

FINAL PLAN SET
JULY 17, 2024 LPC

THE BREAKERS MAIN DRIVE & PORT COCHERE

1 South County Road, Palm Beach, Florida

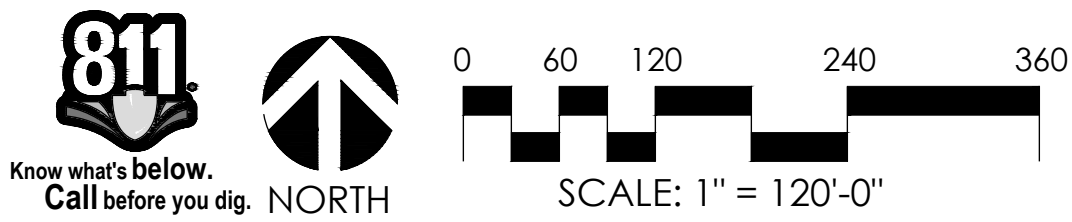
COA-24-0005

ZON-24-0019

Projected Town Council Meeting : 07/10/2024

Projected LPC Date : 07/17/2024

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EX-1	Tract line Overlay Exhibit



**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

1551 N. Flagler Dr., Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

**Main Drive Traffic
Modification**
1 South County Road
Palm Beach, Florida

Date: 04/25/2023
Scale: As Noted
Design By: CPC
Drawn By: CPC
Checked By: JES
File No: 632.11
Job No: 17-10

REVISIONS / SUBMISSIONS

05.03.24 : Pre - App Meeting
05.09.24 : First Submittal
05.28.24 : Second Submittal

NOT VALID WITHOUT THE SIGNATURE AND SEAL
OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Digitally signed
by Jon E.
Schmidt
Date: 2024.05.24
08:46:09 -04'00'

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

Security Plan Index

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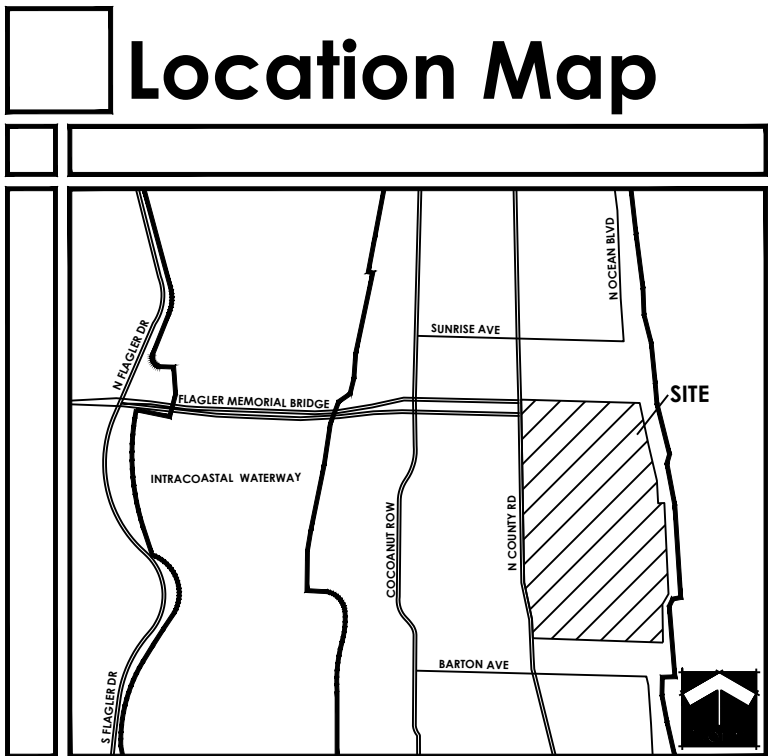
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Vicinity Location
Map

EP-1

COA-24-0005
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1. Breakers ROW Entrance



2. Breakers ROW looking North East



3. Breakers ROW Looking West



4. Breakers ROW towards Guard House



Existing Site Photo Legend:



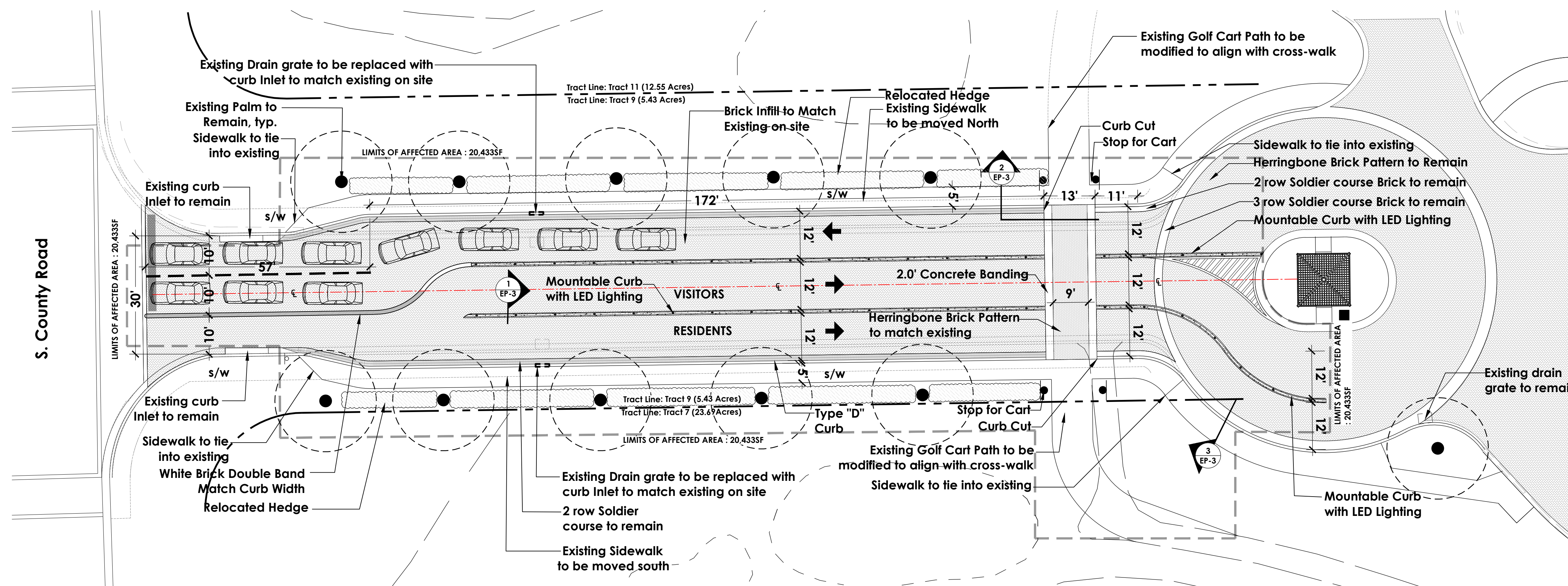
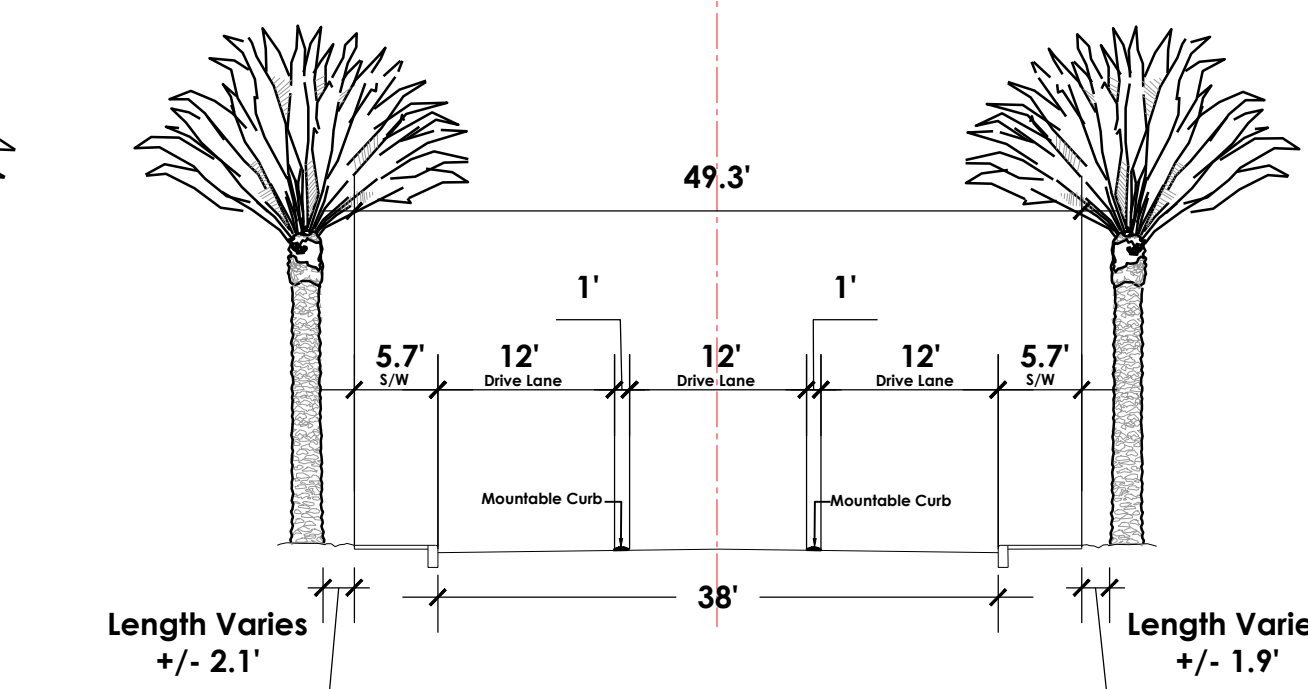
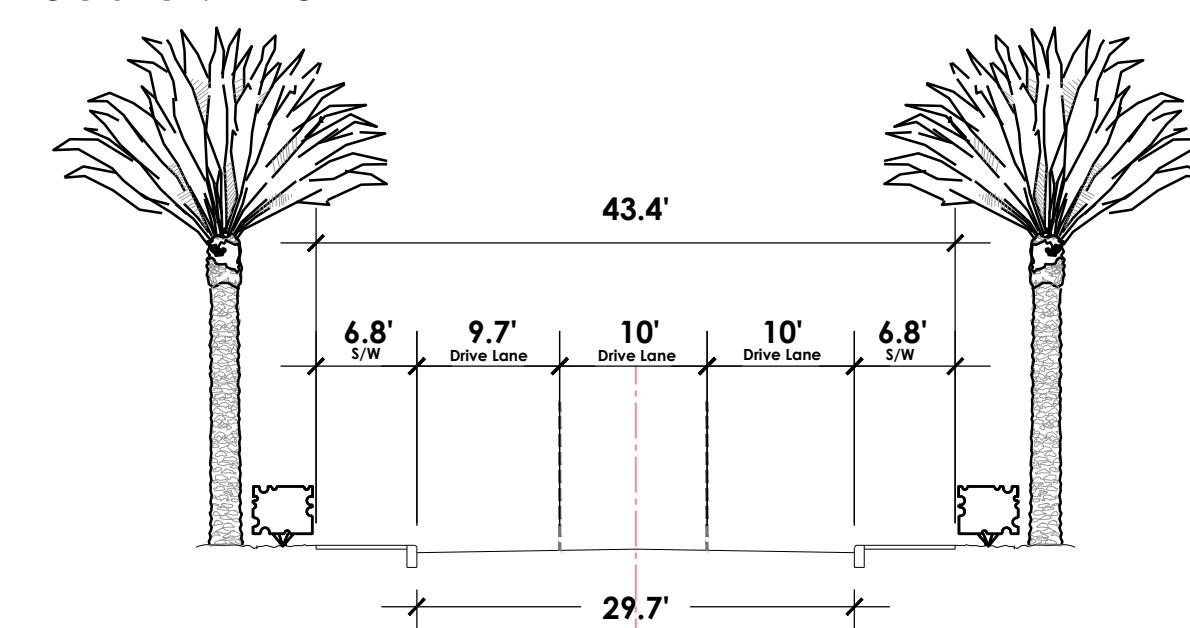
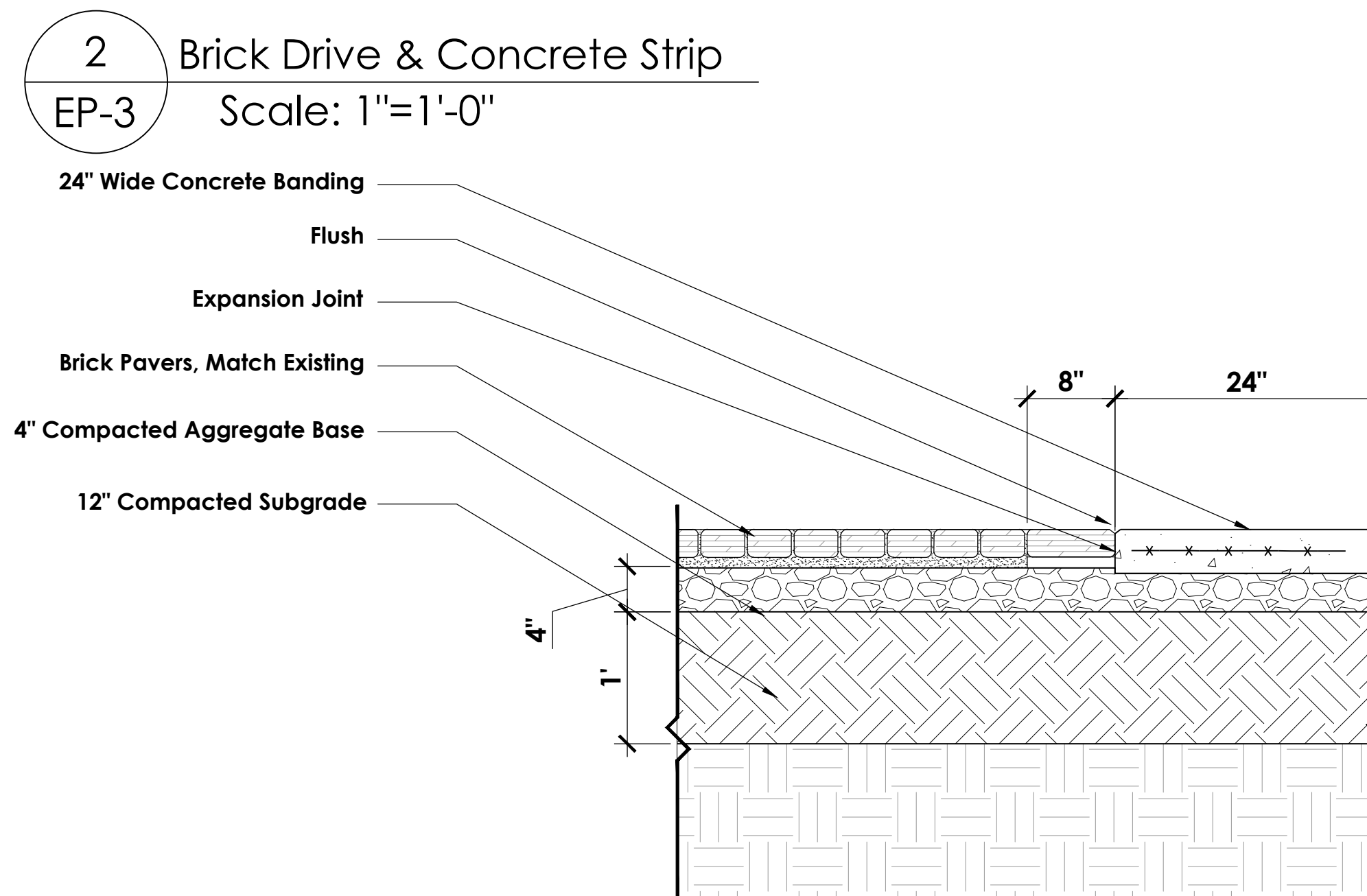
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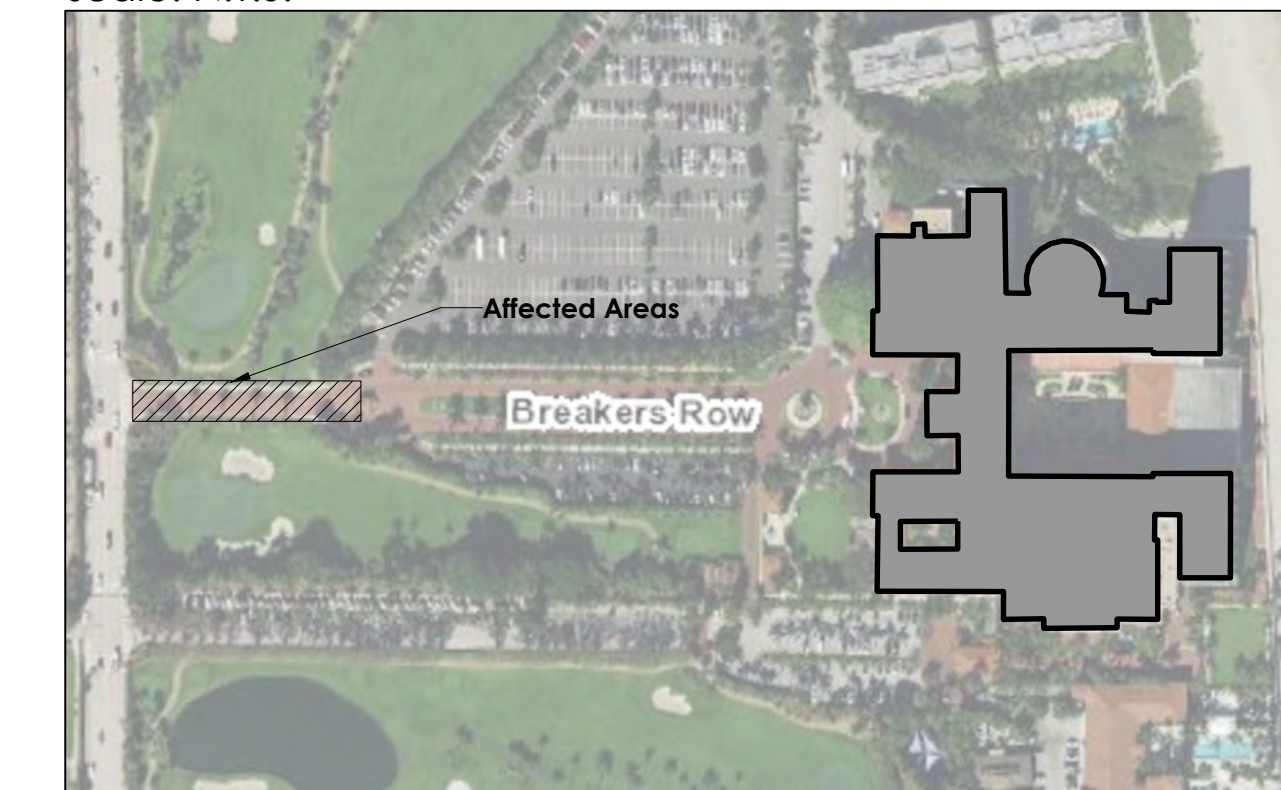
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Entry Plan -
Site Photos



