



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Planning and Zoning Commission

TO: Chair and Members of the Commission

THRU: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning & Building  
James Murphy, Assistant Director of Planning, Zoning & Building

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III

SUBJECT: BREAKERS PUD AMENDMENT

MEETING: February 4, 2025

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**RECOMMENDED ACTION**

Staff recommends that the Planning and Zoning Commission (PZC) hear the application for an amendment to the Breakers Planned Unit Development (PUD) and provide a recommendation to the Town Council.

**GENERAL INFORMATION**

The subject PUD amendment, provided as Resolution No. 006-2025 and attached as Exhibit A, amends the original Resolution No. 6-71 for the Breakers Planned Unit Development (PUD-A). The proposed amendment involves changes to the Family Entertainment Center (FEC) and the surface parking area. More specifically, as identified on the map below, the plans call for the demolition of the existing two-story FEC that includes the Italian Restaurant to be replaced with a



The Breakers PUD

new, three-story FEC with a basement that will connect with an overhead enclosed pedestrian bridge to the existing two-story Beach Club building with related site improvements. The new 49,138 square foot FEC is proposing new entertainment options to hotel guests and members such as a bowling center, golf simulators, and an enhanced game hall experience. The new building will also include a restaurant, administrative offices, and a fitness center along with various outdoor recreational activities. Additionally, the subject amendment proposes the construction of a new parking structure consisting of one level of subterranean parking and one at-grade surface-level parking area to replace an existing surface parking lot. Other site improvements include support buildings, realignments of North Breakers Row, golf course changes, and landscape and hardscape modifications. These improvements are generally located where there is an existing surface parking lot and a golf course within the designated Landmarked vista from the original hotel building to South County Road.

Code Section 134-532 stipulates upon submission of a complete PUD application that the Planning and Zoning Commission (PZC) shall hear said application within 60 days of the application being deemed complete by the Director of the Planning, Zoning and Building Department or designee. A public hearing on the PUD application shall then be held by the PZC and Town Council after public notice is given in accordance with the law. A public notice was mailed to residents within the required 1,000-foot radius on January 16, 2025.

The subject PUD amendment is a combination project requiring the Architectural Review Commission approval for the FEC reconstruction and Landmarks Preservation Commission approval for the parking structure with Town Council approval of the Special Exception and Variances. As the amendment involves the conversion of uses that have been vested with the original approval, prior to consideration of the combination project, the traffic impact analysis review is required to be completed by the Corradino Group, one of the Town's Traffic Consultants.

WRB:JGM:JHD