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FOUR SEASONS RESORT
PALM BEACH

REMOVABLE BEACH HUTS AND BINS
SPECIAL EXCEPTION

FINAL SUBMITTAL

ZON-22-097 2800 S OCEAN BLVD

August 10th, 2022

Architect:
LEO A DALY

1400 Centrepark Blvd. Suite 500
West Palm Beach, FL 33401
Ph. 561-688-2111

SCOPE OF WORK:

- PLACEMENT OF REMOVABLE BEACH HUTS, BINS, SURFBOARD STAND AND KIDS PLAY AREA AT THE RESORT'S PRIVATE SECTION OF THE BEACH

DRAWING INDEX:

G001	COVER SHEET & INDEX
3 OF 7	SURVEY - NE QUADRANT
4 OF 7	SURVEY - SE QUADRANT
6 OF 7	SURVEY - PARCEL LOCATIONS & C.C.C.L. TIES
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G003	LOCATION PLAN
G101	PHOTO SHEET
AS101	EXISTING SITE PLAN
AS102	EXISTING AND PROPOSED SITE PLAN COMPARISON
AS103	ZONING LEGEND
AE101	BEACH SERVICE HUT PLAN VIEW
AE102	BEACH SERVICE HUT ELEVATION

ZON-22-097



FOUR SEASONS RESORT
Palm Beach

THE FOUR SEASONS
2800 S Ocean Blvd.
Palm Beach, Florida 33480

Removable Beach Huts and Bins

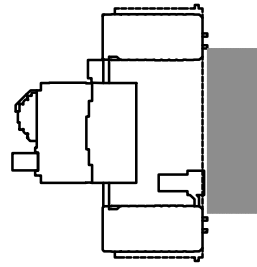


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INTERIORS

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1400 Centrepark Boulevard, Suite 500
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Tel 561-688-2111 Fax 561-697-8040
DPR: # AAC000734

KEY PLAN



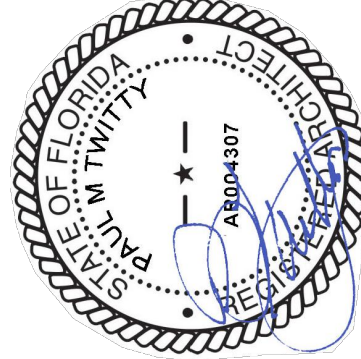
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05-31-2022



FINAL SUBMITTAL

Project No. ZON-22-097
May 31, 2022

COVER SHEET &
INDEX

G001





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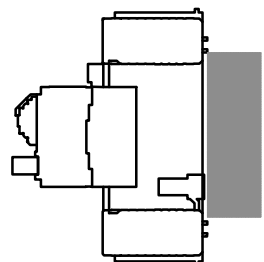
**Removable Beach Huts
and Bins**

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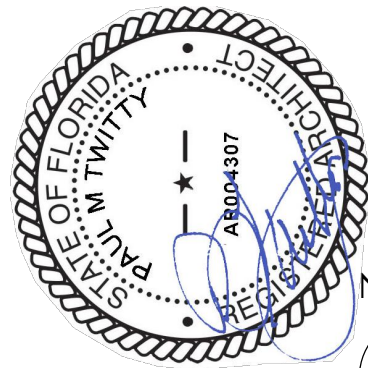