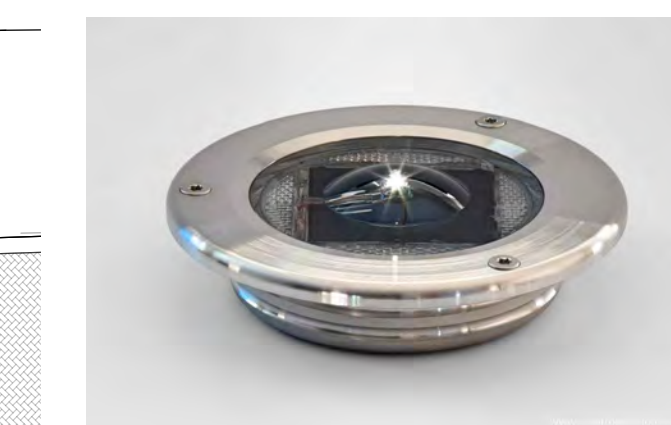
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Existing Limits of Affected Area :	20,433 SF
Existing Green Space :	6,885 SF (34%)
Existing Hardscape:	13,548 SF(66%)
Existing Brick Drive Aisles:	9,574 SF
Existing Sidewalk:	2,692 SF
Existing Curb :	465 Ln. Ft.

Limits of Affected Area :	20,433 SF
Proposed Green Space :	5,492 SF (27%)
Proposed Hardscape:	14,935 SF (73%)
Proposed Brick Drive Aisle:	11,359 SF
Proposed Sidewalk:	2,250 SF
Proposed Curb:	460 Ln. Ft.
Proposed Mountable Curb:	492 Ln. Ft.

Scale: N.T.S.



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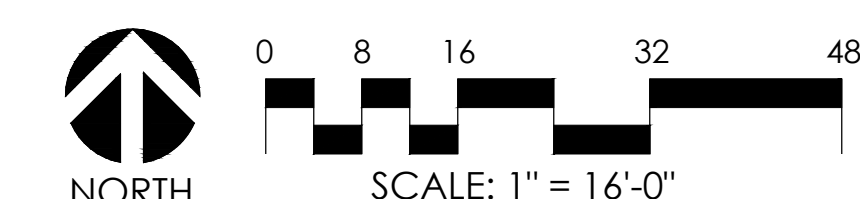
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Entry Plan -
Site Plan

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COA-24-0005
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Open Space Diagram & Landscape Alteration Diagram

