



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

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

SUBJECT: ZON-24-0079 (ARC-24-0141) 1 S COUNTY RD
THE BREAKERS FAMILY ENTERTAINMENT CENTER (FEC)

MEETING: APRIL 23, 2025 ARCOM
MAY 14, 2025 TOWN COUNCIL

ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO). The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by Town Council.

ZON-24-0079 (ARC-24-0141) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting Town Council review and approval for modifications to an existing special exception and permitted uses in an existing hotel Planned Unit Development (PUD) (The Breakers Palm Beach) as it relates to the construction of a new three-story structure with basement that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) to replace an existing two-story building with related site improvements. The application requires the approval of a separate resolution to modify the PUD and the Architectural Commission (ARCOM) shall review the application for design.

Applicant: The Breakers Palm Beach, Inc. (Alex Gilmurray)
Architect: Hart Howerton (A. James Tinson)
Legal: Jamie Crowley

HISTORY:

As part of the Breakers current projects, Resolution 05-2025 will need to be adopted. The site plan presented as part of this application demonstrates the need to alter the existing PUD plat and therefore requires a PUD replat prior to the issuance of a permit.

At the February 04, 2025 Planning and Zoning Commission (PZC) meeting, the application for the PUD amendment was presented and, after lengthy discussion, deferred (7-0) by the Commission to the March 06, 2025 PZC meeting.

At the February 12, 2025 Town Council development review hearing, the application was deferred (5-0) to the April 09, 2025 meeting due to pending action required by the Planning and Zoning Commission.

At the February 26, 2025 ARCOM meeting, the application for the new Family Entertainment Center was reviewed by the commission and deferred (7-0) for two months to the April 23, 2025 meeting to allow for restudy of the architecture.

At the March 6, 2025 Planning & Zoning Commission meeting, resolution 006-2025 (a resolution to amend Resolution No. 6-71, The Breakers PUD) was recommended to town council for approval with the following conditions: the Town Council consider whether the special exception is required with respect to the membership club, with respect to the traffic and circulation studies, that a new master plan be submitted, potentially the existing requirements be eliminated with regard to widening of County Road, and the ingress and egress for construction, particularly on Main Street and potentially for the recreation facility, be reviewed to minimize impact on the neighbors. On roll call, the Motion passed unanimously, 6-0.

At the April 09, 2025 Town Council Development Review hearing, resolution 006-2025 was adopted to modify resolution No. 6-71, The Breakers PUD.

At the April 23, 2025 ARCOM meeting, the Commission approved (5-2) the overall design and the site plan of the project with design details and ornamentation to return to ARCOM at a future date.

THE PROJECT:

The applicant has submitted plans, entitled "THE BREAKERS PALM BEACH FAMILY ENTERTAINMENT CENTER", as prepared by **Hart Howerton**, dated and uploaded to the Town on April 07, 2025.

The applicant is proposing the following scope of work at the property:

- Demolition of the existing Breakers Family Entertainment Center (FEC).
- Construction of a new three-story FEC building with basement and pedestrian bridge connection to the Beach Club building.
- Related hardscape/landscape improvements.
- Expanded outdoor recreation areas related to the FEC.
- Reconfigured surface parking.

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

- **SPECIAL EXCEPTION 1:** Sec. 134-477: Town Council approval for permitted use and special exception use in PUD zoning district.
- **SPECIAL EXCEPTION 2:** Sec. 134-622(2): Special Exception for commercial structure over 2 stories.
- **SPECIAL EXCEPTION 3:** Sec. 134-1759 (d) & (e): Special Exception for the construction of facility using ball backboard (basketball court) and construction of sport courts.

Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD

FEC Lot Coverage	Existing: 12,136 sq ft Proposed: 16,674 sq ft	Enclosed Sq. Ft.	Existing: 17,176 sq. ft. Proposed: 52,809 sq. ft.
Building Height	Existing: +40.0' NAVD Proposed: +56.9' NAVD	Overall Building Height	+67.3' NAVD
Surrounding Properties			
North	Breakers Hotel & Shopping Boutiques		
South	Breakers Golf Course & Breakers Residences		
East	The Beach Club at the Breakers		
West	Breakers 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 existing Family Entertainment Center is currently located south of the hotel proper and west of the Beach Club on the opposite side of Breakers Row, just west of the golf course. The existing FEC building was constructed in the 1960s. The existing structure is proposed for complete demolition and the FEC will be reconstructed with 49,138 SF of interior space across three levels and a basement. The existing restaurant, the Italian Restaurant, is currently approved and licensed (BTR-23-00357) for 125 seats. The proposal does seek to increase that number, as the applicant and site plan



indicate seating for 154. According to the applicant’s Letter of Intent, the operation of the proposed FEC will remain the same with the same hours of operation and the same access to given to hotel guests and members; and if this proposal did wish to amend that, a separate application would need to be filed seeking Town Council review and approval as a Special Exception and may be subject to a DOUA. The applicant is abandoning 17 previously approved residential units and remaining

vested commercial square footage and transferring the density/intensity of use to the expanded FEC center. The equivalency table below demonstrates the reduction in approved square footage and residential unit’s conversion to the FEC facility.

