



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-24-0027 1 S COUNTY RD—THE BREAKERS

MEETING: JANUARY 22, 2025, LPC

COA-24-0027 1 S COUNTY RD – THE BREAKERS. The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for review and approval to eliminate condition #1 of the development order for COA-24-0005, requiring the four (4) parking spaces to shift a minimum of 18 inches to the west to accommodate a landscape area or planters.

Applicant: Breakers Palm Beach Inc
Professional: Schmidt Nichols
Representative: Jamie Crowley

HISTORY:

At the July 10, 2024, TC DR meeting, ZON-24-0019 was approved for Site Plan Review for site changes, including the modifications to the main entrance drive to the hotel and the porte-cochere arrival area. Town Council approved the project with direction for LPC to critically review the proposed LED lighting.

At the July 17, 2024, LPC meeting, COA-24-0005 was approved with the condition that the four (4) parking spaces to shift a minimum of 18 inches to the west to accommodate a landscape area or planters.

THE PROJECT:

The applicant has submitted plans, entitled “The Breakers - Main Drive & Port Cochere Plans”, as prepared by **Schmidt Nichols**, received by the Town on December 23, 2024.

The applicant is proposing the following scope of work:

- Eliminate condition #1 of the development order for COA-24-0005, requiring the four (4) parking spaces to shift a minimum of 18 inches to the west to accommodate a landscape area or planters.

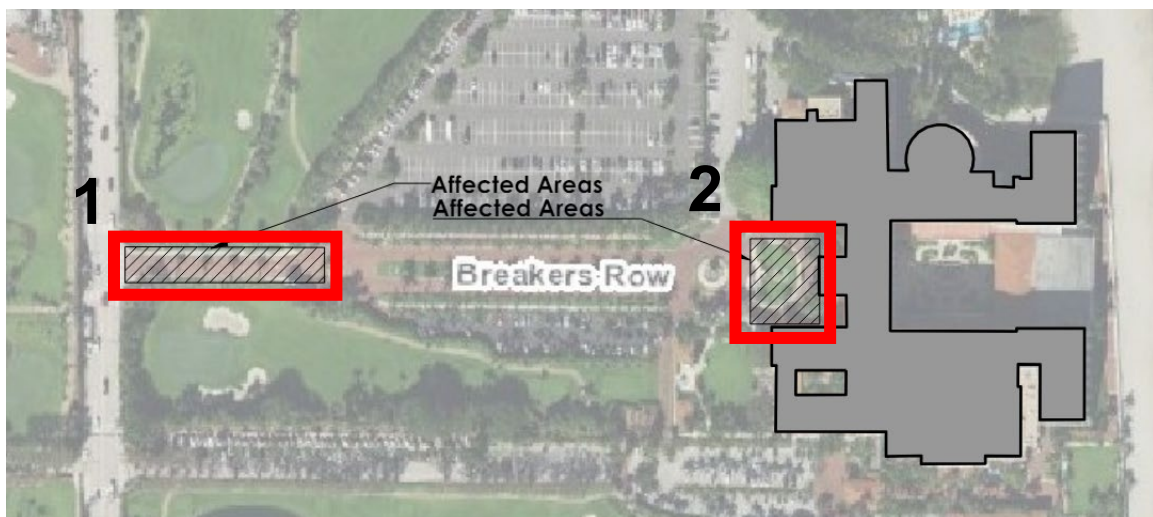
Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD
Designated:	11/09/83 <i>1973 National Register</i>	Year of Construction: Architect:	1926* Schultze and Weaver

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 landmark 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 main entrance, much celebrated in its grand approach, is on-axis alignment with the formal Renaissance Revival façade of the Breakers.

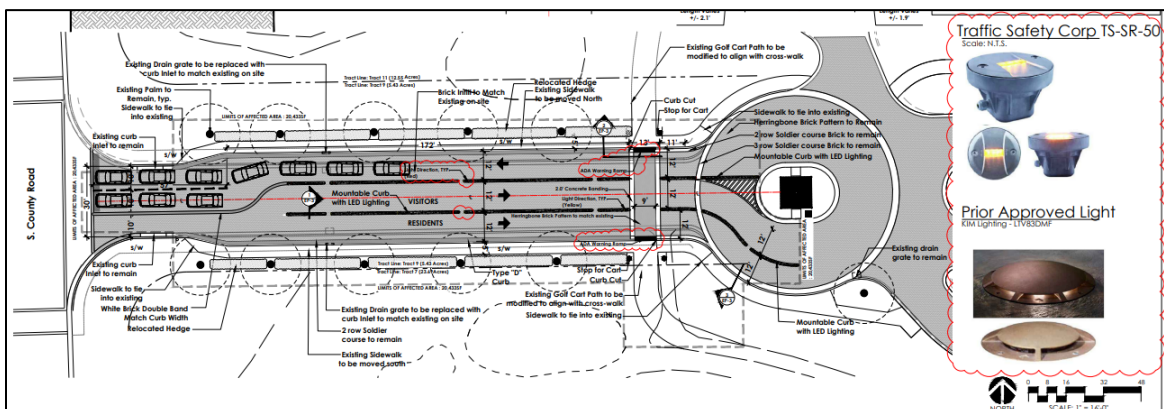
The applicant is proposing to revise the previous approval in two specific areas of the site: (1) the main entrance drive to the hotel and (2) the porte-cochere arrival (drop-off) area.