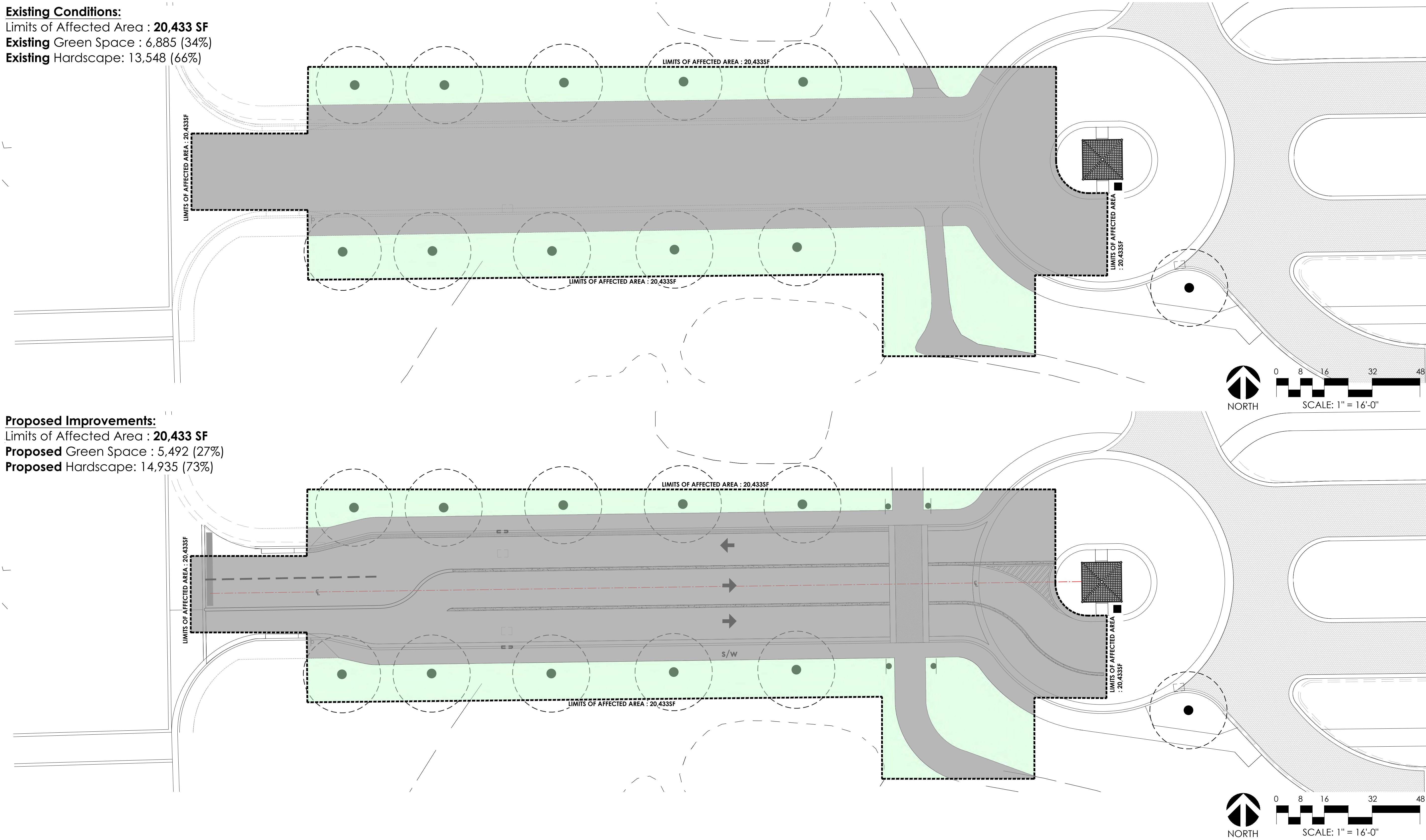
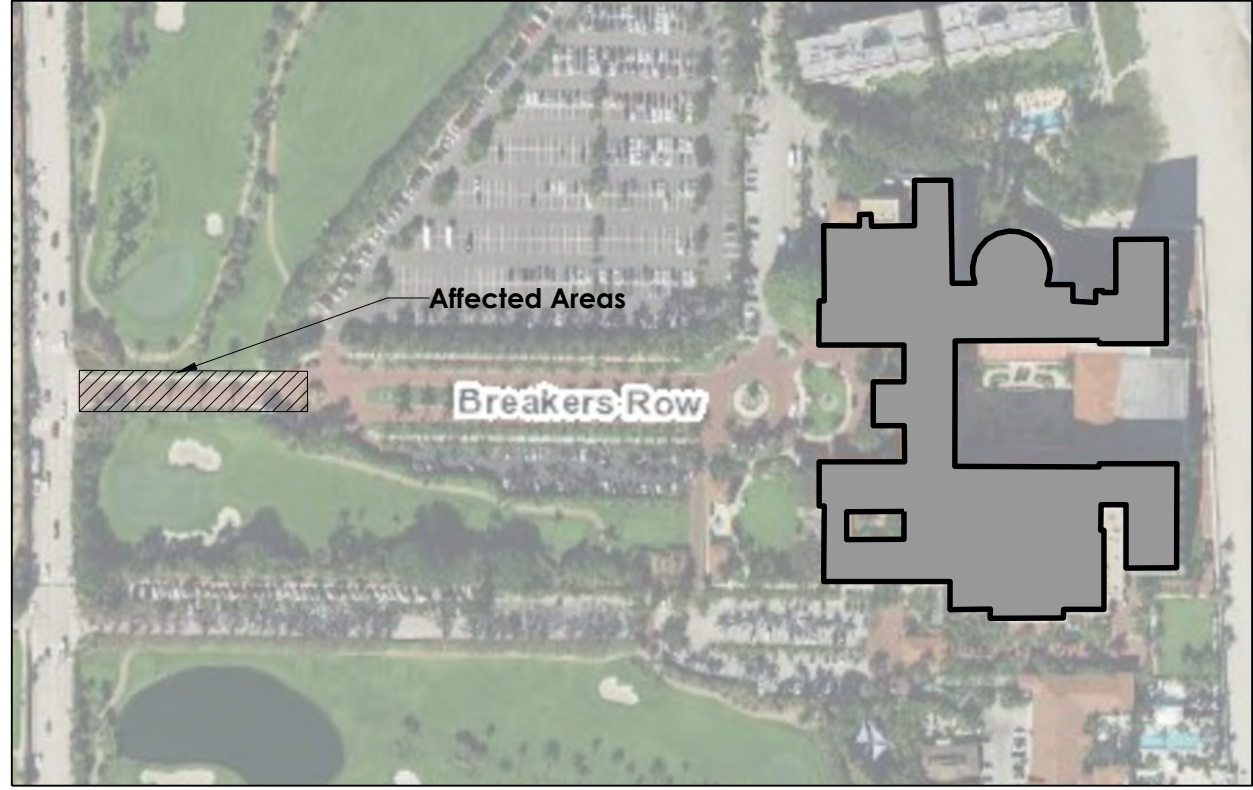
Existing Conditions:

Limits of Affected Area : 20,433 SF
Existing Green Space : 6,885 (34%)
Existing Hardscape: 13,548 (66%)

Proposed Improvements:

Limits of Affected Area : 20,433 SF
Proposed Green Space : 5,492 (27%)
Proposed Hardscape: 14,935 (73%)

Key Sheet:
scale: N.T.S.



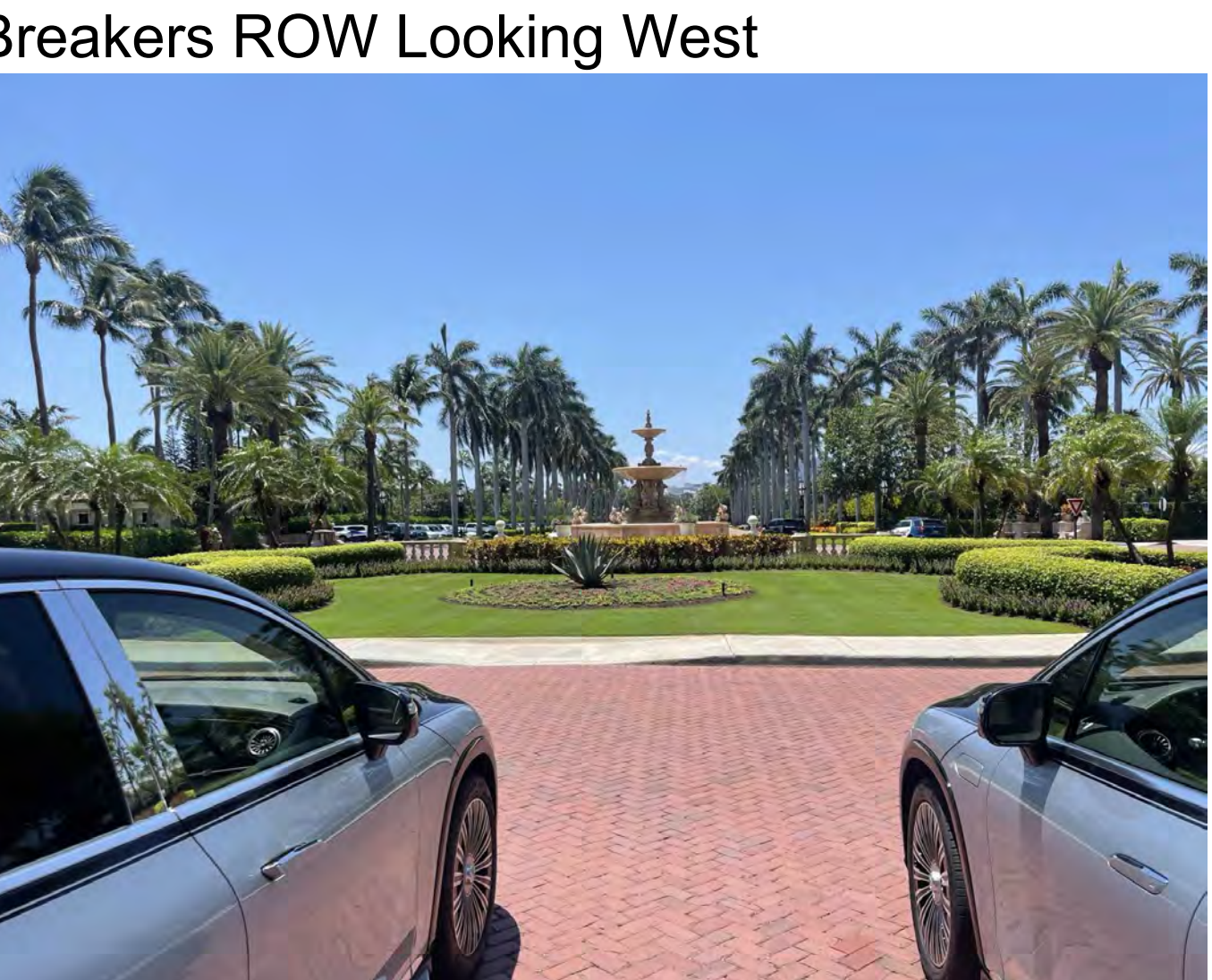
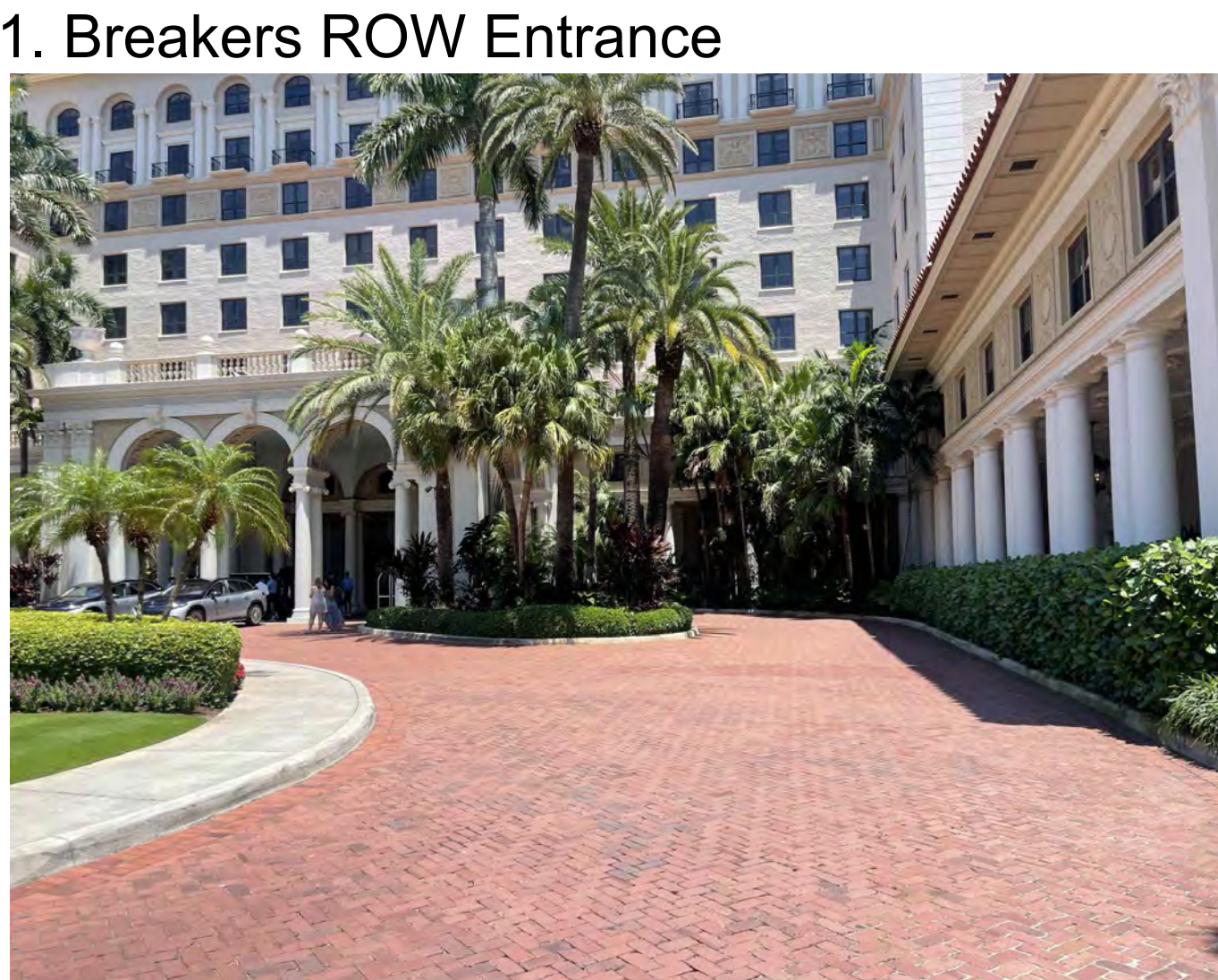
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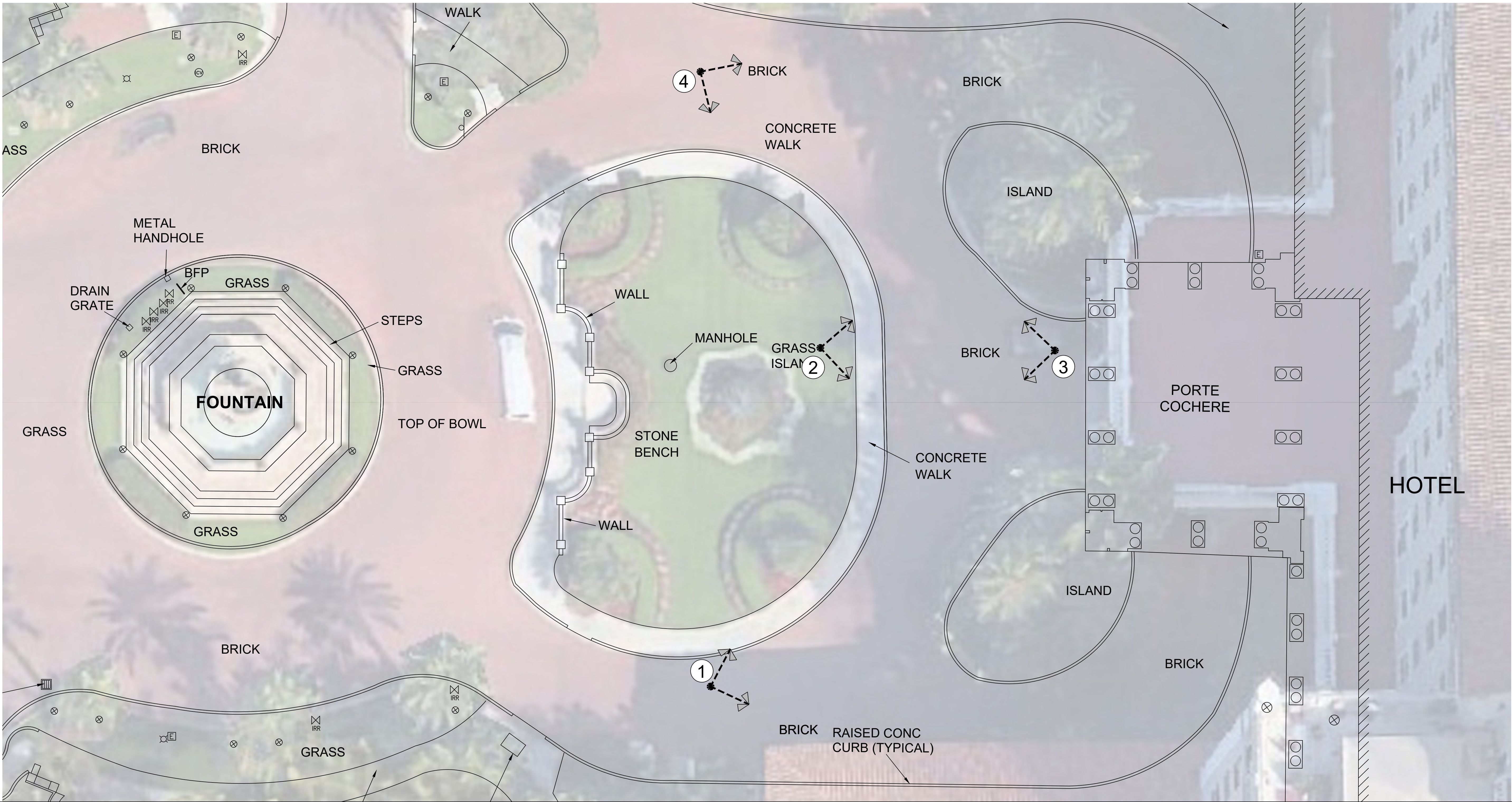
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Entry Plan -
Open Space
Diagram