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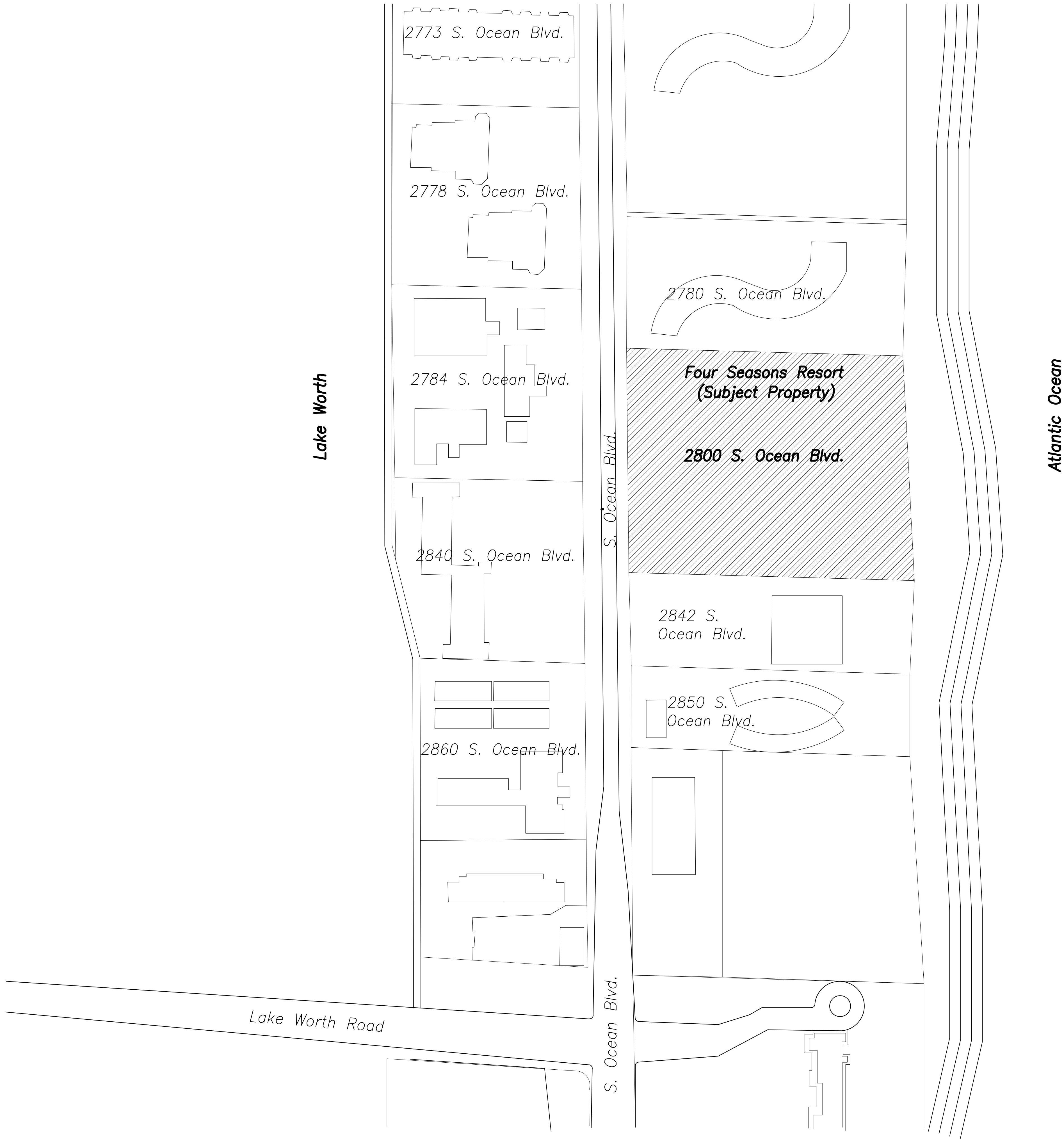
NORTH



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LOCATION PLAN



1 FOUR SEASONS RESORT LOCATION PLAN
SCALE: N.T.S.

ZON-22-097



FOUR SEASONS RESORT
Palm Beach