BREAKERS PUD CONVERSION TABLE		
Residential Dwelling Units (DU’s)	Beach Club	FEC
251 vested DU’s minus: the conversion of 17 DU’s to accessory hotel uses (25,500 SF)	7,431 square feet of approved but unbuilt space transferred to the proposed FEC	49,138 SF proposed minus: -17,176 SF of the existing FEC to be demolished. - 7,431 SF transferred from the Beach Club -25,500 SF from converted Residential Units
234 Remaining Vested DU’s	No vested rights remain with the Beach Club	969 SF will remain vested for the FEC

Notes:

- (1): Per Resolution Nos. 1-98, 70-10, & 11-2014.
- (2): One (1) residential unit = 1,500 square feet of accessory use space.

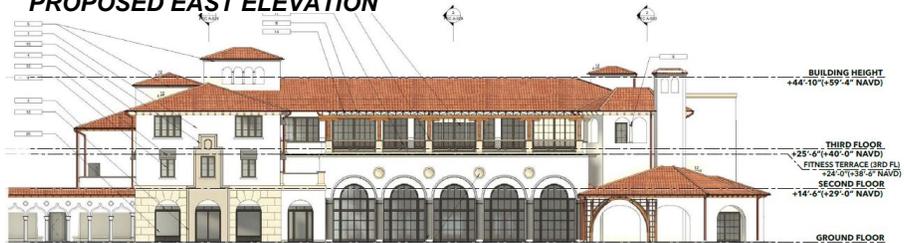
The proposal is for complete demolition and reconstruction of the Family Entertainment Center (FEC) facility with new or updated amenities including: New restaurant dining “food hall”, new fitness center, office spaces, eight (8) lane bowling center, golf simulators, new game hall and arcade spaces, children’s activity studio, miniature golf course, basketball court, bocce court, ball pitch, shuffleboard courts, playground with shade structures, and a great-lawn multi-purpose space. The new structure is designed to be compatible with existing structures and architectural style of The Breakers. Stucco finishes are proposed to match the hotel and other buildings on site, roof is proposed in clay barrel tile with rafters proposed in wood or stone. Mechanical equipment is proposed to be screened on the rooftop. The west elevation will include a continuous loggia with arched openings, connecting to a covered walk at the northern end of the site, providing cover from guests as they move between the new structure and the hotel or Beach Club. A pedestrian bridge is proposed to connect the third floor to the upper floor of the beach club, over the private Breakers Row drive and parking area. The landscape incorporates enhanced outdoor recreation areas, shade structures, playground, and court games. Parking modifications are proposed without reducing existing parking capacity at the hotel.



This application was originally heard at the February 2025 ARCOM hearing and was deferred for two months to allow the applicant to restudy the size of the structure and applied architectural details. The applicant has resubmitted plans with adjustments in response to the comments of the commission. Modifications include lowering of the building height and roof height at various locations, lowering the pedestrian bridge clearance height, redesign of arch and column hierarchies to respond to existing conditions at the main hotel, additional equipment screening, refinement of applied architectural details and material choices. The site planning and facility programming remains largely unchanged from the previous presentation.



PROPOSED EAST ELEVATION



PREVIOUSLY PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PREVIOUSLY PROPOSED WEST ELEVATION



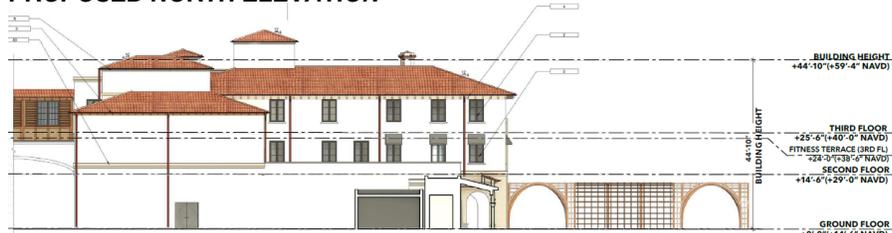
PROPOSED SOUTH ELEVATION



PREVIOUSLY PROPOSED SOUTH ELEVATION



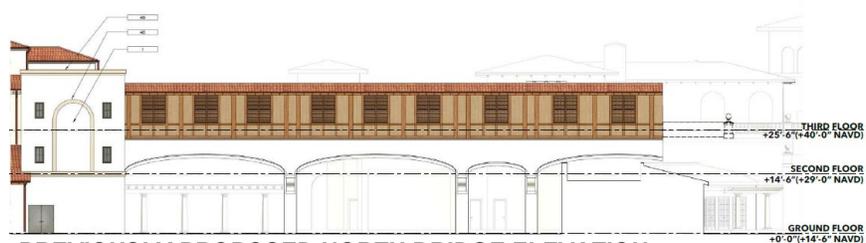
PROPOSED NORTH ELEVATION



PREVIOUSLY PROPOSED NORTH ELEVATION



PROPOSED NORTH BRIDGE ELEVATION



PREVIOUSLY PROPOSED NORTH BRIDGE ELEVATION

Approval for this application would require three special exception approvals from town council.

