



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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-24-0089 (01/27/25)—THE BREAKERS BEACH CLUB

MEETING: MAY 14, 2025

ZON-24-0089 (ARC-24-0116) 1 S COUNTY RD (BREAKERS BEACH CLUB) COMBO — SPECIAL EXCEPTION AND SITE PLAN REVIEW. The applicant, Breakers Palm Beach Inc. (Alex Gilmurray), has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for modifications to an existing food and beverage operations (Beach Club restaurant). The Architectural Commission shall perform design review of the application.

ARC-24-0116 (ZON-24-0089) 1 S COUNTY RD (BREAKERS BEACH CLUB) (COMBO). The applicant, Breakers Palm Beach Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for exterior modifications to the east façade of the dining facility, specifically enclosing the existing covered loggia for interior dining space with a new glass windows and doors. The Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Breakers Palm Beach Inc
Professional: Dailey Janssen
Representative: Jamie Crowley

HISTORY:

As part of the Breakers current projects, Resolution 06-2025 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 (PZC) meeting, the application for the PUD amendment was presented and, after lengthy discussion, deferred (7-0) by the Commission to the March 06, 2025 PZC meeting.

At the March 6, 2025 Planning & Zoning Commission meeting, resolution 006-2025 (a resolution to amend Resolution No. 6-71, The Breakers PUD) was recommended to town council for approval with the following conditions: the Town Council consider whether the special exception is required with respect to the membership club, with respect to the traffic and circulation studies, that a new master plan be submitted, potentially the existing requirements be eliminated with regard to widening of County Road, and the ingress and egress for construction, particularly on Main Street and potentially for the recreation facility, be reviewed to minimize impact on the neighbors. On

roll call, the Motion passed unanimously, 6-0. At the April 09, 2025 Town Council Development Review hearing, resolution 006-2025 was adopted to modify resolution No. 6-71, The Breakers PUD.

At the February 26, 2025 ARCOM meeting, the item was presented and approved (4-3) with certain elements to be refined for Chairperson review and approval.

THE PROJECT:

The applicant has submitted plans, entitled "The Beach Club Restaurant at the Breakers", as prepared by **Dailey Janssen**, dated and uploaded to the Town on 01/27/25.

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

- Exterior and interior modifications to the existing restaurant, including enclosing approximately 1,805 SF covered area of the loggia.

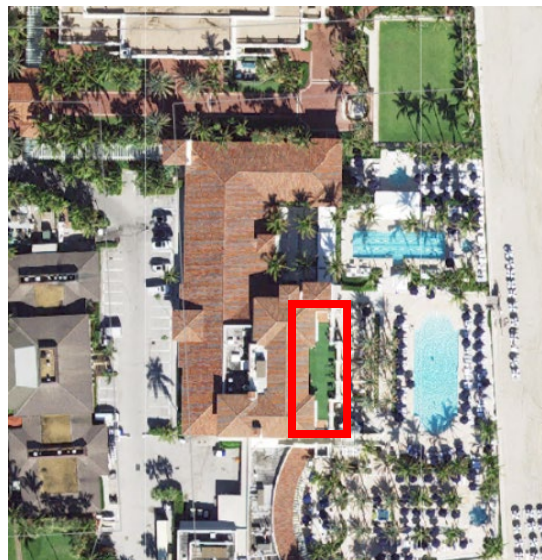
The following Special Exceptions with Site Plan Review is required for completion of the project as presented:

- **SPECIAL EXCEPTION #1** Special Exception with Site Plan Review approval to for modifications to an existing food and beverage operation.

Site Data			
Zoning District	PUD-A	Future Land Use:	APPROVED PUD
Licensed seats	340	Proposed Seats	264
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 Beach Club is currently located south of the hotel proper and along the ocean. The Beach Club at The Breakers Palm Beach was completed in March 1999, and remodeled in 2012. The facility is not open to the public, but caters rather to hotel guests, spa attendees and members. The Beach Club is currently approved and licensed (BTR-23-00114) for 340 seats. The proposal does not seek to increase that number, as the site plan indicates seating for 236. There was no documentation of any proposed operational changes (enclosure of covered loggia), hours (dinner service) or access (public vs. members) submitted; and if this proposal did wish to amend that, a separate application



would need to be filed seeking Town Council review and approval as a Special Exception and may be subject to a DOUA.