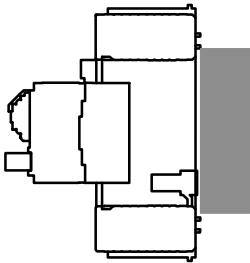
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Removable Beach Huts
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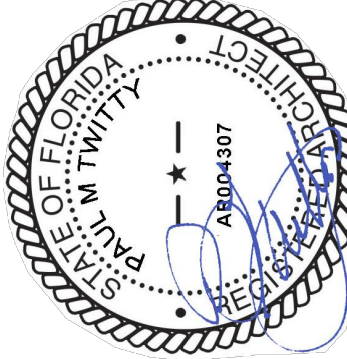
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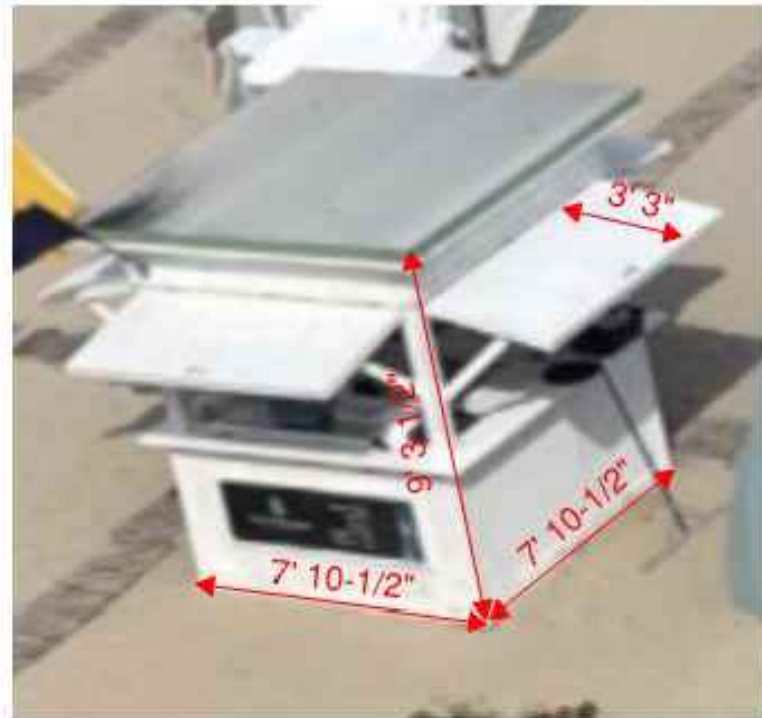


