



TOWN OF PALM BEACH

Information for Town Council D. R. Meeting on: December 11, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of PZB and James Murphy, Asst. Director of PZB  

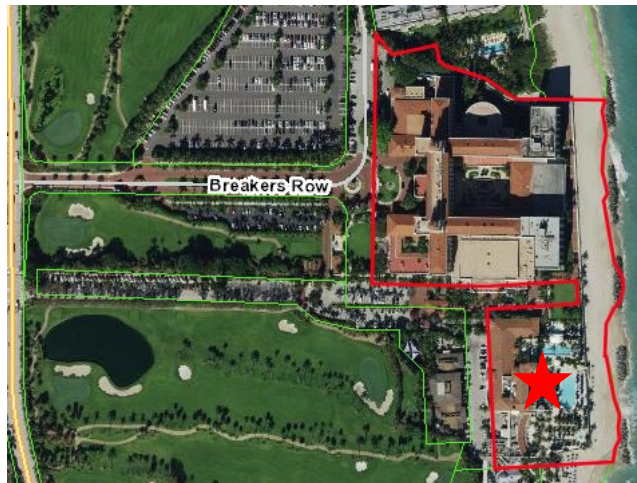
Re: Zoning in Progress 'ZIP' Waiver: BREAKERS

Date: November 22, 2024

STAFF RECOMMENDATION

Staff recommends the Town Council grant the waiver of the zoning in progress to allow the proposed projects, Breakers Family Entertainment Center and Breakers Beach Club modification, located at the Breakers 1 South County Road, to move forward with the proposed projects.

GENERAL INFORMATION



The existing resort is zoned PUD-A. 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 resort campus.

At the June 12, 2024 Town Council meeting, the Council approved (4-1) a zoning in progress in regard to the regulation of the location and limitation of the number of restaurants, bars, night clubs, lounges and for-

profit private clubs in all commercial zoning districts of the town in which said uses are special exception uses, pursuant to RESOLUTION NO. 069-2024. The Resolution provided for a 'waiver' provision in Section 4 of the Resolution from the zoning in progress to be reviewed and approved by the Town Council providing for a path for such uses to apply for the development review process. At the November 13, 2024 Town Council meeting, the Council approved an extension of the zoning in progress to May 08, 2025 (4-1).

It is believed that these Special Exception uses may be a contributing factor to the Town's traffic and congestion in parts of the Town that are adversely affecting the Town's public health, safety and welfare.

It is staff's opinion, that the granting of this waiver in this specific instance does not contravene the

study of said Special Exception uses which is being undertaken by the Planning and Zoning Commission and the Town regarding said matters. The Breakers is a island onto itself, with existing hotel and resort facilities that must be maintained and updated in today's competitive hospitality industry. According to the applicant, both aspects of the specific waiver request—the Family Entertainment Center and the modified Beach Club—will not exceed the current seating approval as evidenced in their existing licenses. While the modifications to the Beach Club allege to be cosmetic in nature, it is currently approved for 340 seats. The Family Entertainment Center however is new multistory building that will replace the existing one-story building that currently houses the “Italian Restaurant” which is approved for 125 seats.

Attached: Applicant's Letter of Intent