



TOWN OF PALM BEACH

Planning & Zoning Commission

MEETING MINUTES OF THE PLANNING & ZONING COMMISSION HELD ON TUESDAY, FEBRUARY 4, 2025

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting the Town Clerk's Office at (561) 838-5416.

I. CALL TO ORDER AND ROLL CALL

Chair Coniglio called the meeting to order at 9:30 a.m.

Gail Coniglio, Chair	PRESENT
Eric Christu, Vice Chair	PRESENT
Marilyn N. Beuttenmuller	PRESENT
William J. Gilbane	PRESENT
Jorge Sanchez	PRESENT
Michael Vincent John Spaziani	PRESENT
John J. Tatooles	EXCUSED
Nicki McDonald, Alternate	PRESENT
Victoria Donaldson, Alternate	PRESENT
Matthew Ailey, Alternate	PRESENT

Clerk's Note: Nicki McDonald voted in the absence of Mr. Tatooles.

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
Jennifer Hofmeister-Drew, Planner III
Joanne O'Connor, Town Attorney
Pat Gayle-Gordon, Deputy Town Clerk

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Deputy Town Clerk Gayle-Gordon gave the Invocation, and Chair Coniglio led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

A motion was made by Mr. Spaziani and seconded by Ms. McDonald to

approve the agenda as presented. On roll call, the motion passed unanimously.

IV. APPROVAL OF THE MINUTES

A. Minutes of the January 7, 2025, Planning and Zoning Commission Meeting

A motion was made by Mr. Gilbane and seconded by Ms. Beuttenmuller to approve the Minutes of the January 7, 2025, Planning and Zoning Commission Meeting, as amended. On roll call, the motion passed unanimously.

V. COMMUNICATIONS FROM CITIZENS - 3-MINUTE LIMIT, PLEASE

Adam Wingold, 177 Main Street spoke regarding the Breakers project for the underground parking garage. Jamie Crawley, Gunster Law Firm, stated that any questions regarding The Breakers would be addressed during the agenda item presentation.

John David Corey, 426 Australian Avenue, suggested that the Chair or staff provide clarification of the purpose of the application, the role of the Planning and Zoning Commission, and the criteria for recommendation to the town council.

VI. COMMENTS FROM THE PLANNING AND ZONING COMMISSIONERS

VII. COMMENTS FROM THE PLANNING, ZONING AND BUILDING DIRECTOR

Wayne Bergman, Director of the Planning, Zoning and Building Department provided an overview of the application. He explained that they were considering an amendment to the PUD agreement by resolution, which would then be recommended to the town council. Mr. Bergman outlined the four components of The Breakers project.

Mr. Christu referred to the notice provisions which emanate from Chapter 134.532. He read the procedures and noted that the Planning and Zoning Commission was tasked with reviewing the application within sixty days of the application being deemed complete by the Director of Planning, Zoning and Building.

Town Attorney O'Connor responded that the Planning and Zoning Commission (PZC) was working from a code that was ambiguous and could be read either way. She said that the PZC would need to comply with the 60-day requirement unless otherwise waived by the applicant. She said to the extent that the application could go before the Architectural Commission (ARCOM), it would still need to comply with the 60-day requirement.

Mr. Jamie Crowley, representing the applicant, also weighed in on the process. He noted that the PUD is in place, which was adopted in 1971. The Master Plan was originally adopted in 1971 and updated in 1981. Now, the PUD is being administered and the PZC is assigning uses that were already approved as part of the original PUD. With respect to the design process, Mr. Crowley said the job of the PZC is to advise the Town Council as to the ongoing management of the PUD while the application continues to go through the design review process.

Mr. Bergman noted issues with the current code. He suggested that ideally, the process should begin with design review boards, followed by planning and zoning, and then Town Council. However, due to the code structure and the advertising requirements, the current process begins with the PUD amendment resolution. He noted that review of the full set of plans was not within the scope of the Planning and Zoning Commission. He stated that the PUD code was written to create PUDs, not to amend PUDs, which leads to the complication of the process. He stated that the resolution is the first step.

Ms. Hofmeister-Drew added that the PUD process is based on new PUDs not amendments to existing PUDs. As a result the amendment process is not explained in the Code. Additionally, Ms. Hofmeister-Drew stated the PZB staff stated that there is a private club use for the Breakers that PZB staff needs to better understand if a special exception was ever granted. She emphasized the need for baseline information to help traffic engineers develop an effective plan and noted that if changes are made, the project's design could impact circulation and parking.

Ms. McDonald raised concerns about the additional impact that would result from vehicles traveling in and out on Main Street, one of the worst intersections in town. She thought one of the first steps would be to look at the intensification of use.

Mr. Gilbane wondered what the notice provision was for a new PUD. Attorney O'Connor responded. Mr. Gilbane also noted that an option he would assume would be to make a recommendation to Town Council if the PZC agrees, that there should be a recommendation for the application to be returned to the PZC, after design review, for further consideration. Attorney O'Connor answered that the code requires the Town Council to act within a designated period of time upon conclusion of the PZC decision.