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LOCATION PLAN

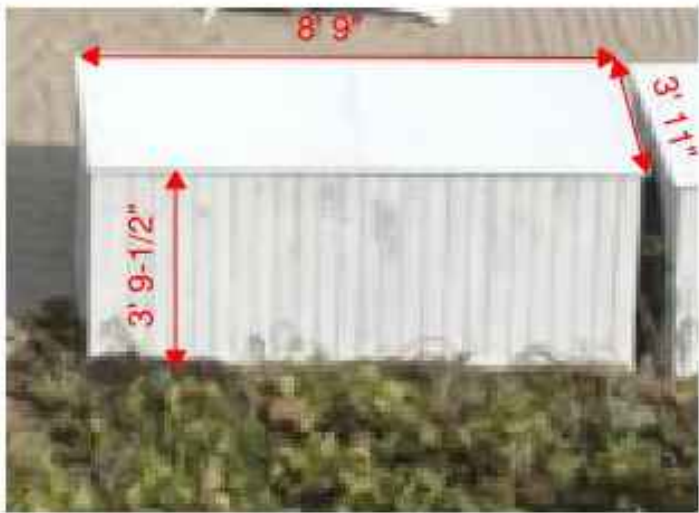
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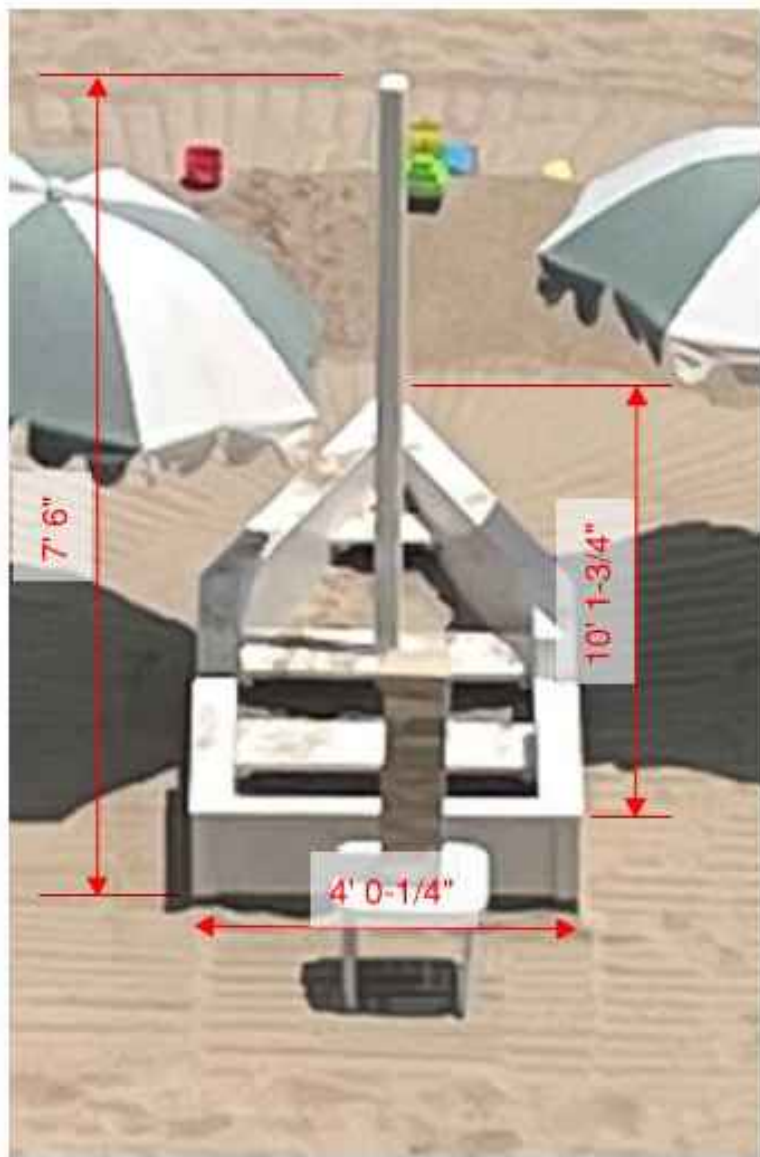
TOWEL HUTS (TH)
Qty: 2



