



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 Combination Memorandum: Town Council and Architectural Commission

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

SUBJECT: ZON-24-0087 (COA-24-0032) - THE BREAKERS CENTRAL PARK PARKING
GARAGE

MEETING: FEBRUARY 12, 2025 TC
FEBRUARY 19, 2025 LPC

ZON-24-0087 (COA-24-0032) 1 S COUNTY RD – THE BREAKERS (COMBO) – SITE PLAN REVIEW AND VARIANCE. The applicant, Breakers Palm Beach Inc., has filed an application requesting Town Council review and approval for Site Plan Review for 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, including one (1) variance to allow tandem parking spaces associated with a new parking structure facility and surface parking lot. Additional improvements include support buildings, realignments of North Breakers Row, golf course changes, as well as 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. The application requires the approval of a separate resolution to modify the PUD and the Landmarks Preservation Commission shall review the application for design.

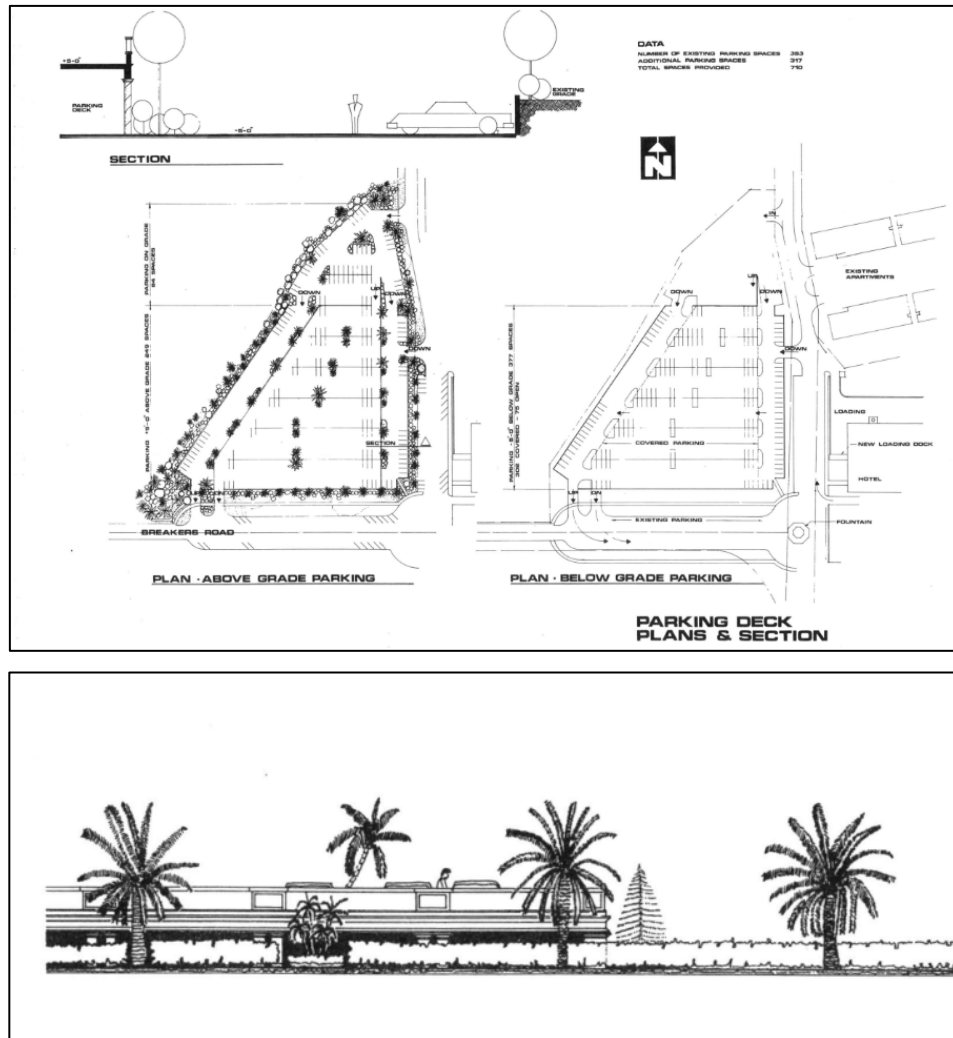
COA-24-0032 (ZON-24-0087) 1 S COUNTY RD – THE BREAKERS (COMBO). The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for review and approval of a new parking structure consisting of one level of subterranean parking and one at-grade surface-level parking area to replace an existing surface parking lot requiring a variance to allow tandem spaces. Additional improvements include support buildings, realignments of North Breakers Row, golf course changes, as well as 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. The application requires the approval of a separate resolution to modify the PUD and variance approval to be reviewed by Town Council.

