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Town of Palm Beach
360 S County Road
Palm Beach, FL 33480

LEO A DALY

PLANNING

ARCHITECTURE

ENGINEERING

INTERIORS

Project: 2800 S Ocean Boulevard, Palm Beach, FL

Zoning Case Number: ZON-22-097

Final Submittal

We are pleased to submit our application and accompanying drawings for the review of our project at the Four Seasons Resort located at 2800 South Ocean Boulevard in Palm Beach. The proposed work includes placement 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. All of these amenities are for complimentary beach services to the resort guests and will be removed during storm events. The hours of operation are from 8 am to 6 pm. There are no sales or rentals to the general public. The amenities are all removable and are not considered permanent structures as they can be relocated within the resorts private beach area. The arrangement shown in the drawings is one of many possible configurations and will not be setup as shown every time. The representation of the quantities will not change even if the layout/configuration might change.

The Four Seasons Resort, having operated the beachfront resort in the Town of Palm Beach for more than 30 years, has and will continue to comply with the State of Florida Sea Turtle and environmental regulations. None of the proposed removable beach amenities have any lighting and therefore will not affect sea turtle nesting seasons.

Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161.

1. N/A

B. Architectural Review in accordance with Section 18-205 and/or Section 18-206.

1. N/A

C. Special Exception in accordance with Section 134-229.

1. The resort is a special exception use permitted in the R-D(2) Zoning District.

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2. The beach amenities are so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.
3. The use should have no impact on the value of other properties in the neighborhood.
4. The use is compatible with adjoining development and the intended purpose of the district in which is located.
5. The project meets all applicable requirements listed in Section 134-229 of the Town of Palm Beach Zoning including Article VI.
6. The proposed amenities will comply with the comprehensive plan, if applicable.
7. The proposed amenities should not result in adverse impacts on adjoining properties.
8. There is adequate ingress and egress to the property and proposed amenities. Parking is not affected by its use.
9. There is no signage or exterior lighting being proposed and therefore will not affect glare, traffic safety, or economic impact on the properties in the neighborhood.
10. Utility service remains the same and will not affect health and safety.
11. Refuse and service areas for the use will remain the same and not affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
12. The proposed special exception amenities will not be for use by anyone outside of the guests staying at the resort, and hotel use is noted as an exception to this requirement.
13. There are no trees affected by the proposed placement of amenities on the beach.
14. The proposed use will not place a greater burden on the Town services.

D. Site Plan Review Approval in accordance with Section 134-329.

1. The owner of the property is PB Hotel Property LLC, DBA Four Seasons Resort Palm Beach and is the entity that will control the proposed amenities to the resort.
2. The proposed amenities to the site plan will not intensify the use over what exists today and should not have a negative impact on the neighborhood.
3. There is adequate ingress and egress to the property and proposed amenities.
4. Off-street parking and loading facilities are not affected by its use.

5. The proposed amenities will be placed on the resort's private beach area within the property boundaries. As shown on the siteplan, no amenities will be placed within 50 feet of the adjacent properties on the North and South.
6. The proposed amenities will have no consequences on site drainage.
7. Utility service remains the same and will not be affected by the proposed amenities.
8. The site plan proposes (a) 2 Beach Towel Huts, (b) 6 Trash Bins, (c) 2 Storage Bins, (d) a Kids Play Area, and (e) a Surfboard Stand. As such, there should not be a negative impact to the neighborhood.
9. No other standards are imposed by this chapter for the use involved.
10. There are no permanent commercial structures proposed. No amenities are taller than ten feet in height. The proposed amenities are in keeping with the architecture of the resort and will be an enhancement.
11. The proposed amenities are not visible from roadways as they will be placed on the beach side of the property. They should not have a negative visual impact on the surrounding neighborhood.

E. Variance(s) in accordance with Section 134-201.

1. N/A

We hope the Town of Palm Beach will look favorably upon our application. In the meantime, please feel free to contact me with any questions.

Sincerely,



Bradley Garven, AIA, NCARB, LEED AP BD+C

LEO A DALY

Associate, Senior Project Manager

cc: Maura A. Ziska, Esq.