TRASH BINS (TB)
Qty: 6



STORAGE BINS (SB)
Qty: 2



KIDS PLAY AREA (PA)
Qty: 1



SURFBOARD STAND (SS)
Qty: 1

AMENITY ELEVATIONS

1 FOUR SEASONS RESORT PHOTO SHEET
SCALE: N.T.S.



FOUR SEASONS RESORT
Palm Beach

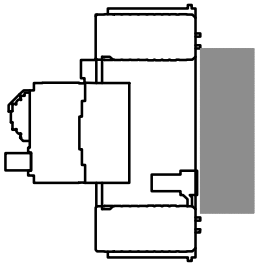
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Removable Beach Huts and Bins

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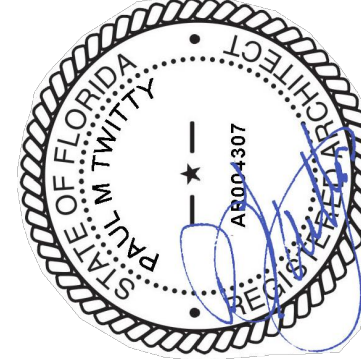
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PHOTO SHEET

G101



THE FOUR SEASONS
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Palm Beach, Florida 33480

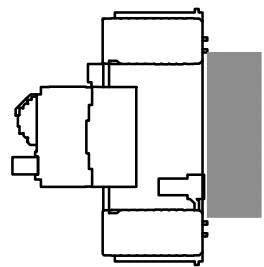
Removable Beach Huts
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KEY PLAN



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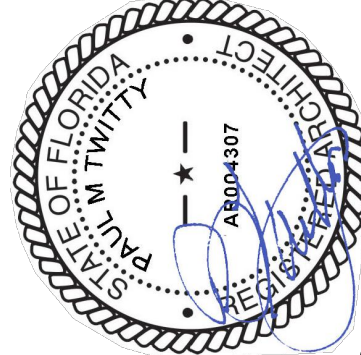
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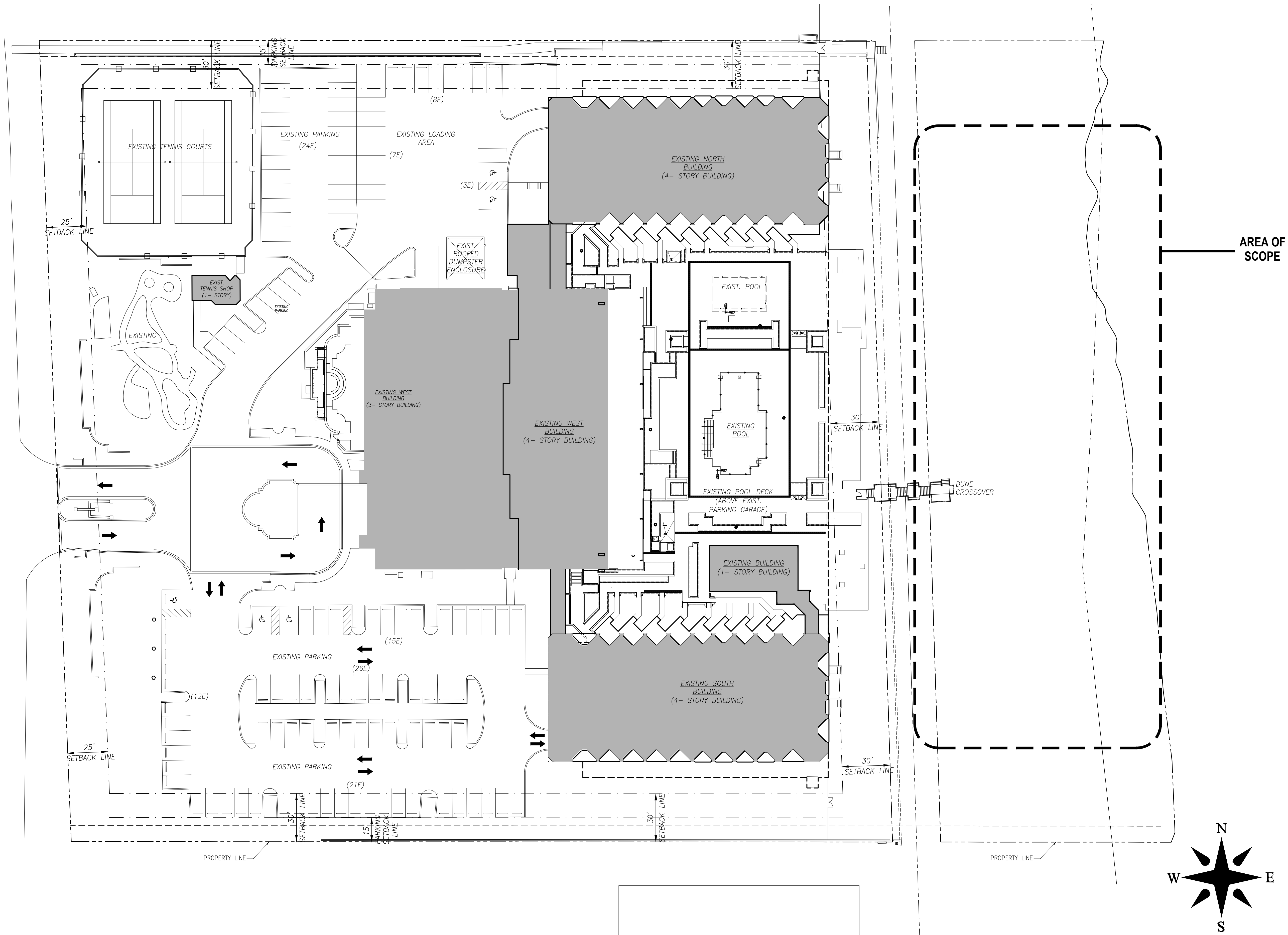


