



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-23-001 (COA-22-008) 1 S COUNTY RD – THE BREAKERS HOTEL

MEETING: FEBRUARY 15, 2023

COA-22-008 (ZON-23-001) 1 S COUNTY RD. – THE BREAKERS HOTEL (COMBO). The applicant, The Breakers Palm Beach, Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of new fencing and gates for the Landmarked hotel, requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning relief/approval.

Applicant: The Breakers Hotel
Professional: Schmidt Nichols Landscape Architecture and Urban Planning
Representative: James M. Crowley | Gunster, Yoakley & Stewart, P.A.

THE PROJECT:

The applicant has submitted plans, entitled "The Breakers Gates and Fencing", as prepared by **Schmidt Nichols Landscape Architecture and Urban Planning** dated December 09, 2022.

The following is the scope of work for the Project:

- Installation of site-wide decorative metal fencing, gates (human and vehicular), and crash-rated guard house gate arms.

Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD
Tax Abatements	2002-2011, 2004-2013, 2004-2013, 2077-2016, 2007-2016, 2009-2018	Designated:	11/09/83
Year of Construction:	1926*	Architect:	Schultze and Weaver, et. al
Surrounding Properties			
North	Breakers Hotel Residences		
South	Breakers Hotel		
East	Atlantic Ocean		
West	Breakers Hotel Golf Course		

STAFF ANALYSIS

The current request includes the installation of seven (7) decorative metal vehicular gates, four (4) decorative metal pedestrian gates, the replacement of seven (7) existing guard house gate arms with new crash-rated arms, and five (5) sections of decorative metal fencing. The fencing is proposed at 6' in height and is 5,159 feet in length. The proposed overall site plan is located on Sheet SEP-1 and elevations of the proposed fencing and gates are located on Sheets SEP-4 through SEP-6, and SEP-13 through SEP-15 of the submitted plan set.

WRB:JGM:JRH