



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

TO: LPC Chairperson and Members

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

SUBJECT: COA-23-014 1 S COUNTY RD —THE BREAKERS

MEETING: APRIL 19, 2023

COA-22-058 1 S COUNTY RD—THE BREAKERS. The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness review and approval for partial window and door replacement (Mediterranean Ballroom) as part of a Historic Preservation Ad Valorem Tax Exemption for the Breakers.

Applicant: Breakers Palm Beach Inc.
Professional: Dailey Janssen Architect PA

HISTORY:

Most recently, the site was reviewed and approved for a COA for partial window and door replacement (Mediterranean Ballroom) as part of a Historic Preservation Ad Valorem Tax Exemption at the December 21, 2022 LPC meeting, pursuant to COA-22-058. The following month at the January 18, 2023 LPC meeting, pursuant to COA-22-008 (ZON-23-001), a combination project was reviewed and approved for new fencing and gates for the Landmarked hotel, requiring Site Plan Review.

THE PROJECT:

The applicant has submitted plans, entitled “Proposed Improvements At The Breakers Palm Beach The Mediterranean and Venetian Ballrooms”, as prepared by **Dailey Janssen Architect PA**, dated March 14, 2023.

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness and has submitted a Historic Preservation Tax Abatement application for the proposed improvements:

- Improvements to the Mediterranean Ballroom and Venetian Ballroom at The Breakers Palm Beach, including mechanical, floor and ceiling work.

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
Surrounding Properties			
North	Breakers Hotel Residences		
South	Breakers Hotel		
East	Atlantic Ocean		
West	Breakers Hotel Golf Course		

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. The scope of work includes the replacement new mechanical and lighting systems in the Mediterranean Ballroom and Venetian Ballrooms. The proposed lighting, mechanical and electric work should be done in a manner that retains and preserves the important decorative ceiling and wall elements of this portion of the building. Staff would recommend clarification that the decorative ceiling elements will be retained.

WRB:JGM