Existing Site Photo Legend:



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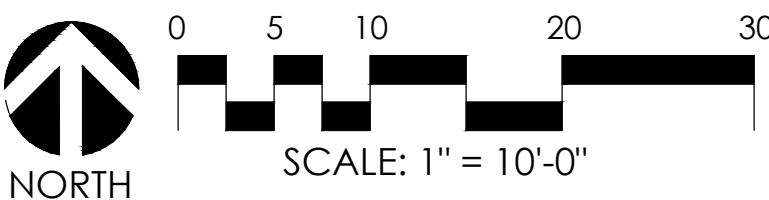
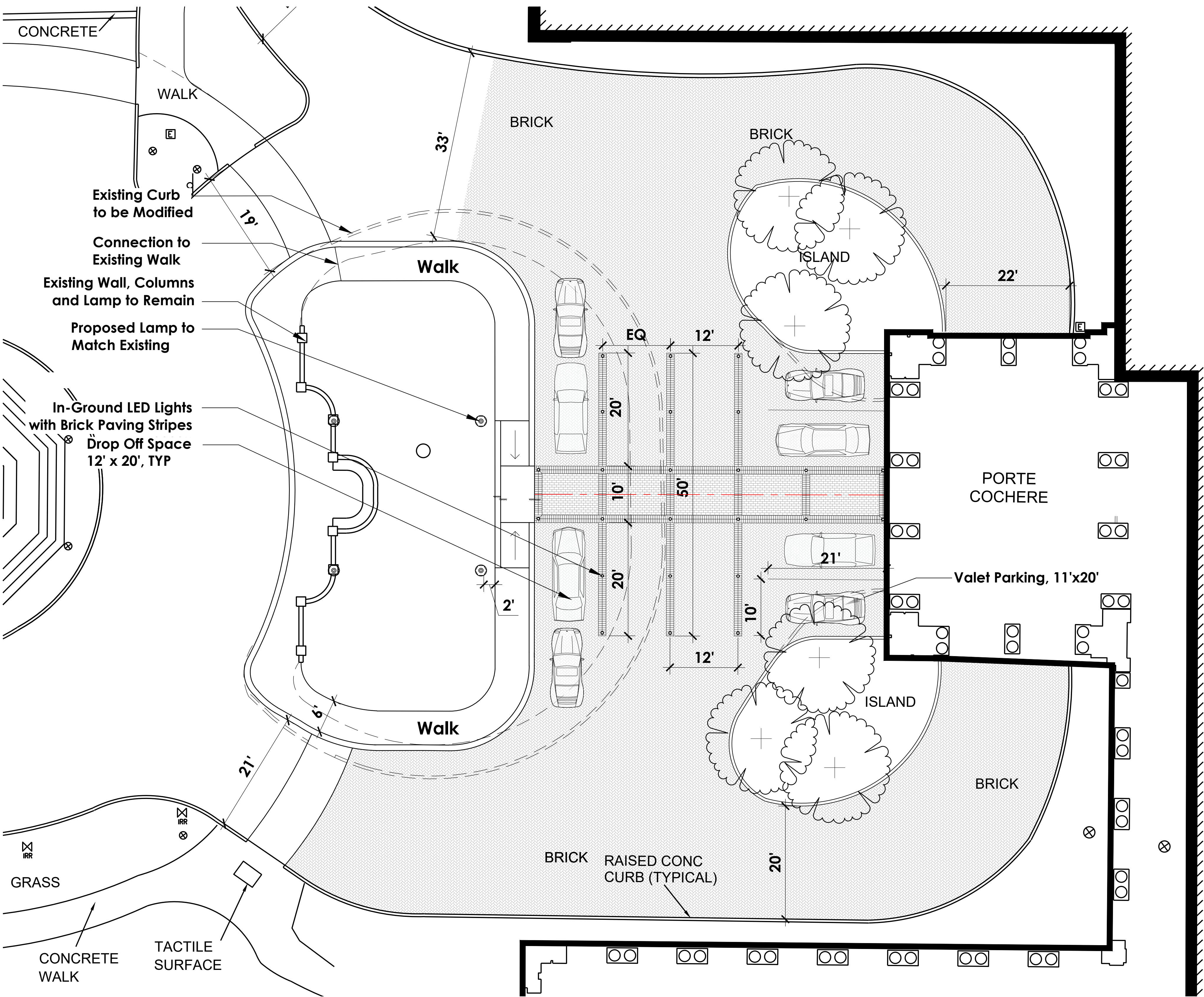
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Entry Plan -
Port Cochere
Existing Conditions

MAIN ENTRANCE

Scale: 1"=10'-0"



Key Sheet:

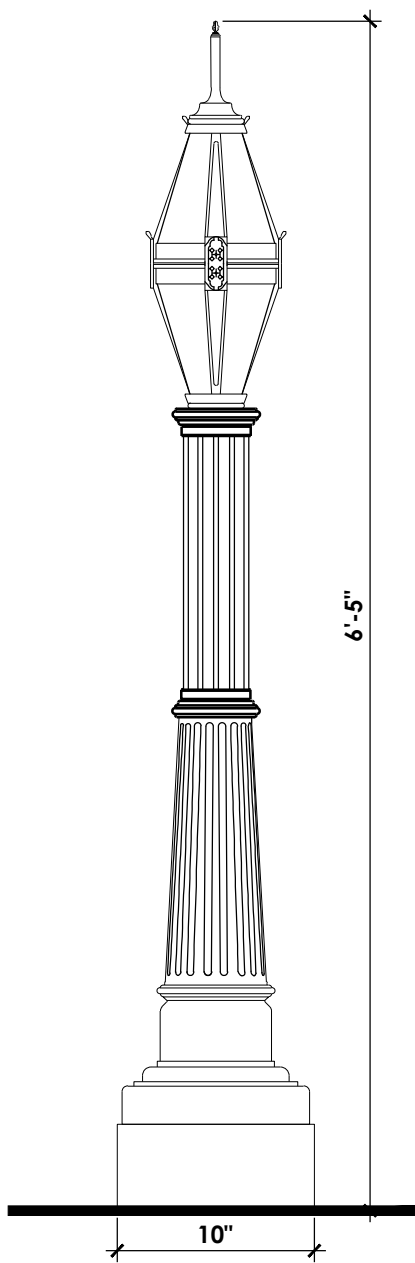
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Existing Site Conditions:	
Limits of Affected Area :	15,155 SF
Existing Green Space :	5,844 (39%)
Existing Hardscape:	9,306 (61%)
Existing Brick Drive Aisles:	7,298 SF
Existing Sidewalk:	1,765 SF
Existing Curb :	453 Ln. Ft.
Proposed Improvements:	
Limits of Affected Area :	15,155 SF
Proposed Green Space :	3,600 (24%)
Proposed Hardscape:	11,554 (76%)
Proposed Brick Drive Aisle:	9,587 SF
Proposed Sidewalk:	1,528 SF
Proposed Curb:	390 Ln. Ft.