SPECIAL EXCEPTION 1: Sec. 134-477: Town Council approval for permitted use and special exception use in PUD zoning district.

Redevelopment of the family entertainment center requires town council approval for the permitted and special exceptions uses within the Breakers PUD. The PUD is a permitted use in the district (Sec. 134-1393) and PUDs and modifications to PUDs require special exception review. Additionally, within PUDs, accessory uses are permitted if they are uses customarily incident to the permitted or approved special exception uses. In the PUD-A zoning district, uses permitted in C-TS, C-WA, C-OPI and/or C-PC are permitted. In these zoning districts, permitted uses over 3000

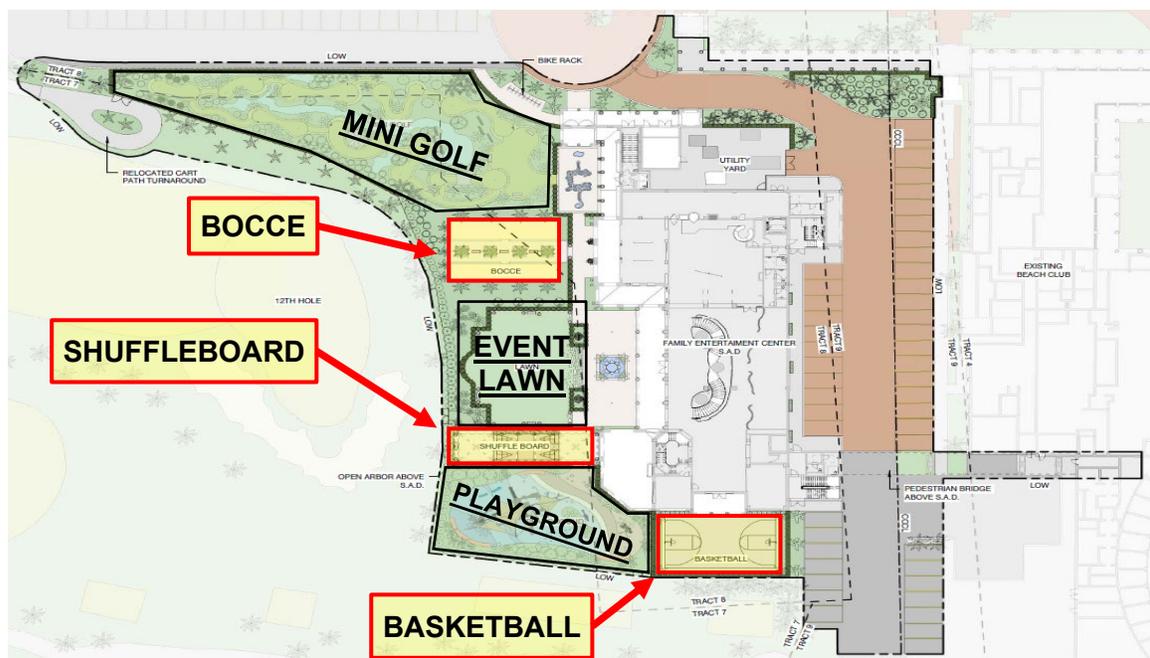
square feet are required to be reviewed as special exceptions. Thus the special exception required for the 50,000+ square foot FEC facility.

SPECIAL EXCEPTION 2: Sec. 134-622(2): Special Exception for commercial structure over 2 stories.

Any use permitted in the C-TS, C-WA, C-OPI or C-PC commercial district is permitted in the PUD-A zoning district. Within these zoning districts, a special exception is required to construct a structure over 2 stories in height. Therefore, a special exception is required for the development of the three story FEC facility.

SPECIAL EXCEPTION 3: Sec. 134-1759 (d) & (e): Special Exception for the construction of facility using ball backboard (basketball court) and construction of sport courts.

The plan calls for expanded entertainment options for children and families. A special exception is required for the outdoor court games being proposed, identified on the plan below with yellow highlight. (The other outdoor entertainment areas are also called out for context, but special exceptions are not required for these components).



CONCLUSION:

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

Approval of the project will require three (3) separate motions to be made by the Town Council:

- (1) Sec. 134-477: Town Council approval for permitted use and special exception use in PUD zoning district.

- (2) Sec. 134-622(2): Special Exception for commercial structure over 2 stories.
- (3) Sec. 134-1759 (d) & (e): Special Exception for the construction of facility using ball backboard (basketball court) and construction of sport courts.

WRB:JGM:BMF