Chair Coniglio asked what the sixty-day calendar would be that would allow the application to return to the PZC in March. Ms. Hofmeister-Drew responded that this PUD resolution and the design review for ARCOM, Landmarks, and

Town Council are all scheduled in February.

Mr. Crowley stated there would not be anything for the PZC to review once a recommendation has been made to the Town Council.

Mr. Corey asked how the PZC could opine on the intensification of use if the traffic report is still under review.

VIII. NEW BUSINESS

A. A Resolution of The Town Council of The Town of Palm Beach, Palm Beach County, Florida, Amending Resolution No. 6-71, The Breakers Planned Unit Development (PUD-A), To Authorize the following:

1. Demolition of and existing two-story structure and construction of new three-story building with basement and overhead pedestrian walkway.
2. Construction of new parking structure with one level of subterranean parking, and surface parking, additional improvement to support buildings, the golf course, and landscape/hardscape.

Mr. Crowley introduced Paul Leone, CEO, Flagler Systems, to present on behalf of The Breakers Hotel. He provided historical context for the PUD, explaining its adoption in 1971 and subsequent modifications. He outlined the current proposal which included: Development of a previously approved parking garage and Expansion of the Family Entertainment Center (FEC).

Mr. Leone spoke about the company's commitment to employee satisfaction, sustainability, and maintaining the property's beauty. He emphasized that the proposed underground parking garage would improve employee experience while consolidating parking.

There was discussion about additional parking being constructed to accommodate The Breakers employees, but there was concern about that plan not being aligned with other efforts being made in the town to address the ongoing traffic and parking issues. Mr. Leone said employee satisfaction would decline greatly if employees had to be transported from West Palm Beach. He added that The Breakers has more than adequate parking.

Mr. Spaziani asked about numbers regarding the project, to include what was approved in the PUD and how elements would be moved around and changed on the property. He said the intensification of use considerations is a necessary component of the project. In addition, as planners, the PZC would need to have an idea about the units that are going to be constructed, if and

when they will be constructed, and how to prepare the town for that development.

Mr. Gilbane asked about the allocation of parking spaces. Mr. Crowley responded.

Chair Coniglio stated the concern was the membership and how that landscape could be considered movable. She asked if the surplus parking spaces were in conjunction with allowing additional members. Mr. Crowley said the space is the same.

Ms. Hofmeister-Drew stated that the job of staff is to provide the best information necessary for making decisions. When it comes to this process where everything is intertwined, the PZC is not a design-review body. She said membership counts had been solicited and out of nine, staff heard from two. She spoke about the traffic patterns and similar elements being addressed by the town staff.

Public Comment

Marion Gorelick, 173 Main Street, and a member of The Breakers spoke in favor of the project.

David Rao, an architect working on landscape architecture for the project, presented renderings and plans for both the parking garage and the FEC. He highlighted the efforts to maintain the existing aesthetic while improving functionality and green space.

Clerk's Note: A break was taken at 11:15 a.m., and the meeting resumed at 11:25 a.m.

RESOLUTION NO. 006-2025 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Resolution No. 6-71, The Breakers Planned Unit Development (PUD-A), As Previously Amended, To Authorize The Demolition Of The Existing Two-Story Family Entertainment Center And The Italian Restaurant And Their Replacement With A New, Three Story Structure With Basement Connected By An Overhead Enclosed Pedestrian Bridge To The Existing Two-Story Beach Club Building, With Related Site Improvements; And To Allow 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.

The goal of the project is anticipated to begin May 15, 2026, opening in time for the Hannukah and Christmas holidays. The groundbreaking for the garage will be around the same time and the length of time for

construction will be approximately eighteen months.

Mr. Sanchez wondered if an easement could be established to accommodate construction traffic. Mr. Crowley said all suggestions would be taken into consideration during the process.

Mr. Bergman stated that there are general standards for a PUD, there are four criteria. There are design standards and landscape design standards that Landmarks and ARCOM will review, and there are circulation design standards and parking and loading design standards. He said the PZC should apply the standards in their recommendation to the Town Council. Ms. McDonald asked if a joint meeting could be entertained. Mr. Gilbane asked if the applicant could work with town staff, even if it were to extend past the sixty days. Attorney O'Connor stated that the applicant could waive the sixty-day requirement. Mr. Bergman reviewed the timeline for the project review.

A motion was made by Mr. Christu and seconded by Mr. Spaziani to defer the report to the meeting on March 6, 2025, after receiving additional information from staff. On roll call, the motion passed unanimously.

IX. ADJOURNMENT

A motion was made by Mr. Gilbane and seconded by Mr. Spaziani to adjourn the Planning and Zoning Commission meeting at 12:45 p.m. On roll call, the motion passed unanimously.

- X. NEXT MEETING:** The next meeting of the Planning and Zoning Commission will be held on March 6, 2025, at 9:30 AM.

Respectfully submitted


Gail Coniglio, Chair
3/6/2025
Date