Applicant: Breakers Palm Beach Inc
Professional: Hart Howerton
Representative: Jamie Crowley

HISTORY:

The Breakers Hotel Complex was added to the National Register of Historic Places in 1973. In 1983, Resolution 34-83 was passed and adopted by the Town of Palm Beach to landmark The Breakers Hotel. A Landmark Preservation Sight Easement was also established westward from the

hotel building towards South County Road. In the Breaker's PUD, a parking structure was anticipated in this area (as depicted below):



1981 Breaker's PUD Master Plan

As part of the Breakers current projects, Resolution 05-2025 will need to be adopted. The site plan presented as part of this application demonstrates the need to alter the existing PUD plat and therefore requires a PUD replat prior to the issuance of a permit.

At the February 04, 2025 Planning and Zoning Commission meeting, the Commission will hear the proposed PUD resolution.

THE PROJECT:

The applicant has submitted plans, entitled "THE BREAKERS PALM BEACH CENTRAL PARK", as prepared by **Hart Howerton**, dated and uploaded to the Town on January 28, 2025.

The applicant is proposing the following scope of work at the property:

- Construction of a new parking structure consisting of one level of subterranean parking and one at-grade surface-level parking area with 849 parking spaces to replace an existing surface parking lot with 550 parking spaces.

The following variance is required for the completion of the project as presented:

- **Variance #1** from Sec. 134-2172 to allow 124 tandem parking spaces associated with a new parking structure facility and surface parking lot, whereas parking spaces are required to be arranged so that each automobile may be placed and removed from the parking space without the necessity of moving any other automobile to complete the maneuver.

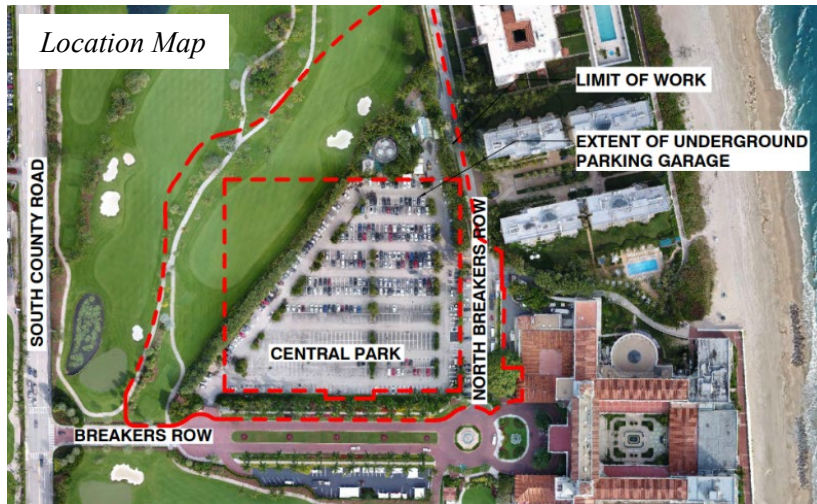
Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD
Existing Parking Spaces*	550	Proposed Parking Spaces*	849

* Within the area being impacted by this application (main parking lot).

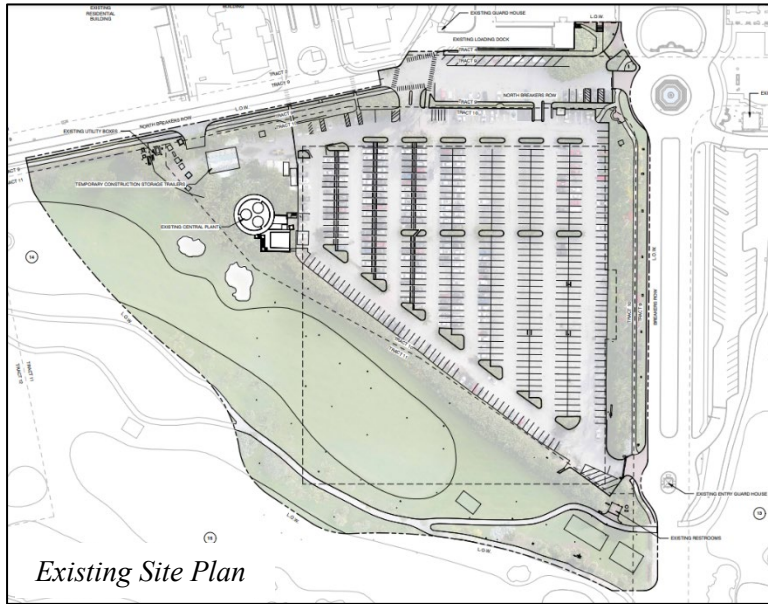
Surrounding Properties	
North	Breakers Hotel Residences
South	Breakers Hotel
East	Atlantic Ocean
West	Breakers Hotel Golf Course