Site Plan depicting areas under scope of work

As it pertains to the front entrance (drive entrance from South County Road) the proposed pertinent modification is:

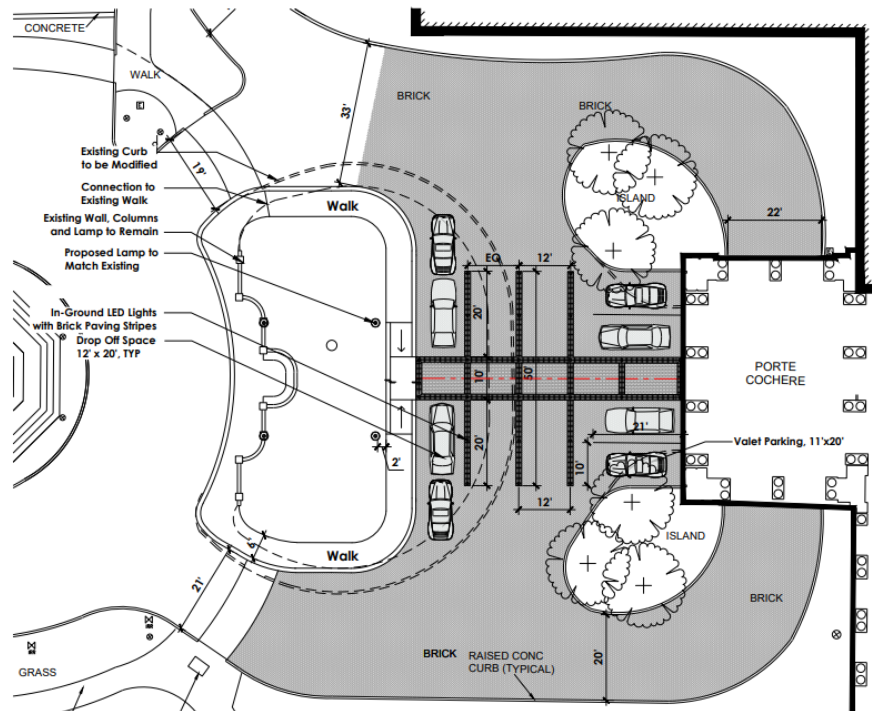
- Revised light fixtures.



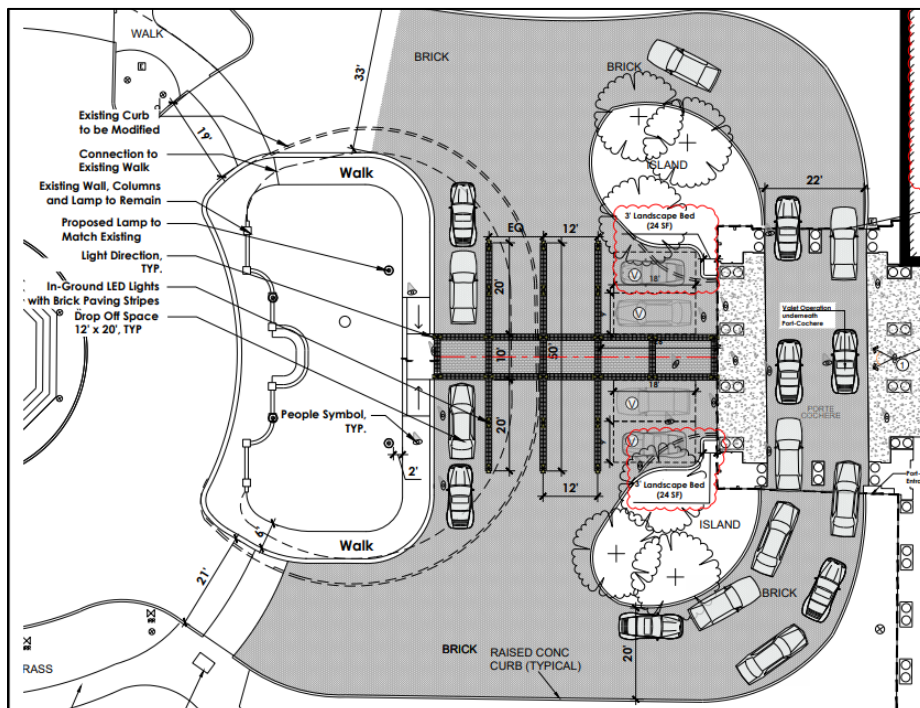
Drive entrance and main drive off S County Rd

As is pertains to the drop off front entrance modifications, the proposed pertinent modifications are:

- Eliminate condition #1 of the development order for COA-24-0005, requiring the four (4) parking spaces to shift a minimum of 18 inches to the west to accommodate a landscape area or planters.
- Revised light fixtures.



Previously Proposed: Front drop off area (without condition of approval #1)



Currently Proposed: Front drop off area

The proposed modifications have minimal effect to the overall entry approach, and zero impact on the architecture of the prolific hotel building.



Previously Proposed: Daytime rendering of drop-off area



Previously Proposed: Nighttime rendering of drop-off area



Currently Proposed: Daytime rendering of drop-off area



Previously Proposed: Nighttime rendering of drop-off area

The hotel has made tremendous improvements to this property over the years including the removal of a significant amount of asphalt in the driveway and approach. Staff recommends that LPC determine the appropriateness of the revised landscaping in the drop-off area as well as the design and visual impact of the revised LED light fixtures.

CONCLUSION:

The application is presented to the Landmarks Preservation Commission to consider whether all criteria have been met. Approval of the project will one (1) motion:

- (1) for the overall design of the project in accordance with the [Sec. 54-123](#), subject to any imposed conditions.

WRB:JGM:FHM:ALF