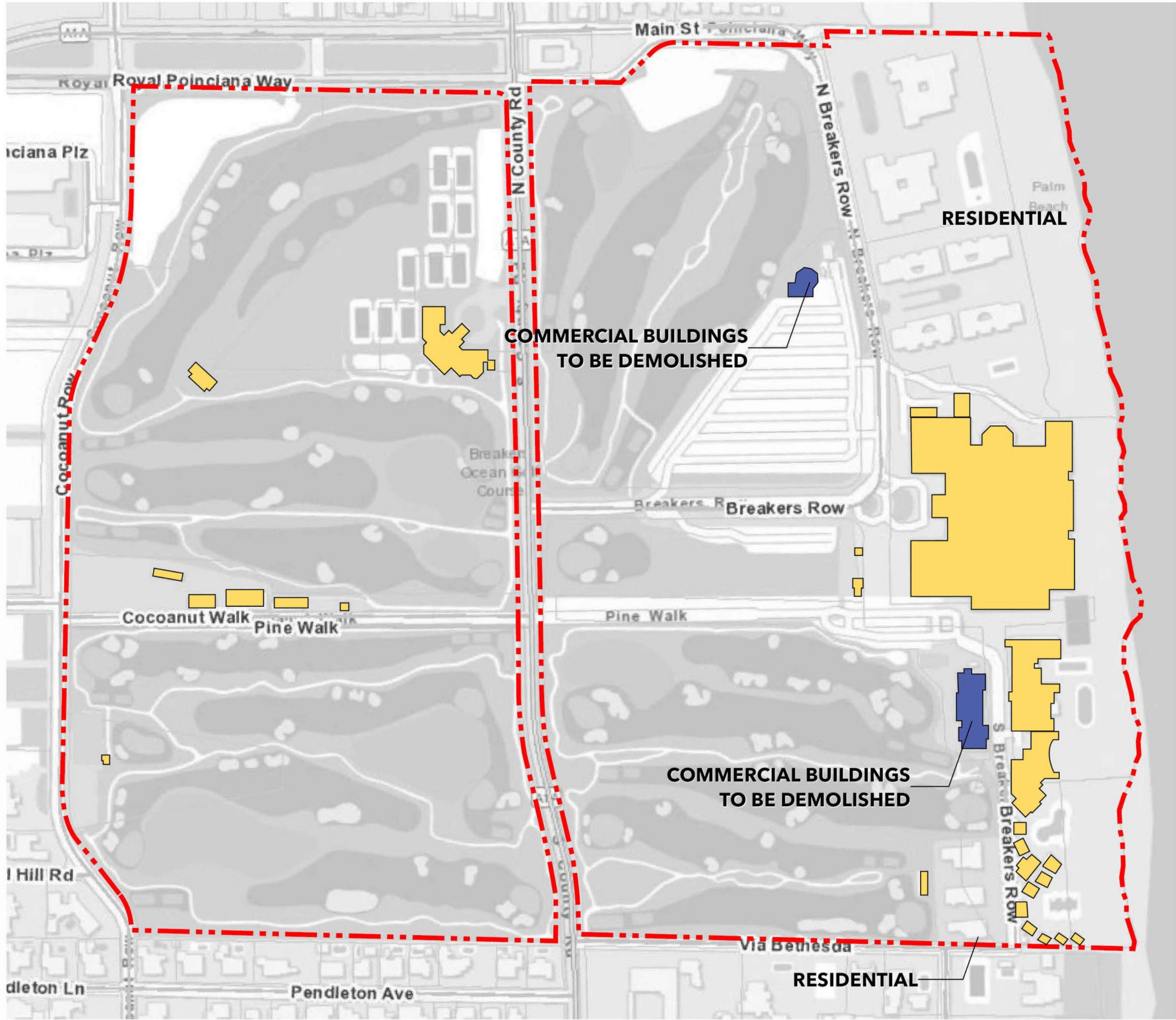
| REVISIONS | | |
|-----------|------|-------|
| NO. | DATE | ISSUE |
| | | |
| | | |

DRAWING TITLE:
F.E.C.
EXISTING FEC -
SECOND FLOOR

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:
FEC G-12

GROSS AREA OF EXISTING COMMERCIAL BUILDINGS ON BREAKERS PUD LOTS:
-- TOTAL BREAKERS PUD AREA = +/-5,833,991 SF.
-- 20% OF TOTAL SF = +/-1,166,798 SF.
-- TOTAL AREA OF EXISTING COMMERCIAL BUILDINGS = +/-292,489 SF. (5.0% OF TOTAL PUD AREA)

