



May 25, 2018

RECEIVED

MAY 25 2018

VIA HAND DELIVERY

Bill Bucklew, Building Official
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Town of Palm Beach
PZB Dept

Re: The Breakers - Request for Extended Construction Hours for Golf Course Renovation

Dear Mr. Bucklew:

The purpose of this letter is to request a waiver of Section 42-199 of the Town Code, as it pertains to the redevelopment of the Breakers' golf course, so that the golf course can open by December 1, 2018. By way of background, the Town Council approved application number Z-17-00055 (the "Special Exception Application") on January 10, 2018. The Special Exception Application authorized, among other things, the complete renovation and redevelopment of the Breakers Ocean Course, which is currently being undertaken by the Breakers in accordance with all Town building and zoning regulations.

The approval of the Special Exception Application did not provide for any restricted construction hours and, therefore, the Breakers developed a construction schedule and entered into significant contracts in reliance upon the zoning regulations in effect at the time the Special Exception Application was approved, including, but not limited to, the hours during which construction would be permitted to occur.

After approval of the Special Exception Application, however, the Town Council considered and approved Ordinance #3-2018, which significantly altered the permissible construction hours by prohibiting any work on Saturdays during the summer months (other than quiet work). This change to the permissible work hours, coupled with the unusual amount of rainfall experienced during the month of May, has significantly and detrimentally reduced the likelihood that the project can remain on schedule.

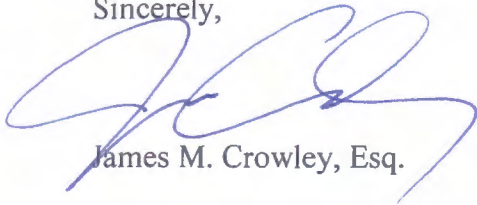
The project has been scheduled in four phases corresponding to the four "quadrants" of the golf course, as shown on the attached Master Plan and Construction Schedule. It is important to note that, while work is scheduled through the end of November, the last 12 weeks of all phases consist of sod grow-in, which will be quiet and unobtrusive. In other words, the active construction phase of the project will be over by mid-August, weather permitting.

Bill Bucklew, Building Official
May 25, 2018
Page 2

As such, we are respectfully requesting that the Town Council grant a waiver of Section 42-199 to allow for regular construction activities on Saturdays from 8:00 AM to 6:00 PM, which were the construction hours permitted by the Town Code at the time the Special Exception Application was approved. We are sensitive to the concerns of neighbors on Pendleton Avenue and have taken the proactive step of ceasing construction activities on the 7th hole (immediately adjacent to Pendleton) at 5:00 PM on weekdays. We would agree that any extended construction hours for Saturdays would similarly end at 5:00 PM for construction activity on the 7th hole.

It is our understanding that this item will be placed on the June 13, 2018 Town Council agenda. We mailed the required notices to surrounding property owners on May 24, 2018. We appreciate your cooperation thus far and your consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Crowley", with a stylized flourish at the end.

James M. Crowley, Esq.

JMC/op
Enclosures

cc: Paul Castro, Acting Planning, Zoning and Building Director
Alex Gilmurray, The Breakers
Paul Leone, The Breakers
Mark Reid, The Breakers

The Breakers Schedule | Ocean Course

ID	Task Name	Duration	Start	Finish	Apr 8, '18	May 6, '18	Jun 3, '18	Jul 1, '18	Jul 29, '18	Aug 26, '18	Sep 23, '18	Oct 21, '18	Nov 18, '18	D						
					T	S	W	S	T	M	F	T	S	W	S	T	M	F	T	S
1	NorthWest Quad	129 days	Tue 5/1/18	Fri 10/26/18																
2	Strip & Bury Turf	6 days	Tue 5/1/18	Tue 5/8/18																
3	Earthwork & Shaping	18 days	Wed 5/2/18	Fri 5/25/18																
4	Irrigation & Drainage	21 days	Wed 5/16/18	Wed 6/13/18																
5	Feature Construction	24 days	Mon 5/21/18	Thu 6/21/18																
6	Install Cart Path	12 days	Mon 6/4/18	Tue 6/19/18																
7	Grassing	18 days	Mon 7/2/18	Wed 7/25/18																
8	Grow-In	84 days	Tue 7/3/18	Fri 10/26/18																
9	SouthWest Quad	135 days	Wed 5/9/18	Tue 11/13/18																
10	Strip & Bury Turf	6 days	Wed 5/9/18	Wed 5/16/18																
11	Earthwork & Shaping	18 days	Sat 5/26/18	Tue 6/19/18																
12	Irrigation & Drainage	21 days	Wed 6/6/18	Wed 7/4/18																
13	Feature Construction	24 days	Mon 6/4/18	Thu 7/5/18																
14	Install Cart Path	14 days	Wed 6/20/18	Mon 7/9/18																
15	Grassing	16 days	Wed 7/18/18	Wed 8/8/18																
16	Grow-In	84 days	Thu 7/19/18	Tue 11/13/18																
17	NorthEast Quad	137 days	Thu 5/17/18	Fri 11/23/18																
18	Strip & Bury Turf	5 days	Thu 5/17/18	Wed 5/23/18																
19	Earthwork & Shaping	9 days	Wed 6/20/18	Mon 7/2/18																
20	Irrigation & Drainage	12 days	Wed 6/27/18	Thu 7/12/18																
21	Feature Construction	18 days	Mon 6/18/18	Wed 7/11/18																
22	Install Cart Path	8 days	Tue 7/10/18	Thu 7/19/18																
23	Grassing	12 days	Mon 7/30/18	Tue 8/14/18																
24	Grow-In	84 days	Tue 7/31/18	Fri 11/23/18																
25	SouthEast Quad	137 days	Thu 5/24/18	Fri 11/30/18																
26	Strip & Bury Turf	9 days	Thu 5/24/18	Tue 6/5/18																
27	Earthwork & Shaping	18 days	Tue 7/3/18	Thu 7/26/18																
28	Irrigation & Drainage	24 days	Thu 7/5/18	Tue 8/7/18																
29	Feature Construction	27 days	Mon 6/25/18	Tue 7/31/18																
30	Install Cart Path	16 days	Mon 7/23/18	Mon 8/13/18																
31	Grassing	20 days	Mon 8/6/18	Fri 8/31/18																
32	Grow-In	84 days	Tue 8/7/18	Fri 11/30/18																