Proposed Lamp with Pedestal - To Match Existing

Scale: N.T.S.



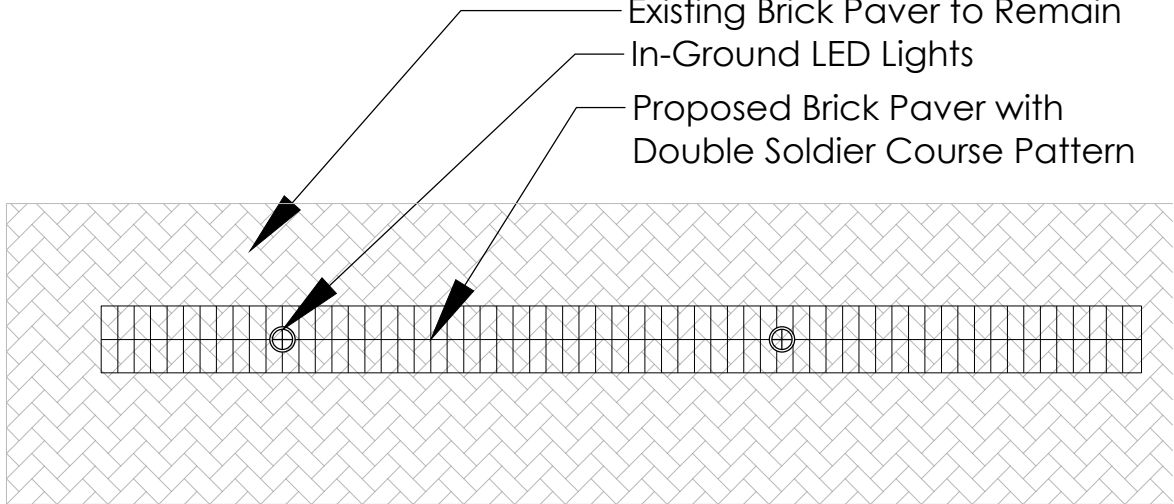
Existing Lamp On Site

Scale: N.T.S.



In-Ground LED Lights & Brick Paver

Scale: N.T.S.



Solar Vision SV3

Scale: N.T.S.



Main Drive Traffic Modification

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Port Cochere - Site Plan

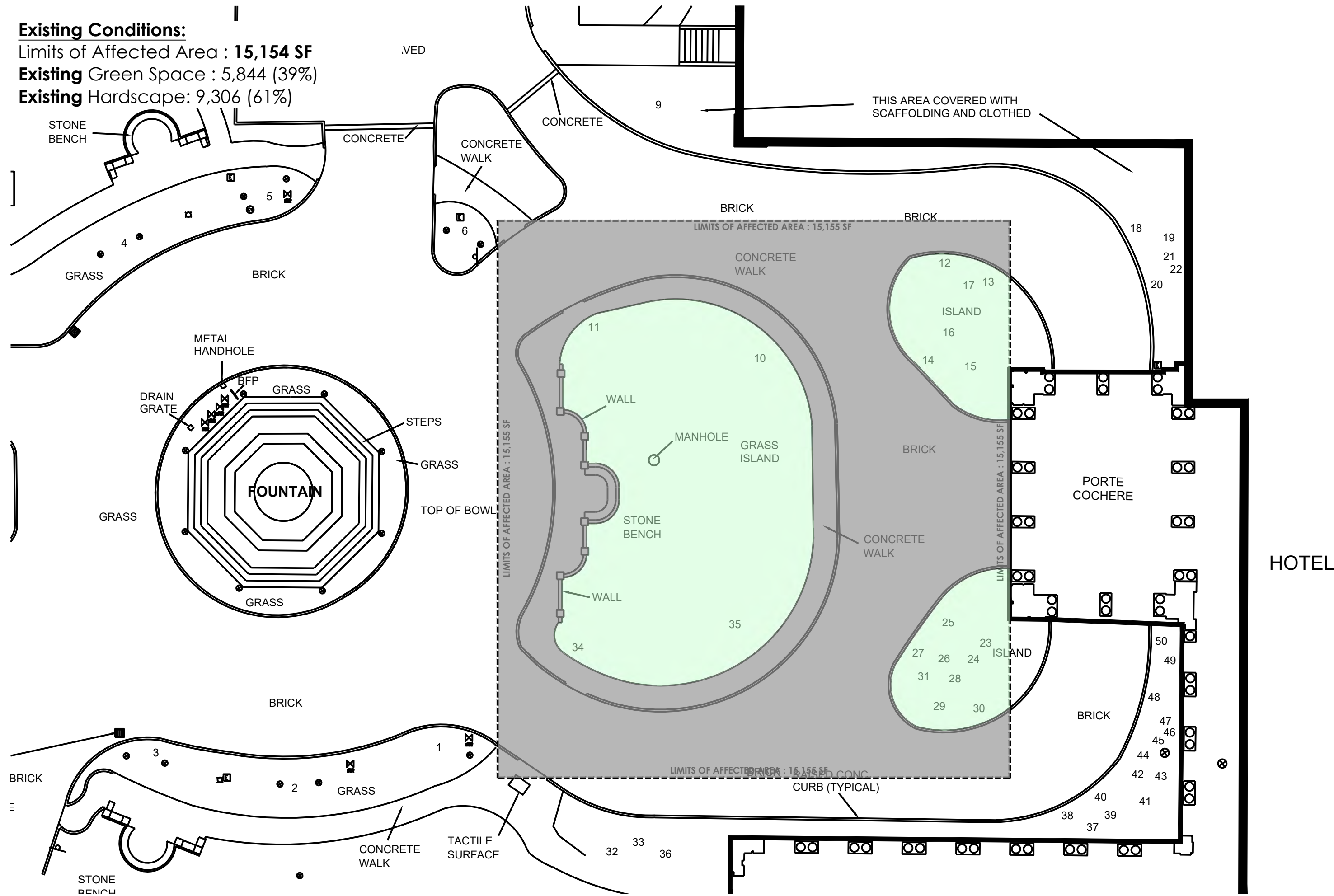
Open Space Diagram & Landscape Alteration Diagram

Existing Conditions:

Limits of Affected Area : 15,154 SF

Existing Green Space : 5,844 (39%)

Existing Hardscape: 9,306 (61%)

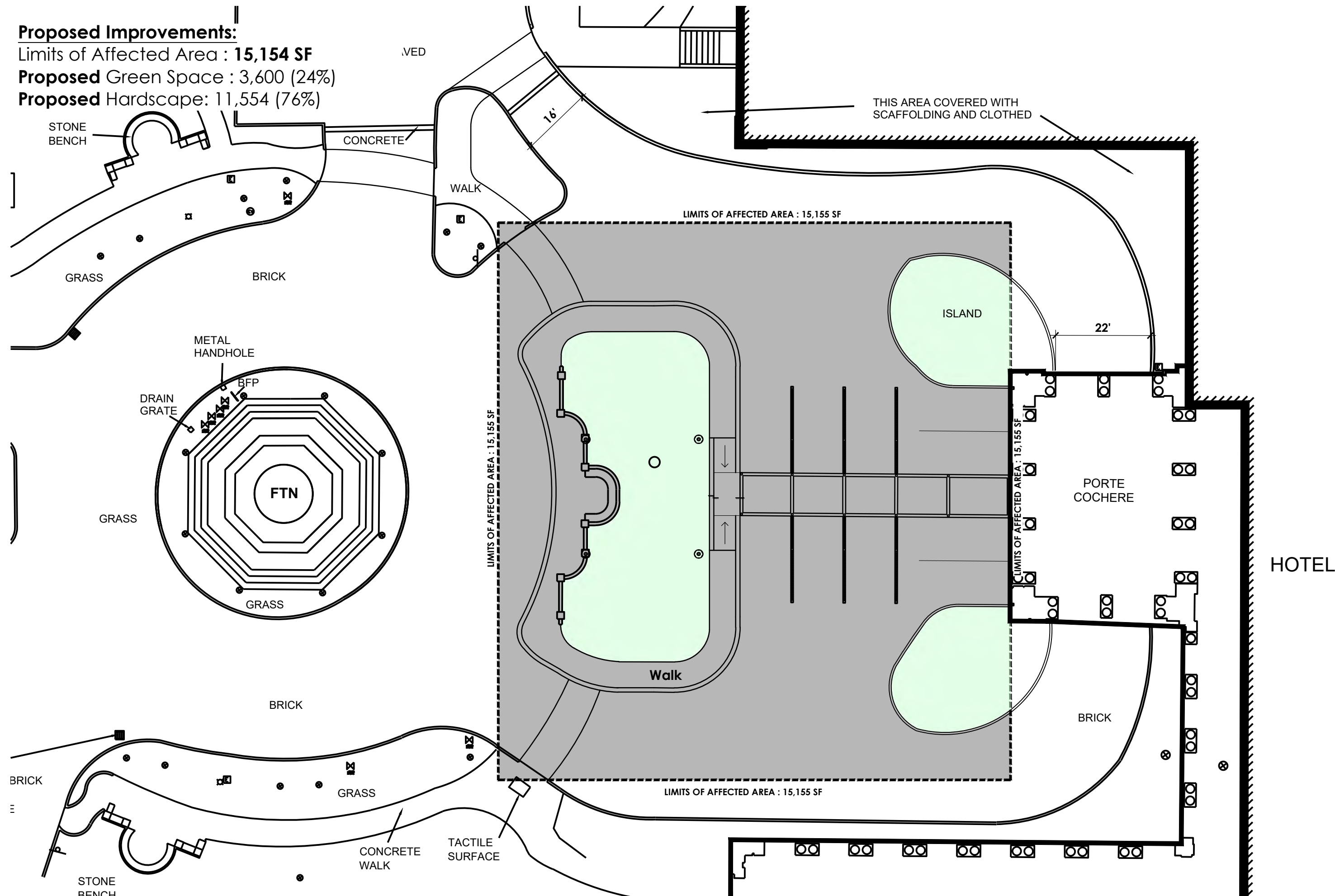


Proposed Improvements:

Limits of Affected Area : 15,154 SF

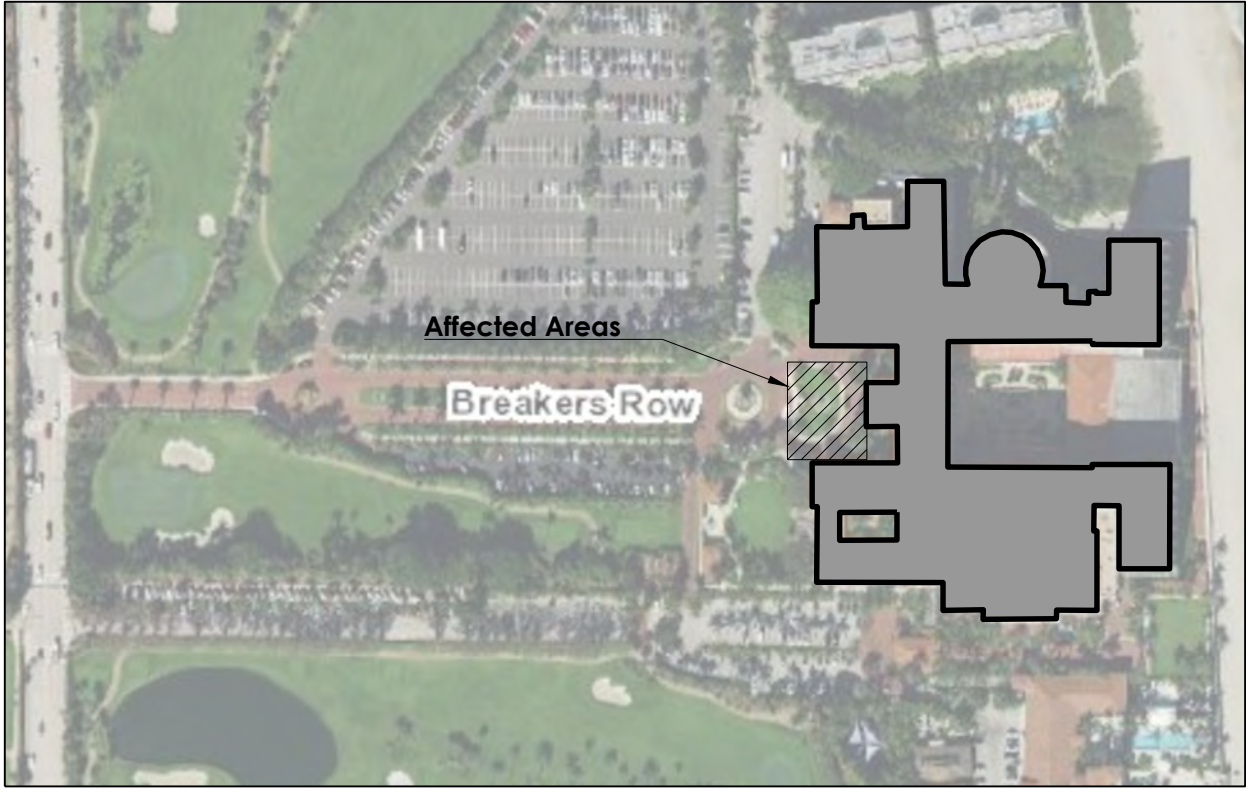
Proposed Green Space : 3,600 (24%)

Proposed Hardscape: 11,554 (76%)



Key Sheet:

scale: N.T.S.