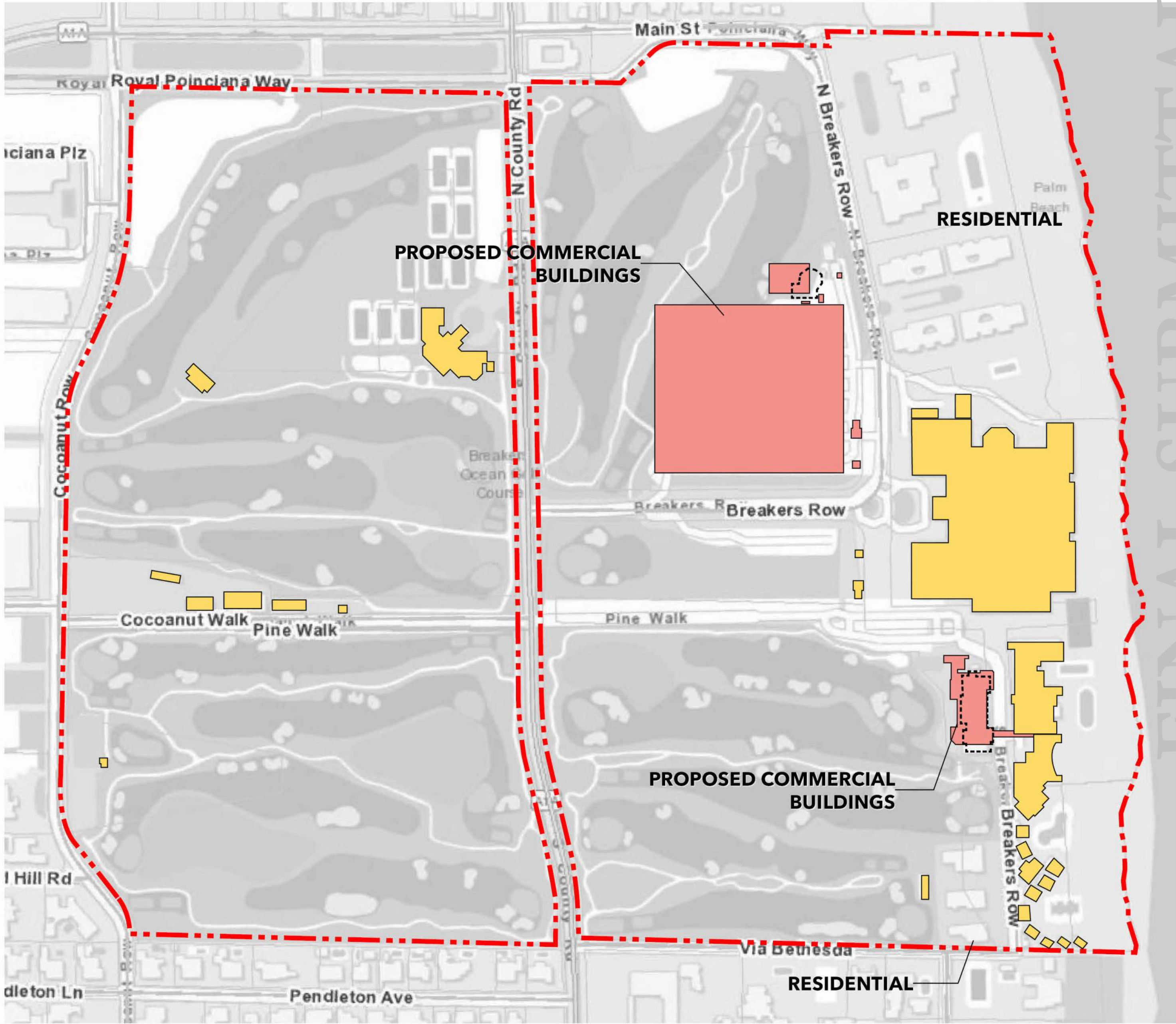
NOTE: RESIDENTIAL BUILDINGS AND RELATED OUTBUILDINGS AND PARKING STRUCTURES FOR RESIDENTIAL BUILDINGS ARE EXCLUDED FROM COMMERCIAL BUILDING AREA CALCULATIONS



SOURCE NOTES:
1) APPROXIMATE BREAKERS PUD AREA AS LISTED ON PUD PLAT PLAN.
2) AREA OF EXISTING COMMERCIAL BULDINGS WITHIN THE PUD IS APPROXIMATED BASED ON PALM BEACH COUNTY GIS AND ON-SITE OBSERVATIONS.

GROSS AREA OF PROPOSED COMMERCIAL BUILDINGS ON BREAKERS PUD LOTS:
-- TOTAL BREAKERS PUD AREA = +/-5,833,991 SF.
-- 20% OF TOTAL SF = +/-1,166,798 SF.
-- TOTAL AREA OF PROPOSED COMMERCIAL BUILDINGS = +/-520,416 SF. (8.9% OF TOTAL PUD AREA)

NOTE: RESIDENTIAL BUILDINGS AND RELATED OUTBUILDINGS AND PARKING STRUCTURES FOR RESIDENTIAL BUILDINGS ARE EXCLUDED FROM COMMERCIAL BUILDING AREA CALCULATIONS



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**THE BREAKERS
PALM BEACH**
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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SCALE: 1" = 200'-0"
NOTE: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

| MILESTONES | |
|------------|---------------|
| DATE | ISSUE |
| 12/12/2024 | 1ST SUBMIT. |
| 01/27/2025 | FINAL SUBMIT. |

| REVISIONS | | |
|-----------|------|-------|
| NO. | DATE | ISSUE |
| | | |

DRAWING TITLE:
**GROSS
COMMERCIAL
BUILDING AREA**

PROJECT #:
22-525
DRAWN BY:
MA, WF, TV, CT
CHECKED BY:
AJT, RR, DR, KB, MDC
DRAWING NO:

FEC G-13