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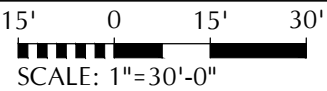
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EXISTING
SITE PLAN

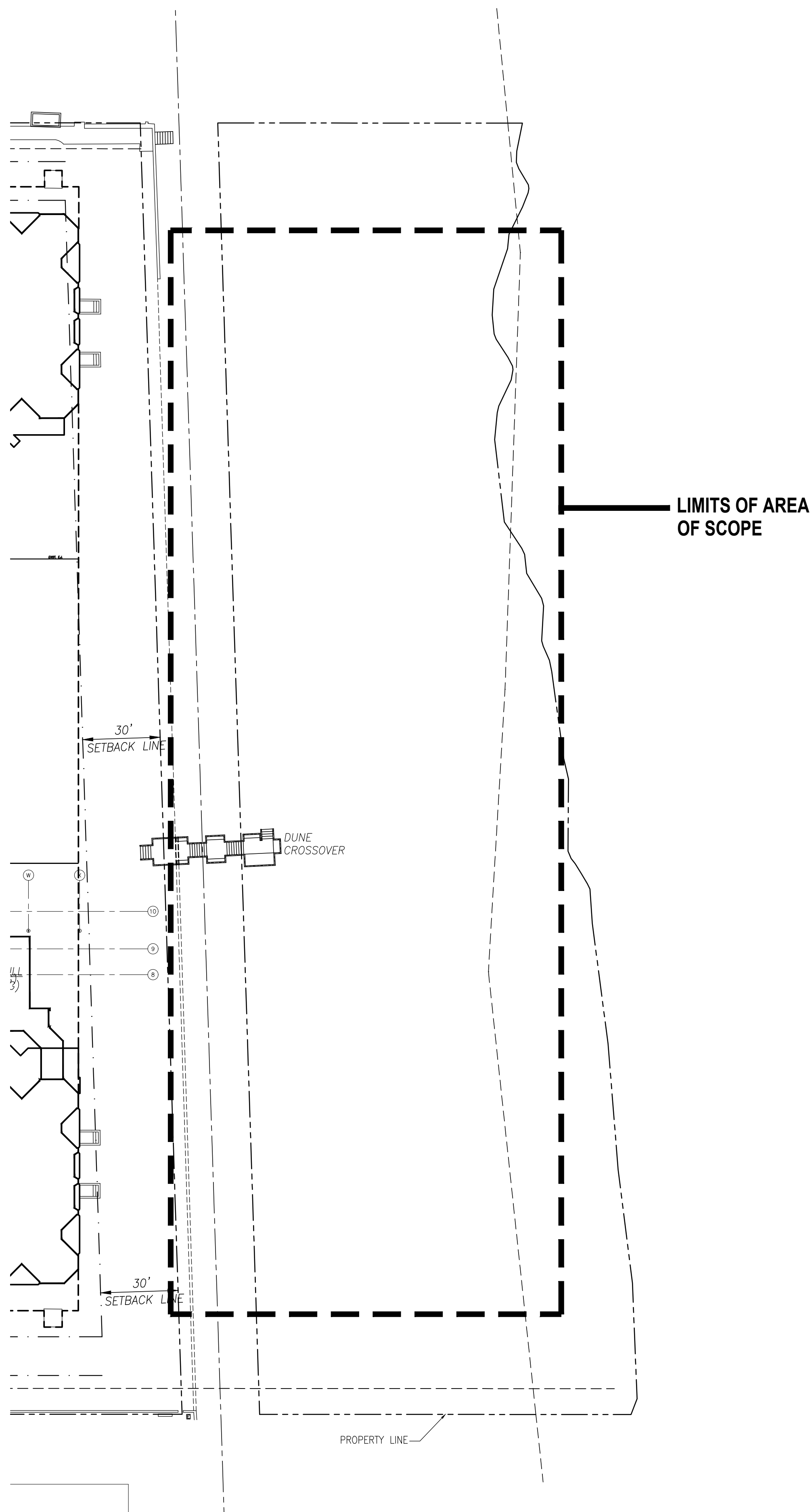
AS101



1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



ZON-22-097



LEGEND
TH = TOWEL HUT
SB = STORAGE BIN
TB = TRASH BIN
PA = KIDS PLAY AREA
SS = SURFBOARD STAND



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	2800 S Ocean Blvd., Palm Beach, FL 33480		
2	Zoning District:	R-D(2) (Heavy Density Residential)		
3	Structure Type:	Resort Hotel		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	Min. 40000	320,124	N/C
6	Lot Depth	Min. 200	670	N/C
7	Lot Width	Min. 150	500	N/C
8	Lot Coverage (Sq Ft and %)	Max. 22%	257,100 (38.7%)	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/C
11	*Front Yard Setback (Ft.)	Min. 25	89	N/C
12	* Side Yard Setback (1st Story) (Ft.)	Min. 30	35	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/C
14	*Rear Yard Setback (Ft.)	Min. 30	202+	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/C
16	Building Height (Ft.)	Max. 62.5	67.5	N/C
17	Overall Building Height (Ft.)	N/A	N/A	N/C
18	Crown of Road (COR) (NAVD)	N/A	N/A	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/C
20	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/C
21	Zero Datum for point of meas. (NAVD)	N/A	N/A	N/C
22	FEMA Flood Zone Designation	N/A	B,C,A7(EL 7)&V8(EL 10)	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/C
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/C
26	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/C
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304

ZON-22-097



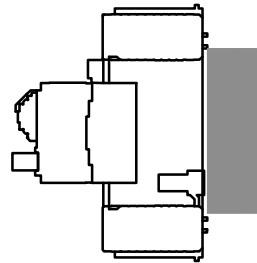
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Removable Beach Huts
and Bins