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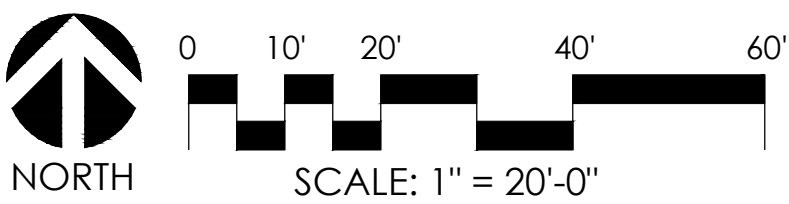
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Entry Plan -
Port Cochere
Open Space Diagram

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COA-24-0005
ZON-24-0019 of 9



The Breakers : 1930



The Breakers : 1935



The Breakers : 1943



The Breakers : Present Day



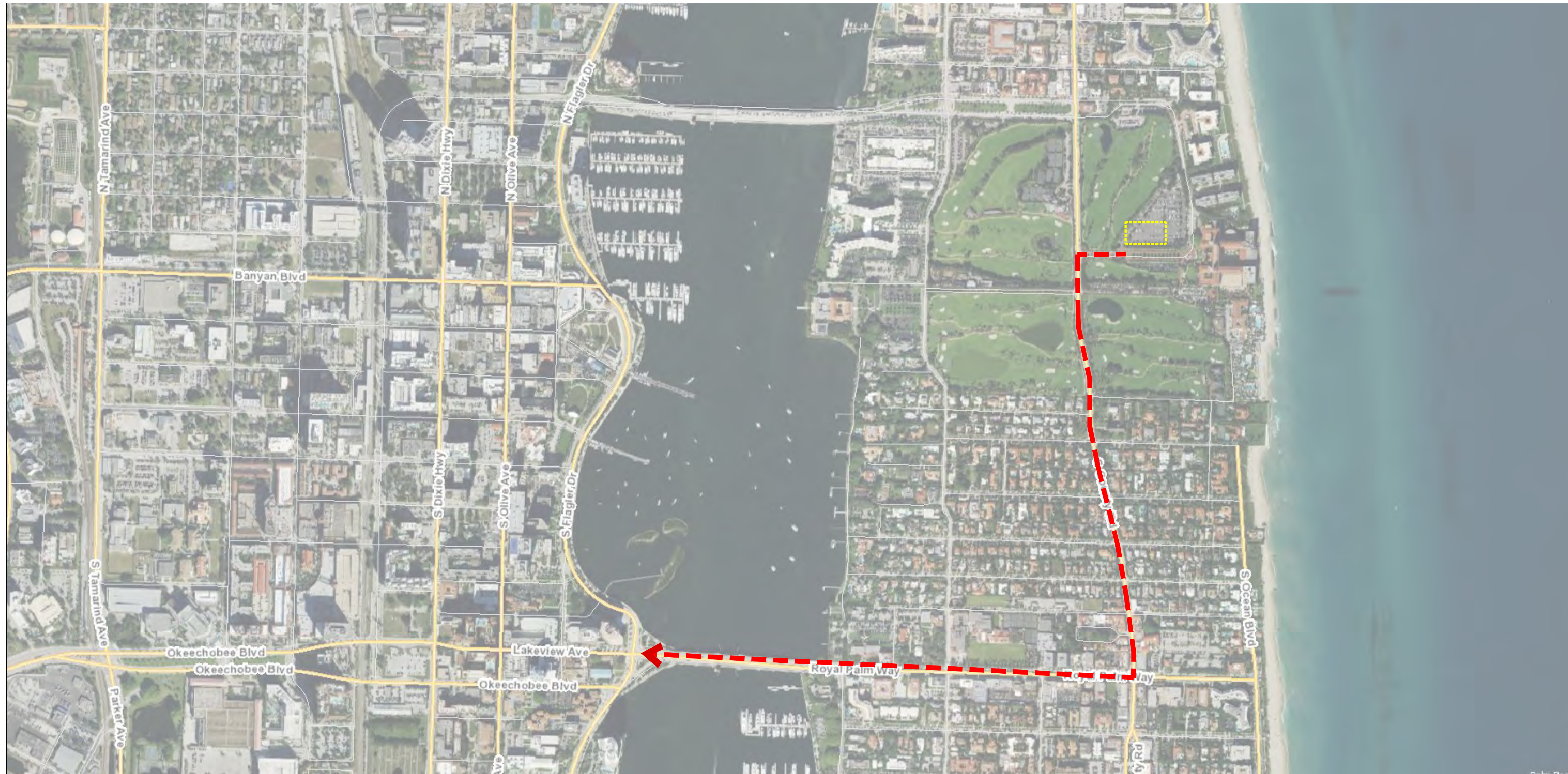
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Entry Plan -
Historic Photos



Construction Truck Route ■■■■■■■■■■

Construction Staging & Parking



1. Screening from inside parking lot looking S.E.



2. Screening from inside parking lot looking N.E.



3. Breakers ROW Looking North



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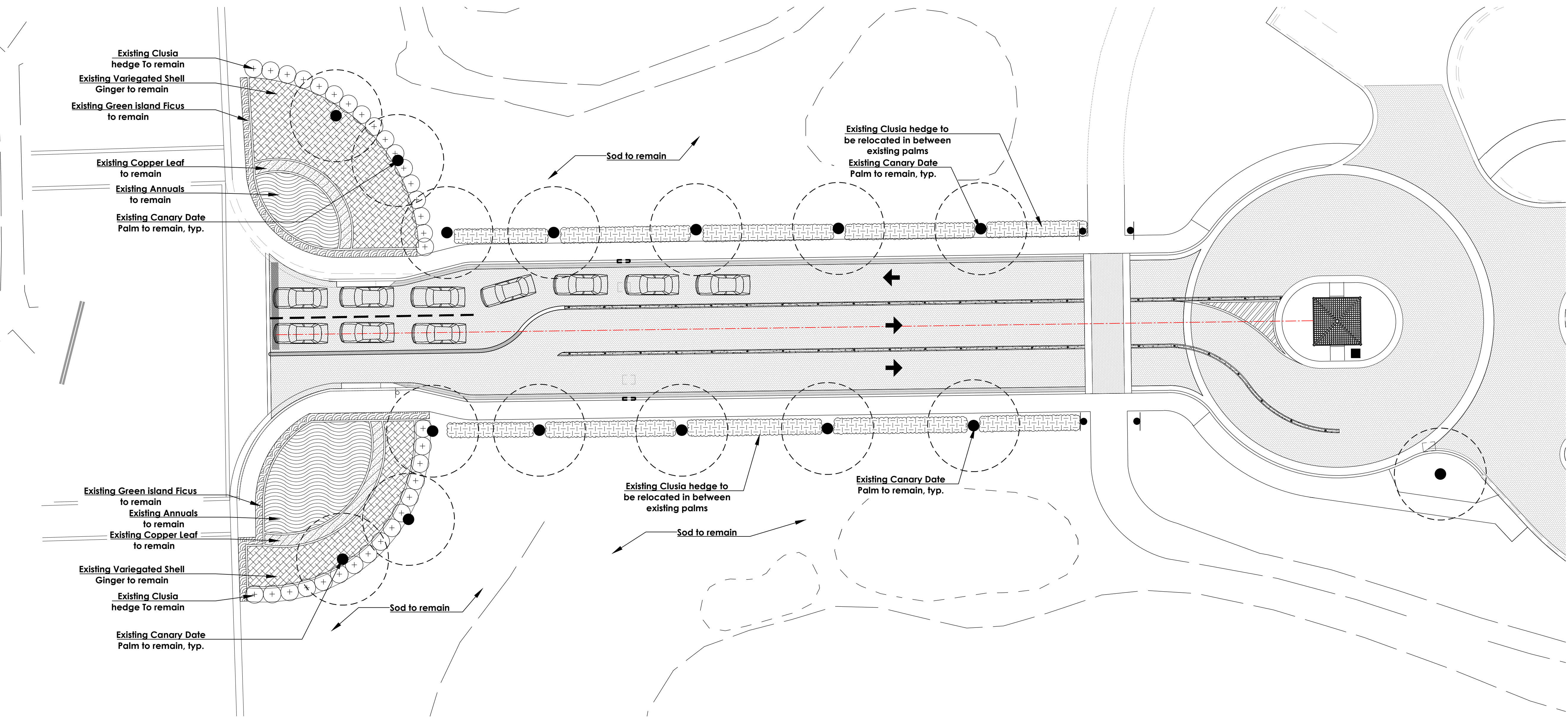
Entry Plan - Staging Plan

EP-9

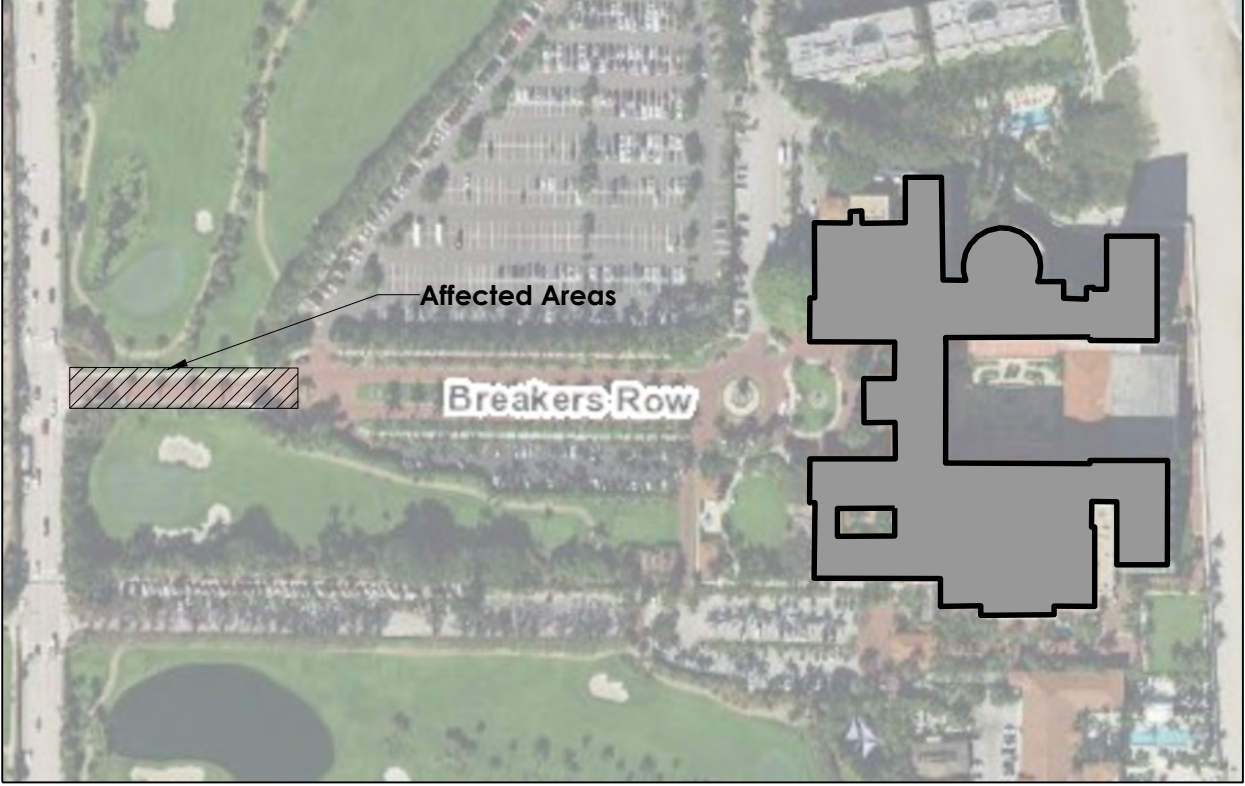
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Main Drive Landscape Plan
Scale: 1"=16'-0"



Key Sheet:
scale: N.T.S.



