

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

August 12, 2024

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

WB

**Re: Resolution No. 073-2024 – The Breakers Padel Courts**

Date: August 6, 2024

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council approve the Resolution on first reading accepting the proposed change to the Breakers PUD.

## **GENERAL INFORMATION**

Attached please find the application and draft Resolution No. 073-2024, which amends the prior Resolution (Resolution No. 043-2023) and the original Approved PUD Resolution (Resolution No. 3-00) to the Breakers Planned Unit Development (PUD-A). The subject application will authorize the renovation and reconstruction of the Breakers Tennis Centre to add two padel courts at 2 South County Road, which is the Breakers Hotel property on the west side of South County Road.

The previously Approved PUD adopted pursuant to Resolution No. 043-2023 referenced specific plans and locations which included the renovation and slight expansion of the existing Tennis Centre area to allow for the replacement of ten existing tennis courts with six “Hydrocourts,” two hard courts, two pickleball courts, and four grass courts, with only two grass courts being used at any one time to allow for regrowth of the grass courts after use and wear. White shade structures were also previously approved for the four new Hydrocourts and the two pickleball courts.

The subject PUD Modification (Resolution No. 073-2024) will amend the existing Tennis Centre Site Plan for a new project that includes the addition of two padel courts to the recently approved Tennis Centre modifications project. The current modification will also include a slight expansion of the previously approved low decorative fencing around the courts, and other minor adjustments to the service paths and landscaping. The application will require approval by the Town Council for a combination development project requiring special exception, site plan review, and variances for deficient tennis court enclosure height and to exceed maximum light pole height permitted. As such, the Town Council will also review the application as it pertains to zoning relief/approval.

Per Code Section 134-478, a Planned Unit Development, when a special exception use is required shall be subject to the approval of the Town Council after a review and report by the Planning and Zoning Commission and after a public hearing is held by the Town Council in accordance with law. The review by the Planning and Zoning Commission shall be to make findings pursuant to sections 134-227 through 134-233 (related to Special Exception Uses) and other applicable sections of this chapter and to make recommendations thereon.

### **BOARD OR COMMISSION RECOMMENDATION**

On August 6, 2024, the Planning and Zoning Commission recommended Resolution No. 073-2024 move forward to the Town Council for adoption.

### **TOWN ATTORNEY REVIEW**

The subject Resolution has been reviewed and approved for legal form and sufficiency.

WRB:JHD

Attachment: Applicant Letter of Intent and Resolution

cc: James Murphy, Assistant Planning Director  
Jennifer Hofmeister-Drew, Planner III, AICP