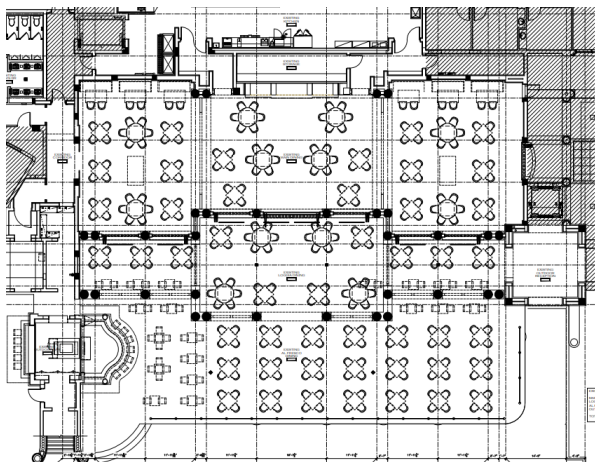
The proposal is for modifications to the existing ground floor, beachfront restaurant, The Beach Club. Most notably, exterior modifications to the east façade of the dining facility, specifically enclosing 1,805SF existing covered loggia for interior dining space with a new glass windows and doors. to enclose with a glass storefront system the existing outdoor covered loggia dining space into enclosed air-conditioned space. The existing east dining terrace will continue to be utilized for outdoor dining space. The outdoor bar will be reconfigured into a service bar for the dining terrace, and no longer be used directly by guests, and there will be no customer seating at this bar. The north roof of the bar will be removed and the footprint of the bar will be reduced in size.

Due to the scope of work, the site plan review may qualify as an administrative site plan review under Section 134-622, which allows for administrative review for additions under 2,500 SF; however, due to the PUD amendment and the other two more substantial applications currently pending, all matters were grouped on the same agenda, albeit as separate applications. With regard to the design review of the project, the proposal was reviewed with the Chair, who determined that the magnitude of the changes merited full Commission input and review.

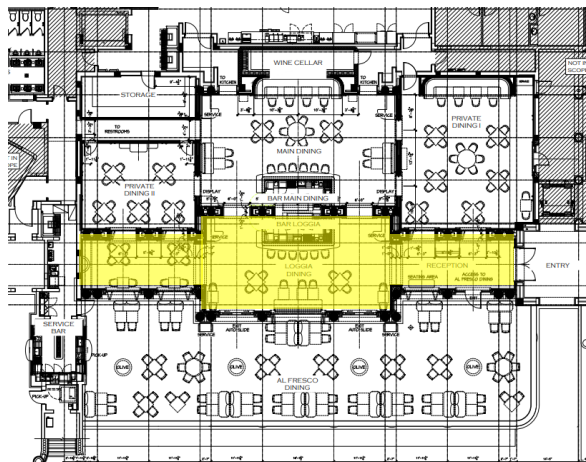
Existing east façade of Beach Club



Proposed east façade of Beach Club



Existing floor plan with seating



Proposed floor plan with seating plan

The applicant is proposing to install a new glass curtain wall system to the arched loggia the currently serves as covered seating. The proposal will increase the interior enclosed space by 1,805

SF but not increase the number of seats. The outdoor bar will be reconfigured into a service bar for the dining terrace, and no longer be used directly by guests, and there will be no customer seating at this bar. The north roof of the bar will be removed and the footprint of the bar will be reduced in size. Other minor modifications include a new glass railing, and new paving tiles. The proposal will not impact any abutting properties and is not visible from any right-of-ways.

CONCLUSION:

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) For the Special Exception for the restaurant use.
- (2) For the Special Exception for the outdoor café seating.

Approval of the project will require one (1) separate motion(s) to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions.

WRB:JGM