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KEY PLAN



REVISIONS

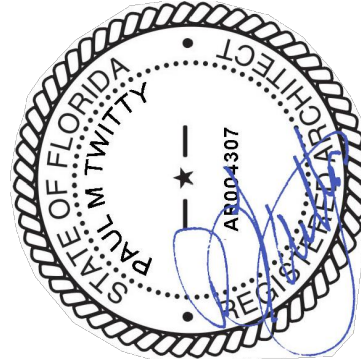
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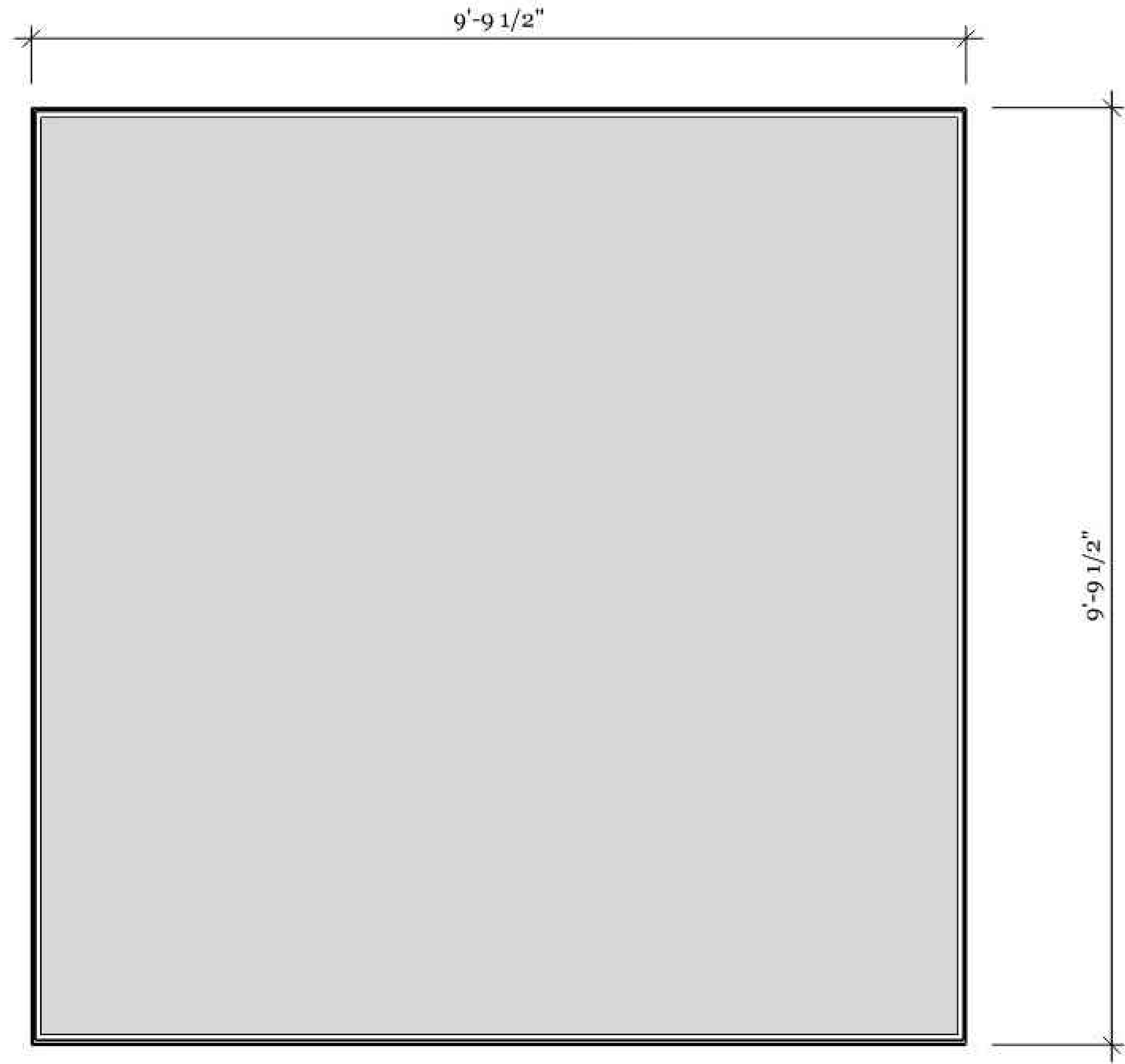


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ZONING LEGEND

AS103



CB Beach Service Hut
PLAN VIEW (N.T.S)

Four Seasons Palm Beach

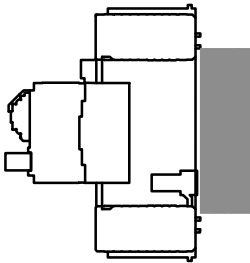
Project: Beach Service Hut

REVISIONS		
	MM/DD/YY	REMARKS
1	11/29 /17	Initial Concept
2	10/08/2021	PLAN VIEW ADDED
3	__/__/__	---
4	__/__/__	---
5	__/__/__	---



