



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

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

SUBJECT: COA-24-013 (ZON-24-054) 1 S COUNTY RD—THE BREAKERS

MEETING: APRIL 10, 2024 TC
APRIL 17, 2024 LPC

COA-24-013 (ZON-24-054) 1 S COUNTY RD The Breakers (COMBO). The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness review and approval for rehabilitation of the internal courtyard, a conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, two (2) covered pavilions, two (2) support structures, a service elevator, and partial window and door replacement, requiring Special Exception with Site Plan Review, as part of a Historic Preservation Ad Valorem Tax Exemption for the Landmarked property The Breakers. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-054 (COA-24-013) 1 S COUNTY RD The Breakers (COMBO) – SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW. The applicant, Breakers Palm Beach Inc., has filed an application requesting Town Council review and approval for a (1) Special Exception with Site Plan Review for a new bar within the proposed conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, and (2) Special Exception for outdoor café seating in the Breakers courtyard. The Landmarks Preservation Commission will perform the design review for modifications to the existing Landmarked residence and grounds.

Applicant: Breakers Palm Beach Inc
Professional: HART HOWERTON
Representative: Jamie Crowley

THE PROJECT:

At the APRIL 10, 2024 TC meeting, both special exceptions were approved (5-0) by the Town Council.

THE PROJECT:

The applicant has submitted plans, entitled "The Breakers - Mediterranean Courtyard Historic Restoration & Revitalization Project Final Plans", as prepared by **HART HOWERTON**, dated on the cover sheet, MARCH 11th, 2024.

The applicants are proposing the following scope of work at the property:

- The construction of a new 1,763 SF glass addition.
- Renovation of open-air courtyard and new addition of covered structures.

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

- **SPECIAL EXCEPTION #1** Sec. 134-226 through 229, Special Exception Sec. 134-326 through 330, Site Plan Review Special Exception with Site Plan Review approval to construct a new bar.
- **SPECIAL EXCEPTION #2** Outdoor café seating.

Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD
Designated:	11/09/83 <i>1973 National Register</i>	Year of Construction: Architect:	1926* Schultze and Weaver
Proposed Indoor seats	24	Proposed Outdoor Seats	104
Surrounding Properties			
North	Breakers Hotel Residences		
South	Breakers Hotel		
East	Atlantic Ocean		
West	Breakers Hotel Golf Course		

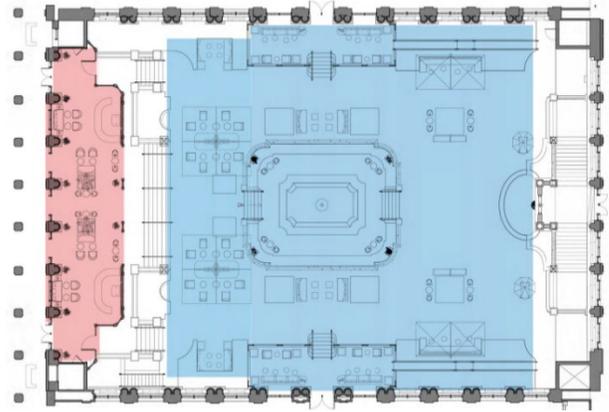
STAFF ANALYSIS

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 proposal is for the construction of a 1,763 SF conservatory addition at the west end of the Breakers interior courtyard and adjacent to the hotel’s main lobby and occupying the location of the existing lobby’s exterior terrace to accommodate the installation of a small indoor service bar counter (Special Exception #1) and seating area. Additionally, the application seeks to improve the existing open-air courtyard and provide outdoor seating areas (Special Exception #2).



Interior open-air courtyard area under scope of work

As previously mentioned, the hotel features a new seating area with bar service. The ‘bar’ per se, is not a sit-down counter, but rather a service bar station for preparing drinks for those seated within the conservatory and the outdoor courtyard. No seats are proposed at the bar, and only hotel staff will obtain drinks at the service station bar to fulfill drink orders. The service bar area will improve the hospitality experience of the hotel guests as they await their room preparedness during the check-in process or wait for other guests or visitors to arrive. The applicant shall provide eight (8) parking spaces to satisfy these new seats’ parking requirements.



OUTDOOR CAFÉ SEATING:

The applicant is seeking a Special Exception to allow outdoor café seating (up to 104 seats) in the enclosed, open-air courtyard. The proposed outdoor seating use will have no impact on surrounding properties and the outdoor café seating area has been proffered by the applicant to be limited to hotel guests. These 104 outdoor seats are taken from the banquet facilities seating that are traditionally used in various seating arrangements within the hotel’s various banquet and meeting hall rooms.

HISTORIC PRESERVATION:

The 1,763 SF conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel’s main lobby is proposed to expand the lobby area in order to provide seating opportunities off of the bustling central corridor spine of the Breakers which also serves as the lobby. The addition has been designed as fully glazed with three sets of sliding doors opening out on the terrace and onto the existing courtyard, which is proposed to be fully renovated. This new addition will contain a portion of the western raised terraced, configured to interior space and housing the two interior bar counters and seating areas. The new coated metal and glass conservatory will be distinguishable from the main building.



Existing east façade of courtyard



Proposed east façade of courtyard (with conservatory addition)

The fountain and eastern staircase are proposed to be renovated, while the existing steps, landing & balustrades are identified to be removed and replaced, the existing balustrade and lanterns are also noted to be restored. There is concern about the loss of original balustrade material, perhaps these could be reincorporated elsewhere. Two new covered pergolas are also being introduced along both north and south secondary entrances to the courtyard. They feature a flat roof, aligning with the upper third portion of the windows without obstructing the columns capitals and are supported by verdigris painted metal trellis supports. New mechanical areas, storage pavilions and an accessibility ramp are also proposed within the courtyard.

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) For the Special Exception for the restaurant use.
- (2) For the Special Exception for the outdoor café seating.

The application is presented to the Landmarks Preservation Commission to consider whether all criteria have been met. Approval of the project will require (3) separate motions:

- (1) for the overall design of the project in accordance with the [Sec. 54-123](#), subject to any imposed conditions, and
- (2) for the partial demolition of the rear eastern wall of the lobby in accordance with [Sec. 54-125](#), subject to any imposed conditions, and
- (3) for the scope of improvements to be included in a Historic Preservation Tax Exemption in accordance with [Sec. 54-198](#) and [Sec. 54-199](#), subject to any imposed conditions.

WRB:JGM