

# TOWN OF PALM BEACH

Information for Town Council Meeting on: July 10, 2019

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To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building

Re: Tax Abatement: The Breakers Hotel, One South County Road: Engine Room  
**Resolution No: 57-2019**

Date: June 24, 2019

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council approve Resolution No. 57-2019, granting Tax Abatement to the property at One South County Road, The Breakers Hotel – Engine Room.

## **BOARD OR COMMISSION RECOMMENDATION**

The Landmarks Preservation Commission has approved all changes to this property using the Secretary of Interior (Federal) Standards for Rehabilitation as required in the Tax Abatement program.

## **GENERAL INFORMATION**

1. Project Summary: The above-mentioned applicant has applied for participation in the Town's Tax Abatement Program.

One South County Road, The Breakers Hotel, was designated as a Landmark of the Town of Palm Beach on November 9, 1983, and listed in the National Register of Historic Places on August 14, 1973.

The Landmark Preservation Commission (LPC) approved the Tax Abatement Application in 2015. The improvements to the property included removal of the smokestack and construction of an approximately 4,000 square foot addition to the engine room, located in the service court on the north side of the hotel. The engine room addition houses the hotel's generator and mechanical, electrical, plumbing, and fire protection equipment. The completed work has been reviewed and found to be in compliance with the LPC approval.

2. Town Council approval is required to grant this abatement and forward same to Palm Beach County.
3. A written application for ad valorem tax exemption has been presented to Town staff as prescribed by Section 54-199 of Town Code. As additionally required by Section 54-200, the property owner must enter into a covenant or agreement with the Town, the form of which is established by the Department of State, requiring that the character of the property and the qualifying improvements be maintained during the exemption period. The covenant must be entered into prior to the submittal to the County and Property Appraiser's Office.

### **FUNDING/FISCAL IMPACT**

Action will abate ad valorem Town of Palm Beach property tax increase (new incremental value only) for a period of ten years. Full value assessment will be applicable after the ten-year program.

The estimated cost of the improvement as provided by the property owner is \$10,080,700. The Palm Beach County Property Appraiser will determine the value of the tax abatement using its own methodology.

### **TOWN ATTORNEY REVIEW**

Resolution No. 57-2019 has been approved by the Town Attorney for legal form and sufficiency.

Attachments

Cc: John Lindgren, AICP, Planning Administrator  
Emily Stillings, Murphy Stillings, LLC