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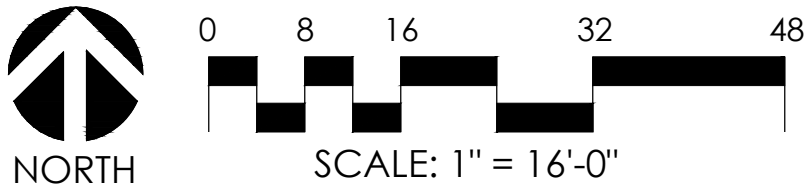
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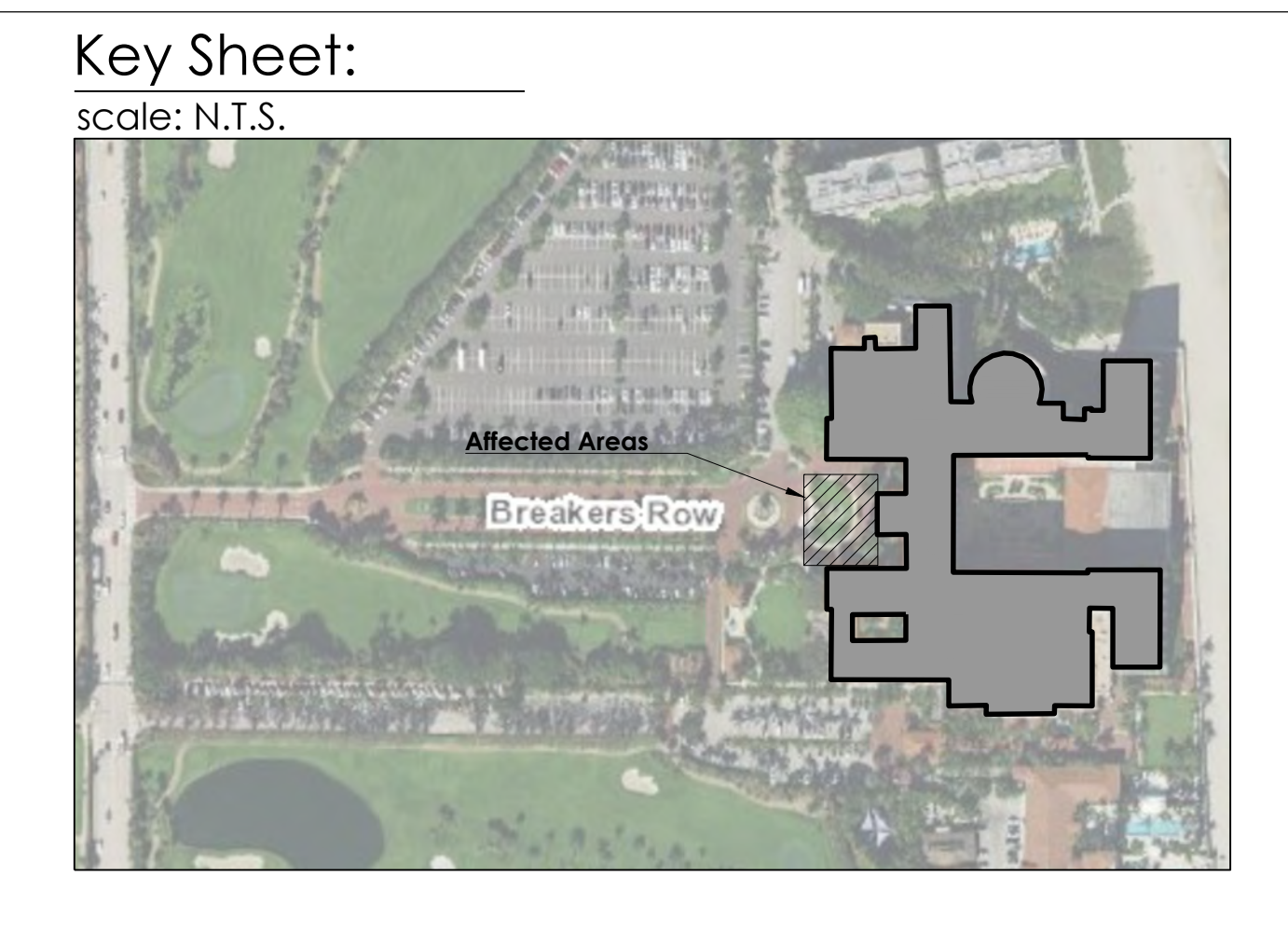
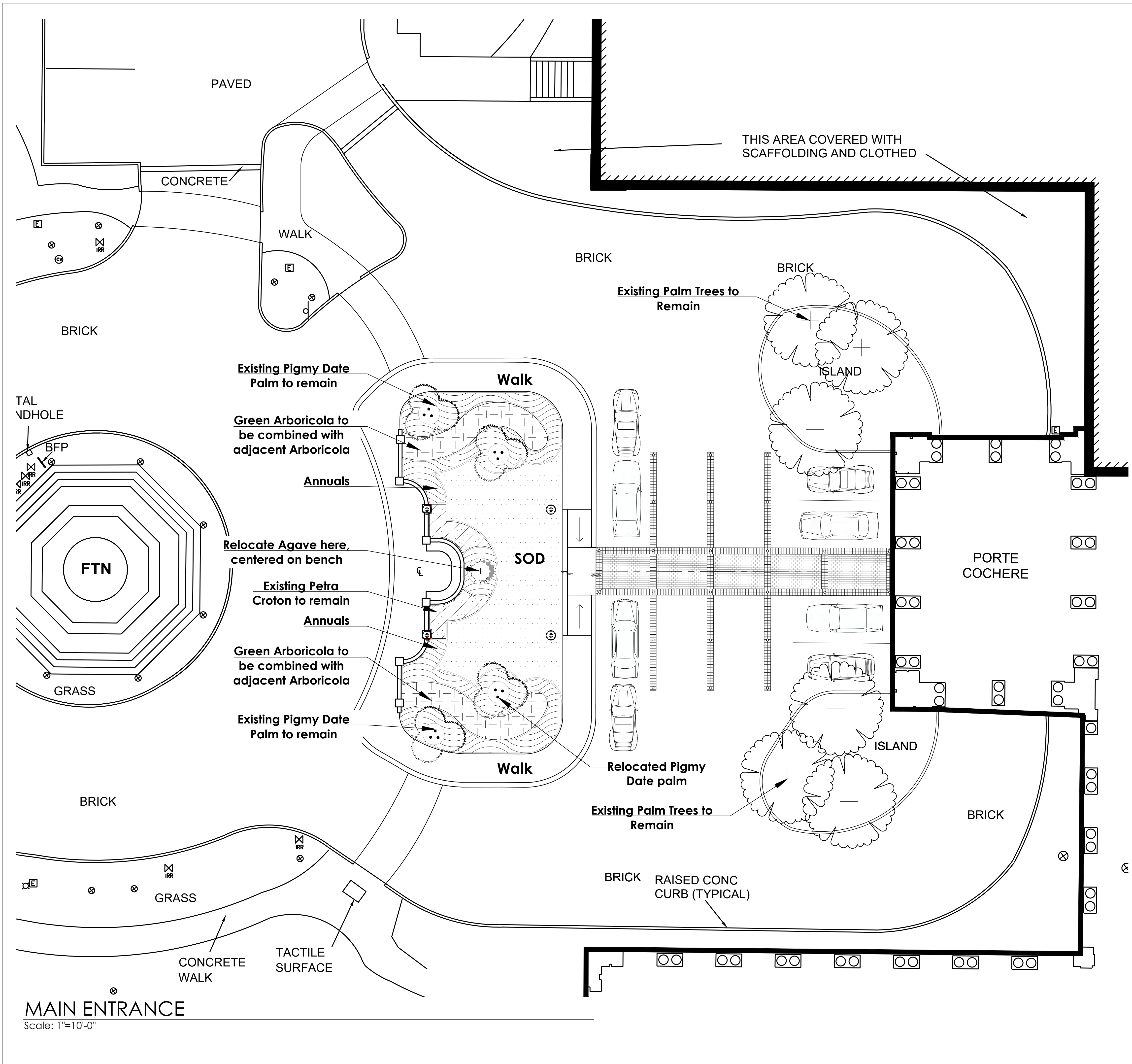
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Main Drive -
Landscape Plan





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Main Drive Traffic Modification