B
THE BREAKERS
PALM BEACH
THE OCEAN COURSE
GOLF COURSE MASTER PLAN

Hole #17

- Enlarge and realign the tees
- Add a forward tee
- Reduce the number right fairway bunkers
- Remove the left fairway bunker
- Shift the cross bunker forward the tee
- Add a bunker on the right side of the second landing area and add a right greenside bunker
- Enlarge the green to the right and recontour the green surface

Hole #16

- Shift the tees to the left
- Add a forward tee
- Remove the right fairway bunker and expand the fairway to the right
- Reduce the size of the left fairway bunkers
- Enlarge the green to the left and recontour the green surface

Hole #1

- Convert the back tee to one tee
- Add a forward tee
- Remove the right fairway bunker and expand the fairway
- Shift the left fairway bunker toward the green and reduce the size
- Reshape the greenside bunkers to widen the approach
- Enlarge the green to the left and recontour the green surface

Hole #2

- Enlarge the tees and realign them to the left
- Add a forward tee
- Remove the left fairway bunker and shift the right bunker toward the green
- Reshape the lake to widen the approach to the green
- Enlarge the green to the left and recontour the green surface. Add berming to the right approach

Hole #3

- Enlarge and realign the tees
- Add a forward tee
- Remove the short left fairway bunker and expand the fairway
- Shift the two right fairway bunkers toward the green
- Add a chipping area in the rear
- Lower and enlarge the green surface

Hole #4

- Add a forward tee
- Remove the right fairway bunker and expand the fairway
- Convert the left fairway bunkers to one bunker
- Enlarge the green surface to the left and recontour the green surface
- Relocate the trees behind the green

Short Game Area

- Expand the short game area to the original clubhouse location

Hole #5

- Enlarge and realign the tees
- Add a forward tee
- Remove the left fairway bunker and trees on the left side to expand the landing area
- Convert the right fairway bunkers to one bunker
- Shift the pond toward Hole #7 tees to widen the approach to the green
- Remove the bunker closest to the green and shift the other two back with additional bunkering
- Enlarge and recontour green surface



Hole #14

- Enlarge and realign the tees
- Add a forward tee
- Remove the short bunker and lower the approach to the green
- Shift the green toward the tee and to the right to extend as a peninsula out into the lake

Hole #15

- Enlarge and realign the tees
- Add a forward tee
- Remove the short left fairway bunker and lower the ridge to achieve visibility of the landing area
- Rebuild the right fairway bunkers and add a right fairway bunker
- Widen the approach to the green
- Enlarge and recontour the green surface

Hole #14

- Enlarge and realign the tees
- Add a forward tee
- Remove the short right fairway bunker
- Shift the landing area to the left
- Shift the right fairway bunkers farther out
- Add a far left fairway bunker
- Remove the frontal bunker and rebuild the green on a left to right angle with a right greenside bunker

Hole #13

- Convert the rear tee to a practice green
- Enlarge the middle tee back
- Add forward tee
- Remove the short left greenside bunker and shift the left and right bunkers
- Enlarge and recontour the green surface

Hole #12

- Consolidate and realign the tees
- Add a forward tee
- Remove the right fairway bunkers and shift the landing area to the right
- Reconfigure the left fairway bunkers
- Remove the short right greenside bunker and enlarge the green to the front

Hole #11

- Enlarge and realign the tees
- Remove the short left fairway bunker and regrade the fairway to see the landing area
- Enlarge and recontour the green surface

Hole #10

- Enlarge and realign the tees
- Add a forward tee
- Remove the short left fairway bunkers and expand the fairway
- Shift and reduce the size of the left and right fairway bunkers
- Remove the left rear greenside bunker and enlarge the green to the left

Hole #7

- Shift the tees to the right
- Add a forward tee
- Reduce the size of the right fairway bunker and enlarge the landing area
- Convert the two left fairway bunkers into one bunker
- Add a left greenside bunker and convert the right bunkers into one
- Enlarge the green surface to the left

Hole #6

- Enlarge and realign the tees
- Add drainage in front of the tees
- Expand the pond in front of the green and vary the height of the bushland
- Reduce the size of the greenside bunker and expand the green to the left and

Hole #8

- Shift the tees to the left for improved sunlight
- Add a forward tee
- Convert the large right fairway bunker to two smaller bunkers
- Relocate the two palm trees on the left side of the landing area
- Enlarge the green surface to the front and regrade the green from left to right

Hole #9

- Enlarge and realign the tees
- Add a forward tee
- Remove the short left and right fairway bunkers and expand the fairway
- Reduce the size of the fairway bunkers
- Shift the green to the left
- Add a grass approach on the right side with a greenside bunker protecting the right side of the green
- Convert the rear bunkers to a grass chipping area

Date: 14 April 2018
Scale: 1" = 100'



Rees Jones, Inc.
GOLF COURSE DESIGN