STAFF ANALYSIS

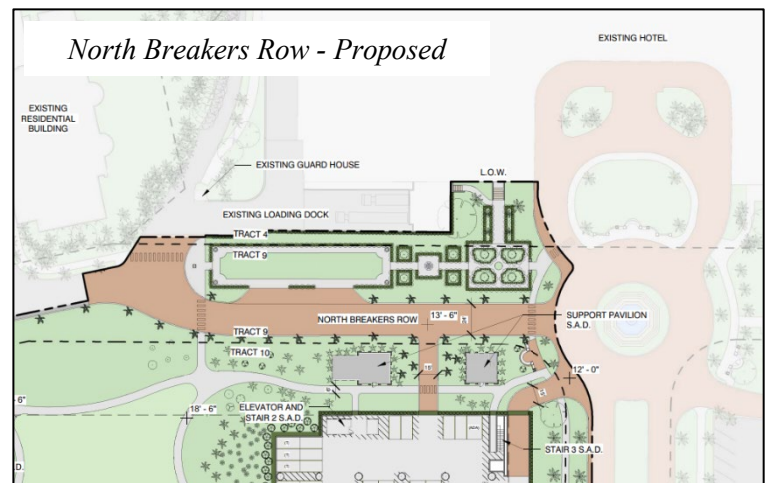
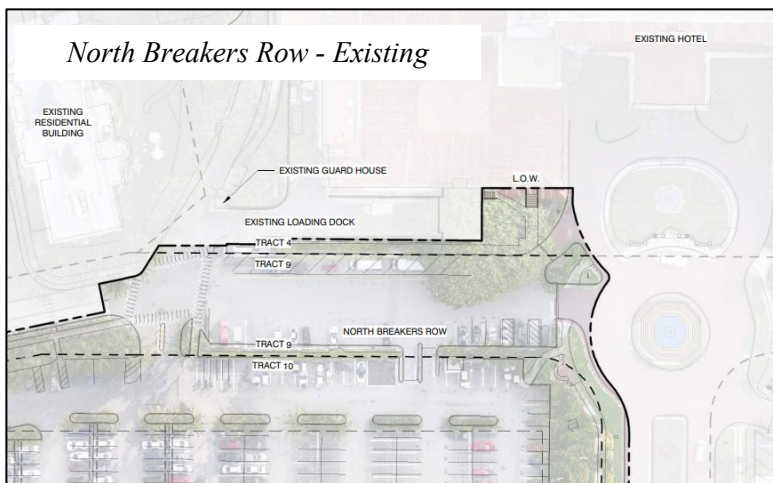
The Breakers is a 534-room landmarked hotel situated on 140 acres on the Atlantic Ocean. The resort contains many leisure amenities including an 18-hole golf course, tennis facilities, and eight food and beverage operations within its expansive recreational campus. The subject application will impact the main parking lot of The Breakers Hotel



which serves overnight guests, day visitors, and staff. The existing parking lot is approximately 4 acres. It will be redeveloped as the 'Central Park' subterranean parking (218,727 square feet) and one at-grade surface-level parking area (79,808 square feet). The number of parking spaces will increase from 550 to 849. On the at-grade surface level, 124 tandem parking spaces are proposed which will require a variance, further discussed in the variance analysis section of this memorandum.



Improvements to North Breakers Row are proposed. There will be a reduction in the paved road width to accommodate a series of parterre gardens, west of the hotel building.