1 South County Road
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1 SOUTH COUNTY ROAD
Palm Beach, Florida

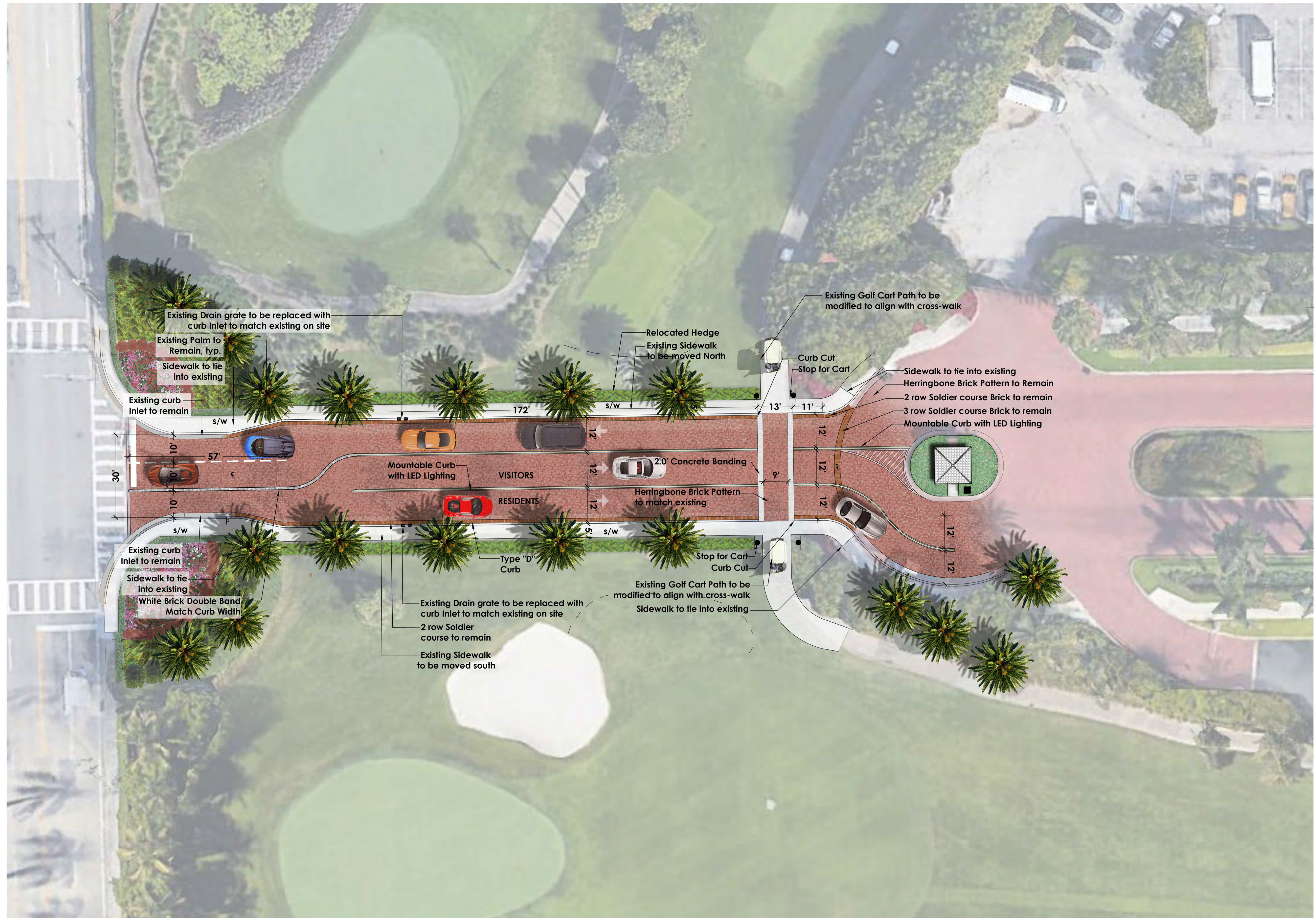
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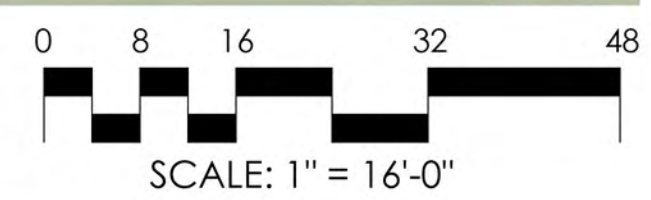
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Graphic Site Plan

GSP-1
COA-24-0005
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NORTH



SCALE: 1" = 16'-0"



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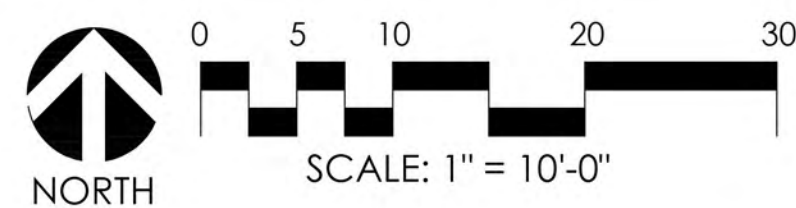
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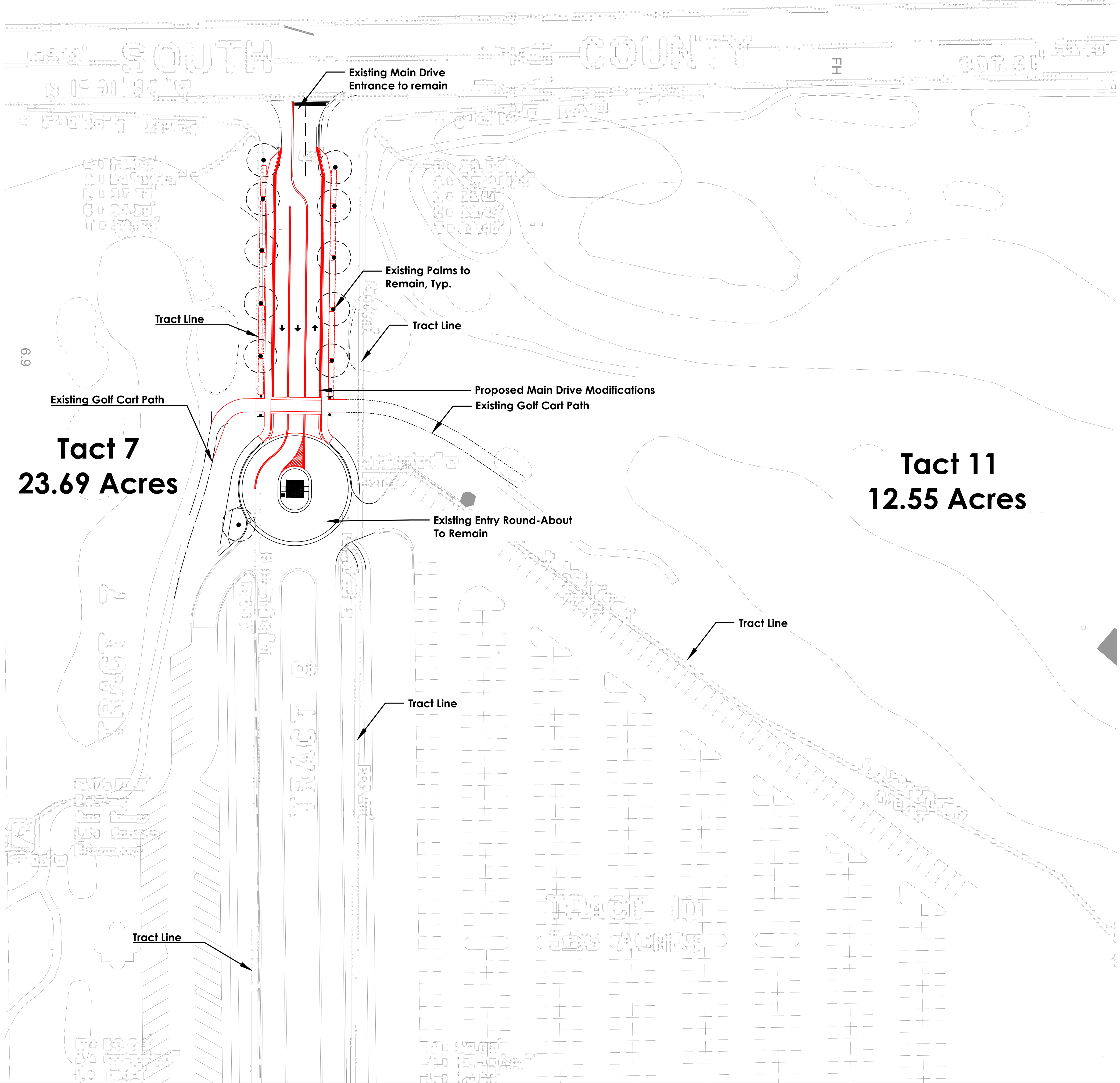
Graphic
Site Plan

GSP-2

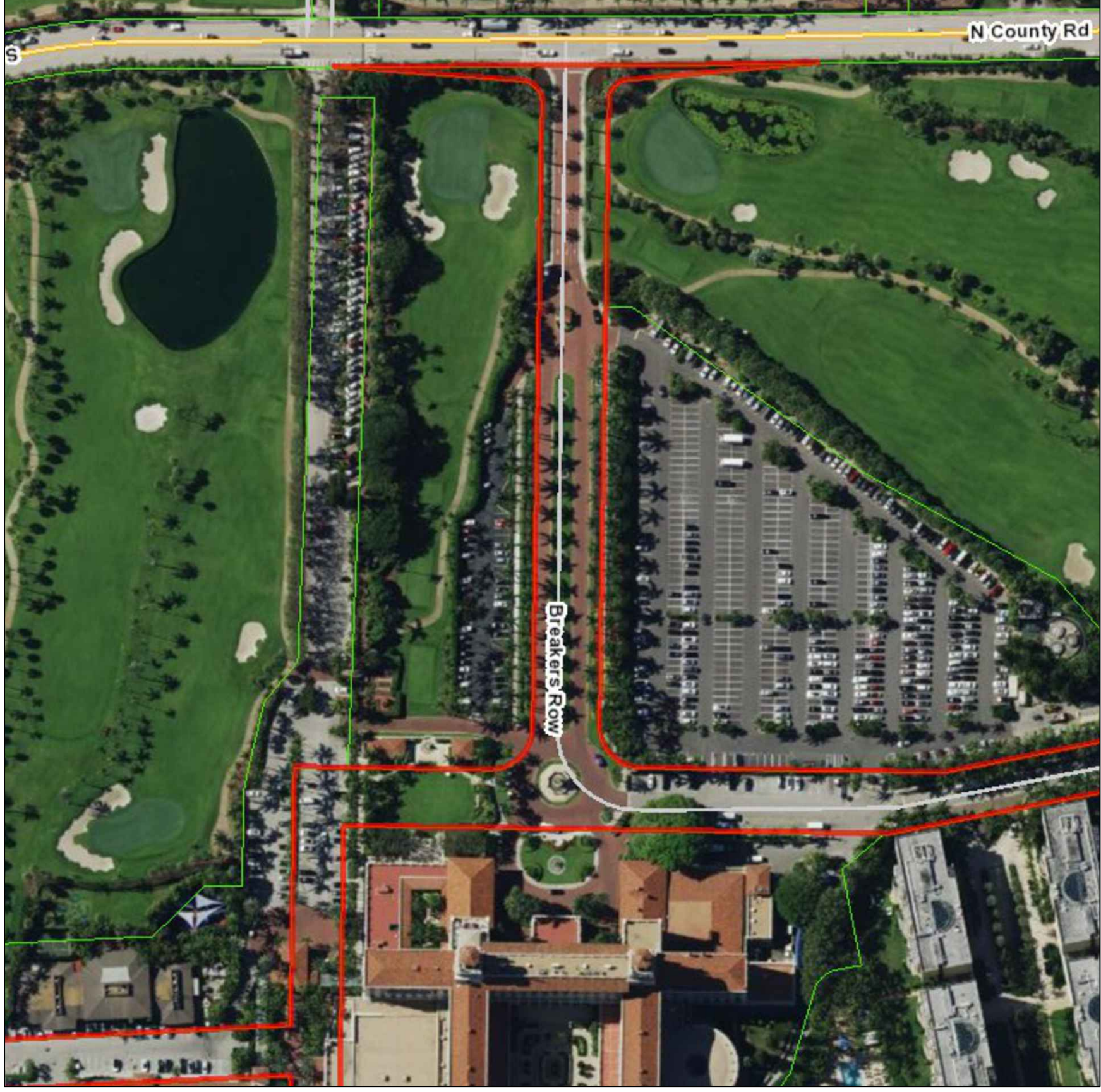
COA-24-0005
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Proposed improvements Overlay

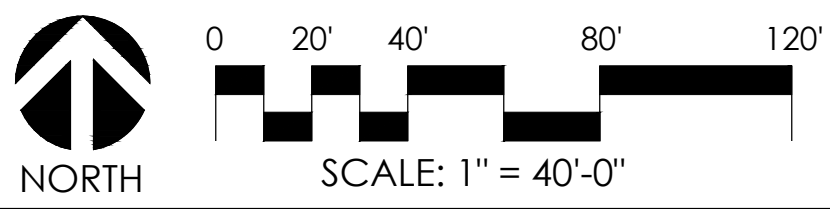


Existing Conditions - Tract Lines



Graphic Legend:

- Proposed Improvements
- Existing To remain
- Existing To remain (Outside of work limits)



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Entry Plan -
Open Space
Diagram