



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-22-097 2800 S OCEAN BLVD

MEETING: August 10, 2022

ZON-22-097 2800 S OCEAN BLVD – SPECIAL EXCEPTION The applicant, PB Hotel Property LLC, DBA Four Seasons Resort Palm Beach (Mohamed Elbanna, Regional VP and GM), has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to allow the use of removable beach huts, bins, and towel huts eastward of an existing hotel in the Beach Area District

Applicant: PB Hotel Property LLC, DBA Four Seasons Resort Palm Beach (Mohamed Elbanna, Regional VP and GM)
Professional: Leo Daly Architecture
Representative: Maura Ziska

HISTORY:

AN application originally scheduled for the December 15, 2021 Town council meeting, was withdrawn for a Special Exception with Site Plan Review to operate a beachfront concessionaire (Boucher Brothers) for beach chair, umbrella and bed rentals and to allow food and beverage service, pursuant to ZON-21-025.

The hotel received a Code Enforcement violation, CE 22-407, for the unauthorized elements on the beach area.

Site Data			
Zoning District	R-D(2) / BA	Future Land Use	Multi-Family High Density
Lot Size	+309,860 SF	Number of rooms	210 rooms
North	1968 8-story 95 unit multifamily condominium		
West	1975 6-story condominium		
South	1980 5-story 134-room hotel		
East	Atlantic Ocean		

THE PROJECT:

The applicant has submitted plans, entitled "Four Seasons Resort Palm Beach: Removable Beach Huts And Bins", as prepared by **Four Seasons** and **Leo Daly Architecture**, dated June 14, 2022.

The following is the scope of work for the Project:

- Installation of (a) 2 Beach Towel Huts, (b) 6 Trash Bins, (c) 2 Storage Bins, (d) a Kids Play Area, and (e) a Surfboard Stand at the resort's private section of the beach.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Sec. 134-1473. - Special exception uses and structures.
 - (1) One beach house structure
 - (2) Beach concessions related to an abutting hotel use and only for the use of hotel guests, visitors or those persons associated with the hotel, including the sale of sunblock and lotions; food and drink service; kayak, canoe, paddle board, surfboard, and similar non-motorized watercraft rentals.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed accessory uses **associated with a hotel use** is **consistent** with the **Multi-Family-High Density** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town code.

STAFF ANALYSIS

The Four Seasons Resort Palm Beach is requesting a special exception modification and a site plan review for the modifications to the hotel site. While beach chairs and umbrellas for hotel guests are a permitted use for the Beach Area zoning district, the other elements concessions related to an abutting hotel use the other elements (storage bins, beach hut) require a Special Exception request. Specifically the applicant is seeking to allow the placement on the private beach area east of the hotel: two (2) beach huts, towel bins, a surfboard stand and kids play area. The hours of operation are from 8 am to 6 pm. There are no sales or rentals to the general public.