



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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.

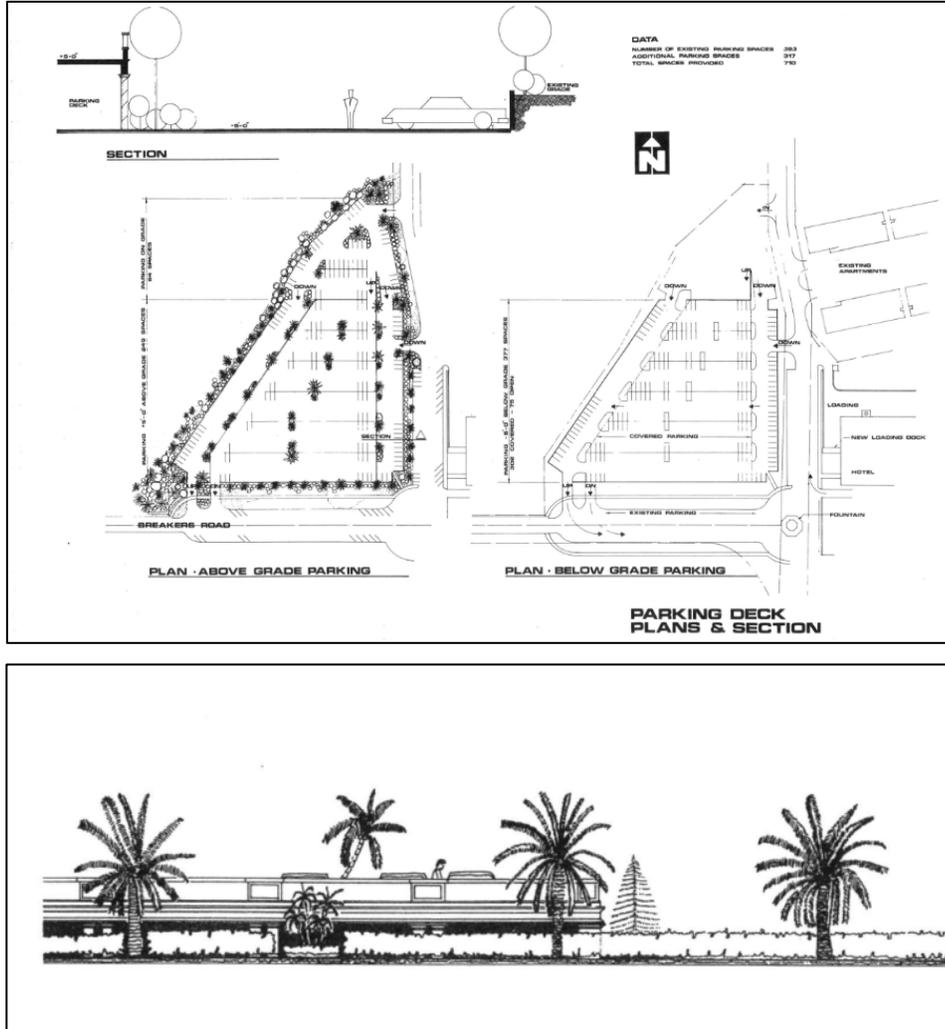
**COA-24-0032 (ZON-24-0087) 1 S COUNTY RD – THE BREAKERS (COMBO).** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for review and approval of a new parking structure consisting of one level of subterranean parking and one at-grade surface-level 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			
<b>Zoning District</b>	PUD-A	<b>Future Land Use:</b>	APPROVED PUD
<b>Existing Parking Spaces*</b>	550	<b>Proposed Parking Spaces*</b>	849