The scope of work includes a new support pavilion, elevator and stair building, fire pump building, electrical building, and central plant building. These buildings are designed to be compatible with other support structures on the property which draw inspiration from Mediterranean Revival architecture. The clay tile roofs, stucco finish, color palette, and architectural detailing are consistent with this style.



Elevator & Stair Building



WINDOW GRILLES
 MATCH METAL WINDOW
 GRILLES AT EXISTING
 PAVILIONS



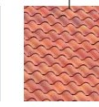
CAST STONE AND
 STUCCO FIELD
 SHERWIN WILLIAMS
 "BREAKERS O.G.
 SAND" CUSTOM
 COLOR (TO MATCH
 EXISTING)



CAST STONE AND
 STUCCO TRIM
 SHERWIN WILLIAMS
 "BREAKERS OYSTER
 WHITE" CUSTOM
 COLOR (TO MATCH
 EXISTING)



REPLICA LIGHT
 FIXTURES & METAL
 TRELLISES
 BENJAMIN MOORE
 CHARCOAL SLATE
 (HC178)



CLAY TILE ROOF
 LUDOWICI 18 3/8" PALM
 BEACH MISSION
 BARREL TILE SYSTEM
 CUSTOM COLOR
 "BREAKERS COLOR
 BLEND"



Support Pavilion



WINDOW GRILLES
 MATCH METAL WINDOW
 GRILLES AT EXISTING
 PAVILIONS



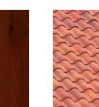
CAST STONE AND
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 "BREAKERS OYSTER
 WHITE" CUSTOM
 COLOR (TO MATCH
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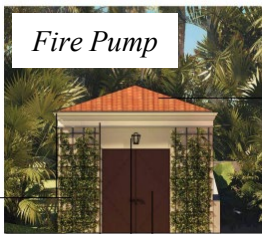
CAST STONE AND
 STUCCO FIELD
 SHERWIN WILLIAMS
 "BREAKERS O.G.
 SAND" CUSTOM
 COLOR (TO MATCH
 EXISTING)



MAHOGANY DOOR
 BIKENS PROLOGUE
 CATCH DOOR &
 WINDOW
 FINISH/MAHOGANY



CLAY TILE ROOF
 LUDOWICI 18 3/8" PALM
 BEACH MISSION
 BARREL TILE SYSTEM
 CUSTOM COLOR
 "BREAKERS COLOR
 BLEND"



Fire Pump



REPLICA LIGHT
 FIXTURES & METAL
 TRELLISES
 BENJAMIN MOORE
 CHARCOAL SLATE
 (HC178)



CAST STONE AND
 STUCCO TRIM
 SHERWIN WILLIAMS
 "BREAKERS OYSTER
 WHITE" CUSTOM
 COLOR (TO MATCH
 EXISTING)



CAST STONE AND
 STUCCO FIELD
 SHERWIN WILLIAMS
 "BREAKERS O.G.
 SAND" CUSTOM
 COLOR (TO MATCH
 EXISTING)



ALUMINUM DOOR
 TUSCANY BRONZE



CLAY TILE ROOF
 LUDOWICI 18 3/8" PALM
 BEACH MISSION
 BARREL TILE SYSTEM
 CUSTOM COLOR
 "BREAKERS COLOR
 BLEND"



Electrical Building



REPLICA LIGHT
 FIXTURES & METAL
 TRELLISES
 BENJAMIN MOORE
 CHARCOAL SLATE
 (HC178)



CAST STONE AND
 STUCCO FIELD
 SHERWIN WILLIAMS
 "BREAKERS O.G.
 SAND" CUSTOM
 COLOR (TO MATCH
 EXISTING)



CAST STONE AND
 STUCCO TRIM
 SHERWIN WILLIAMS
 "BREAKERS OYSTER
 WHITE" CUSTOM
 COLOR (TO MATCH
 EXISTING)



ALUMINUM DOOR
 TUSCANY BRONZE



Central Plant



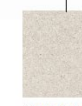
REPLICA LIGHT
 FIXTURES
 BENJAMIN MOORE
 CHARCOAL SLATE
 (HC178)



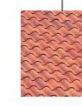
ALUMINUM DOOR
 FRAME
 TUSCANY BRONZE



CAST STONE AND
 STUCCO
 SHERWIN WILLIAMS
 "BREAKERS OYSTER
 WHITE" CUSTOM
 COLOR (TO MATCH
 EXISTING)