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KEY PLAN



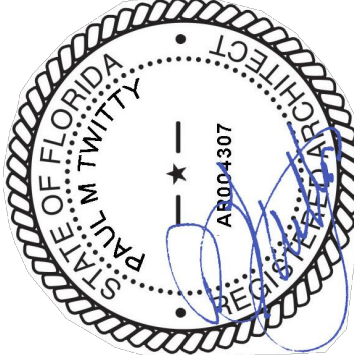
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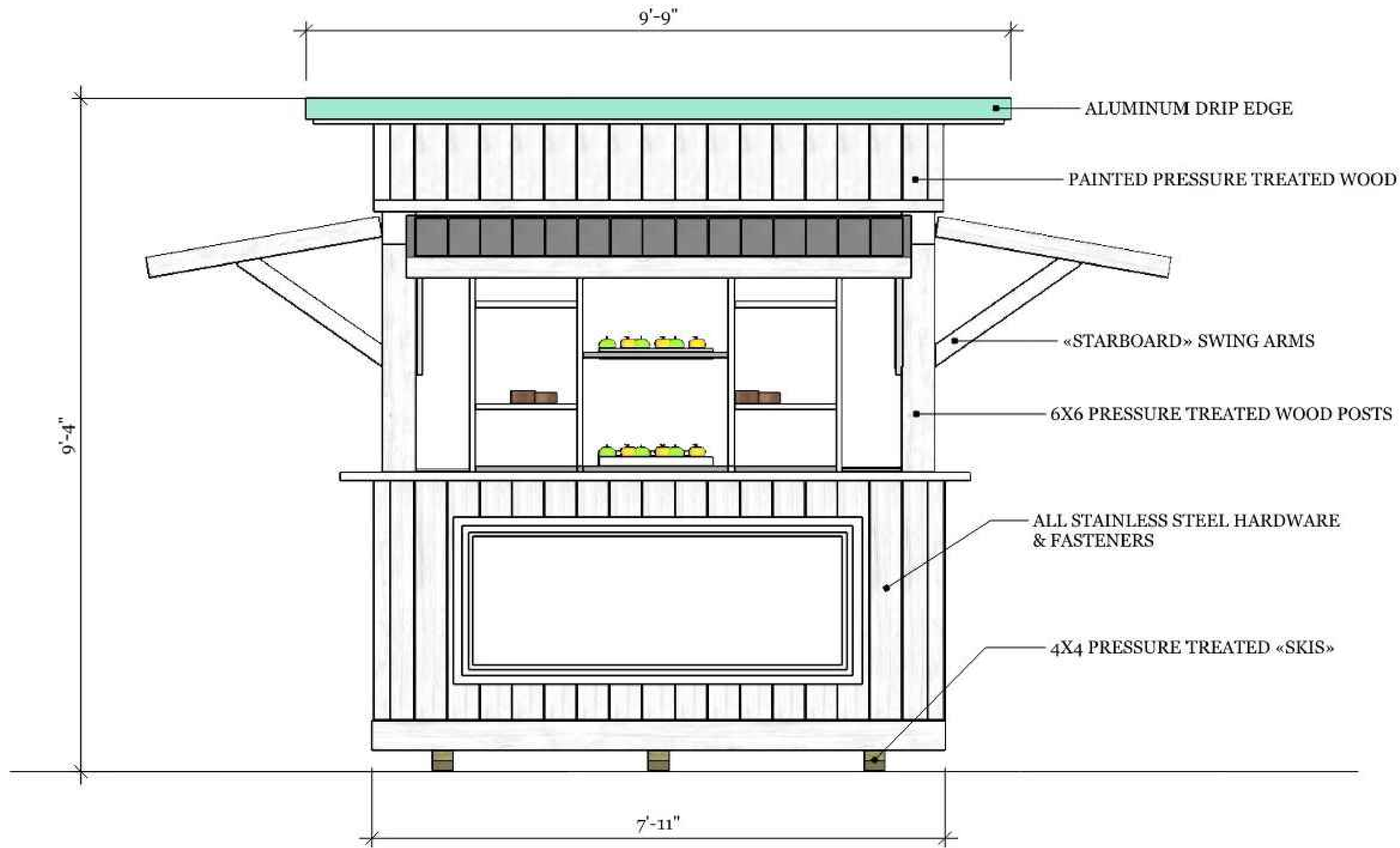


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May 31, 2022

BEACH SERVICE HUT PLAN VIEW

AE101



CB Beach Service Hut
Front Elevation (facing hotel)

Four Seasons Palm Beach

Project: Beach Service Hut

REVISIONS		
	MM/DD/YY	REMARKS
1	11/29 /17	Initial Concept
2	10/06/2021	PLAN VIEW ADDED
3	___/___/___	___
4	___/___/___	___
5	___/___/___	___



ZON-22-097



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Palm Beach

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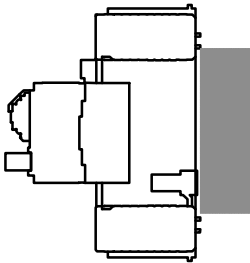


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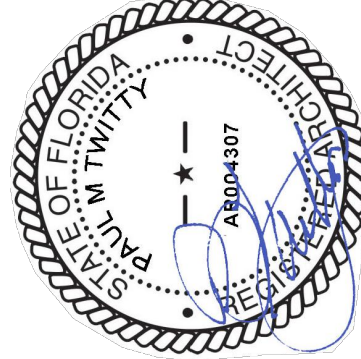
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BEACH SERVICE HUT ELEVATION

AE102