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

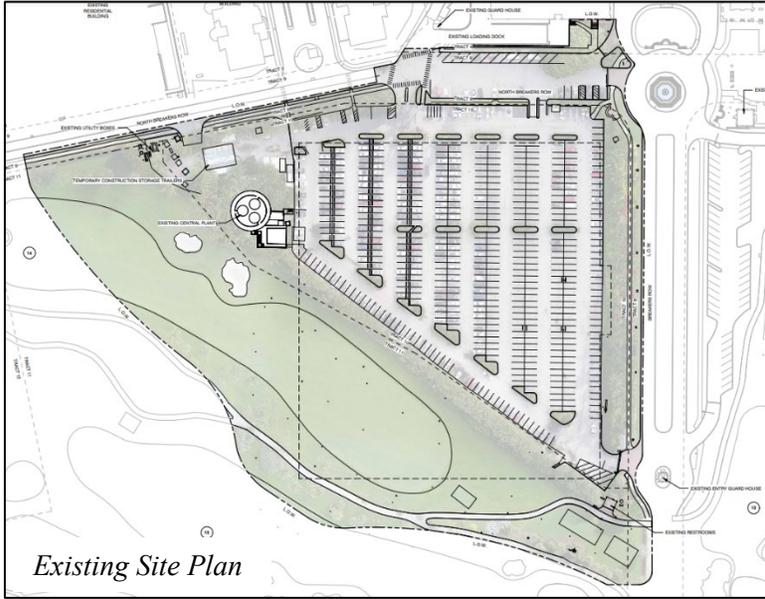
Surrounding Properties	
<b>North</b>	Breakers Hotel Residences
<b>South</b>	Breakers Hotel
<b>East</b>	Atlantic Ocean
<b>West</b>	Breakers Hotel Golf Course

**STAFF ANALYSIS**

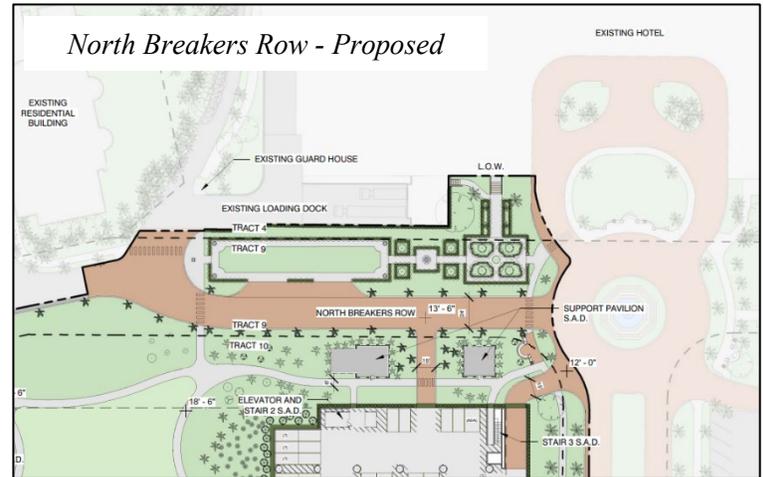
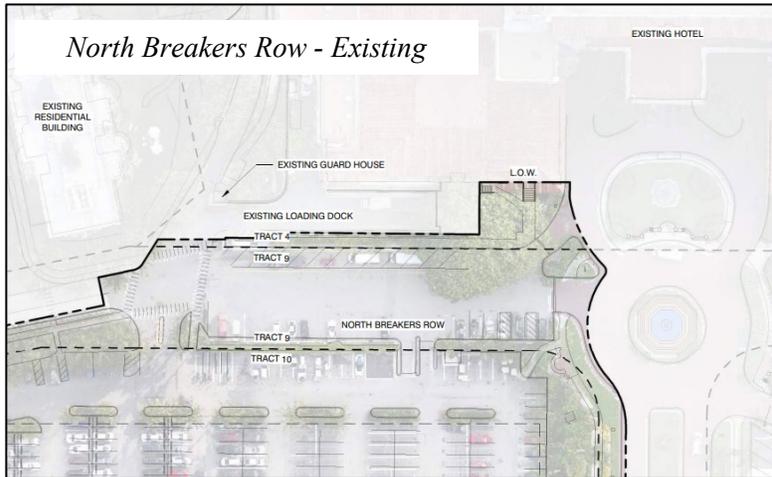
The Breakers is a 534-room landmarked hotel situated on 140 acres on the Atlantic Ocean. The resort contains many leisure amenities including an 18-hole golf course, tennis facilities, and eight food and beverage operations within its expansive recreational campus. The subject application will impact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