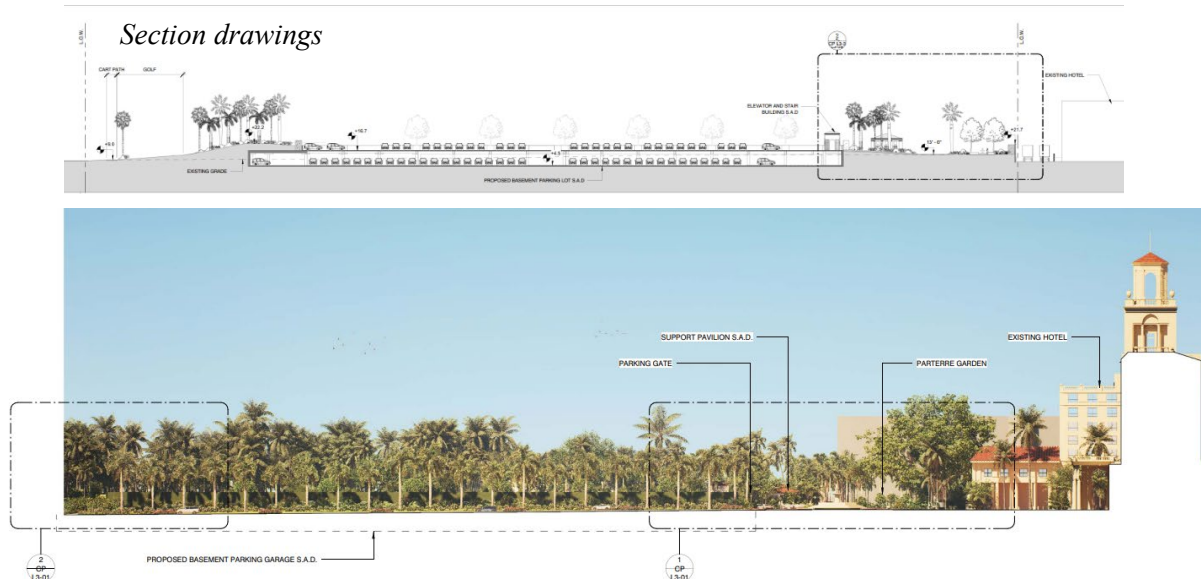


CAST STONE AND
 STUCCO FIELD
 SHERWIN WILLIAMS
 "BREAKERS O.G.
 SAND" CUSTOM
 COLOR (TO MATCH
 EXISTING)



CLAY TILE ROOF
 LUDOWICI 18 3/8" PALM
 BEACH MISSION
 BARREL TILE SYSTEM
 CUSTOM COLOR
 "BREAKERS COLOR
 BLEND"

Most of the landscaping on the south side of the proposed 'Central Park' garage will remain. The greatest changes will take place north, east, and west of the parking area where a substantial amount of plant material, predominately palms, will be removed to accommodate the proposed improvements. Two to four feet of soil will be added surrounding the parking area to accommodate landscaping. Additionally, the at-grade surface-level parking area will be further screened by hedging. The planting schedule is available on sheet CP L6-00 of the plan set. The adjacent golf course will be re-graded in preparation for future revisions.



From a historic preservation perspective, the proposed improvements do not negatively impact the Landmark Preservation Sight Easement.

Variance Analysis

Variance #1 from Sec. 134-2172 is requested to allow 124 tandem parking spaces associated with a new parking structure, facility and surface parking lot, whereas parking spaces are required to be arranged so that each automobile may be placed and removed from the parking space without the necessity of moving any other automobile to complete the maneuver.

According to the applicant: *“Tandem parking is routinely allowed in the Town, and in fact is utilized by the Town at its employee parking lot on Australian Avenue, near Town Hall. Furthermore, the tandem parking at Central Park will be performed by skilled valets, and will account for only 124 of the 849 parking spaces (14.6%). The Breakers is uniquely situated with a large amount of space available to provide the tandem parking spaces without impacting the other spaces in the parking structure, or impacting the surrounding properties; therefore, the request is in harmony with the surrounding area, and will not adversely impact or be injurious to the general public.”*

Staff concurs that the valet parking can help mitigate issues associated with the proposed tandem parking.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) For the Variance for 124 tandem parking spaces.

Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

WRB:JGM: FHM:ALF