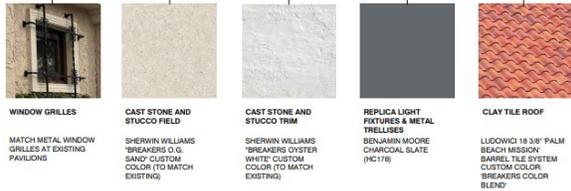
Improvements to North Breakers Row are proposed. There will be a reduction in the paved road width to accommodate a series of parterre gardens, west of the hotel building.



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*



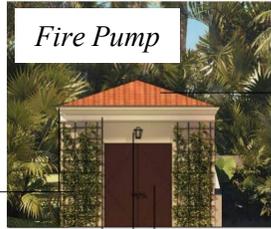
WINDOW GRILLES  
MATCH METAL WINDOW GRILLES AT EXISTING PAVILIONS

CAST STONE AND 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)

MAHOGANY DOOR  
SIKENS PROLOGUE CETCHOOR & WINDOW FINISH/MAHOGANY

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



*Fire Pump*



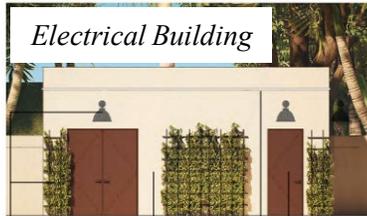
REPLICA LIGHT FIXTURES & METAL TRELLISES  
BENJAMIN MOORE CHARCOAL SLATE (HC178)

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)

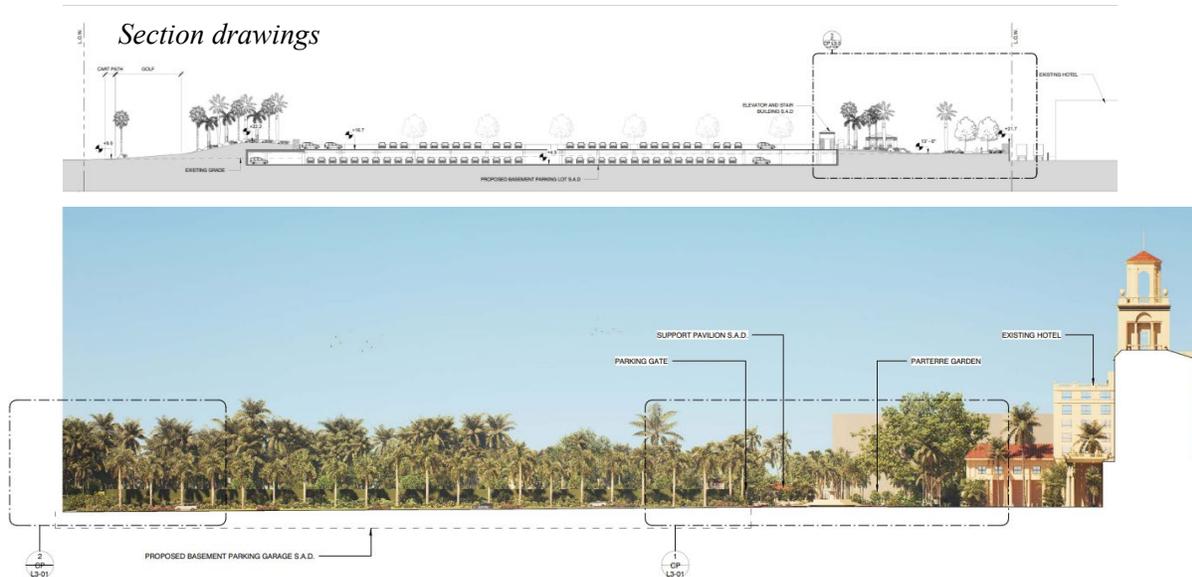
ALUMINUM DOOR FRAME  
TUSCANY BRONZE

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