

CVR.DWG

Buccan Service Yard

350 S. County Road Palm Beach, FL 33480

MODIFICATION TO A PREVIOUSLY-APPROVED SPECIAL EXCEPTION
USE WITH SITE PLAN APPROVAL TO ADD (2) NEW SERVICE YARD
ACCESS GATES AND TO ALLOW STORAGE FOR THE
RESTAURANT FOR LINENS, WOOD, GREASE RECEPTACLE,
CHARCOAL AND A BIKE RACK. THE TOWN HAS RECYCLING BINS IN
THIS AREA AS WELL.



Architecture • Interior Design

285 BANYAN BLVD.
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA2602399

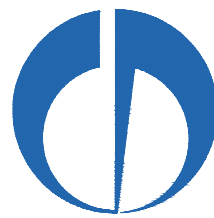
Keith M. Spina # AR13419

FINAL SUBMITTAL 01.24.22

LANDMARKS: COA-22-011 (MARCH 16, 2022) ZONING: ZON-22-035 (APRIL 13, 2022)

SHEET INDEX

NO.	SHEET TITLE
CVR	COVER
SURVEY	SURVEY
ARCHITECTURE	
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A-0.0.2	SUBJECT PROPERTY IMAGES
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A-1.0.1	OVERALL SITE PLAN



RENOVATION FOR:
BUCCAN SERVICE YARD

350 S. COUNTY ROAD
PALM BEACH FL. 33480

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Revisions:

Project no: 21037
Date: 04.01.2021
Drawn by: EL-NF
Project Architect: NF



CVR

PROGRESS SET
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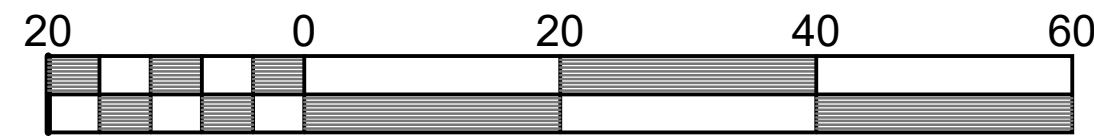
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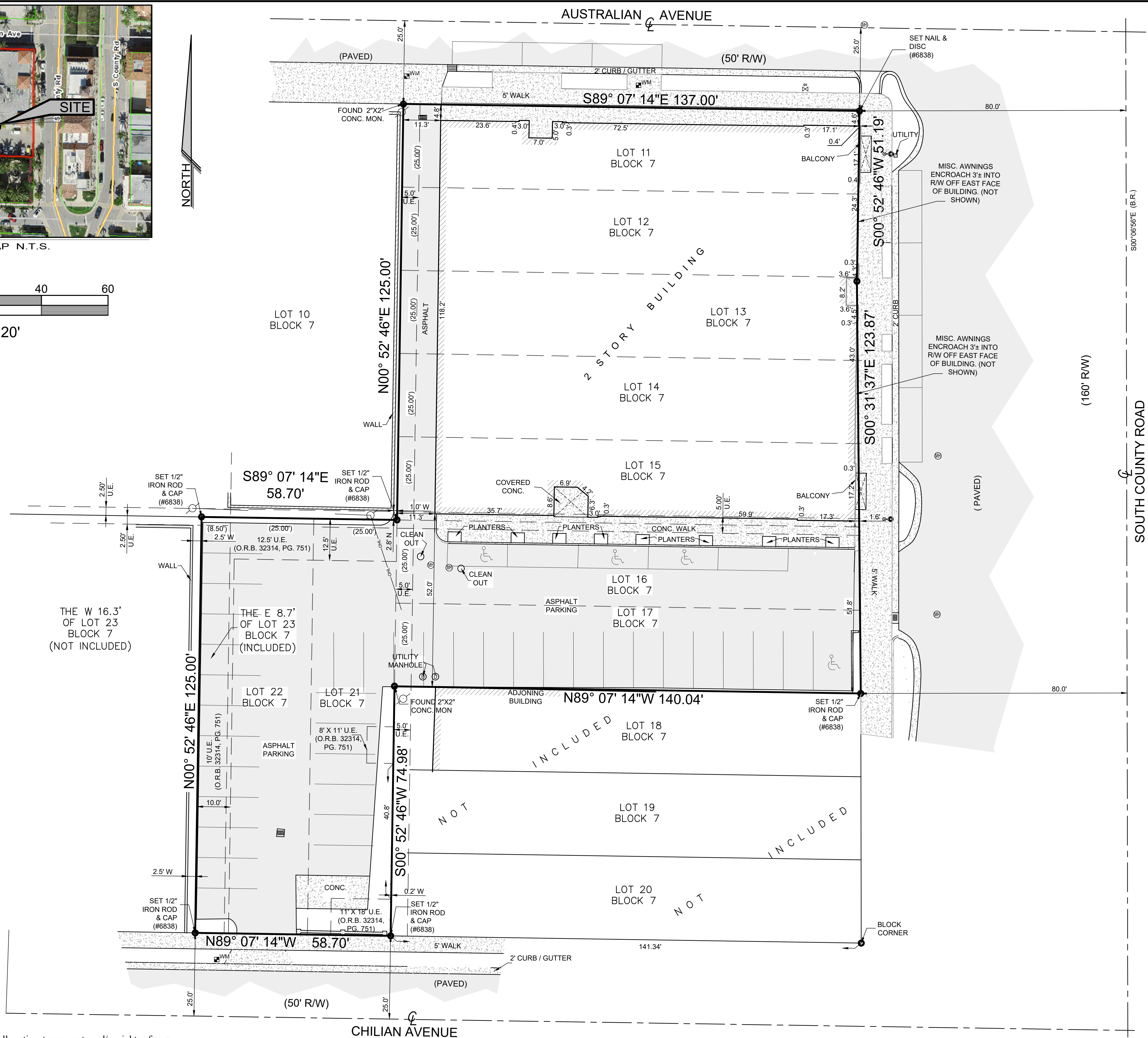
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Keith M. Spina # AR13419



LOCATION MAP N.T.S.



Scale 1" = 20'



SURVEY NOTES:

- 1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in FIRST AMERICAN TITLE INSURANCE COMPANY, OWNERSHIP AND ENCUMBRANCE REPORT; File no: 1062-5556273; Date: 08/24/2021
- 2.) No underground improvements located.
- 3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
- 4.) This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	A	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x — x —	= CHAIN LINK FENCE		= WATER METER
U.E.	= UTILITY EASEMENT	N.S.V.D.	= NATIONAL GEODETTIC VERTICAL DATUM	— o — o —	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	— — — — —	= METAL FENCE		= CATCH BASIN
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	— — — — —	= CENTERLINE		
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	— — — — —	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	— — — — —	= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	— — — — —	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE	— — — — —	= LOT TIE		

SCALE:	1" = 20'
DRAWN BY:	M.I.
FIELD WK:	J.W. / B.M.
DATE:	08/23/2021

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	T-44/3
PREV. JOB NO'S.	
JOB NO.	Y210982
M - 5002	

REVISIONS:

CERTIFIED TO: Three 50 Realty Corp.
PROPERTY ADDRESS: 350 S County Road, Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM 120220-12099C0583F 10/05/2017)
DESCRIPTION: Lots 11, 12, 13, 14, 15, 16, 17, 21, 22 and the East 8.7 feet of Lot 23, Block 7, of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA according to the Plat thereof recorded in Plat Book 4, Page 1, of the Public records of Palm Beach County, Florida.

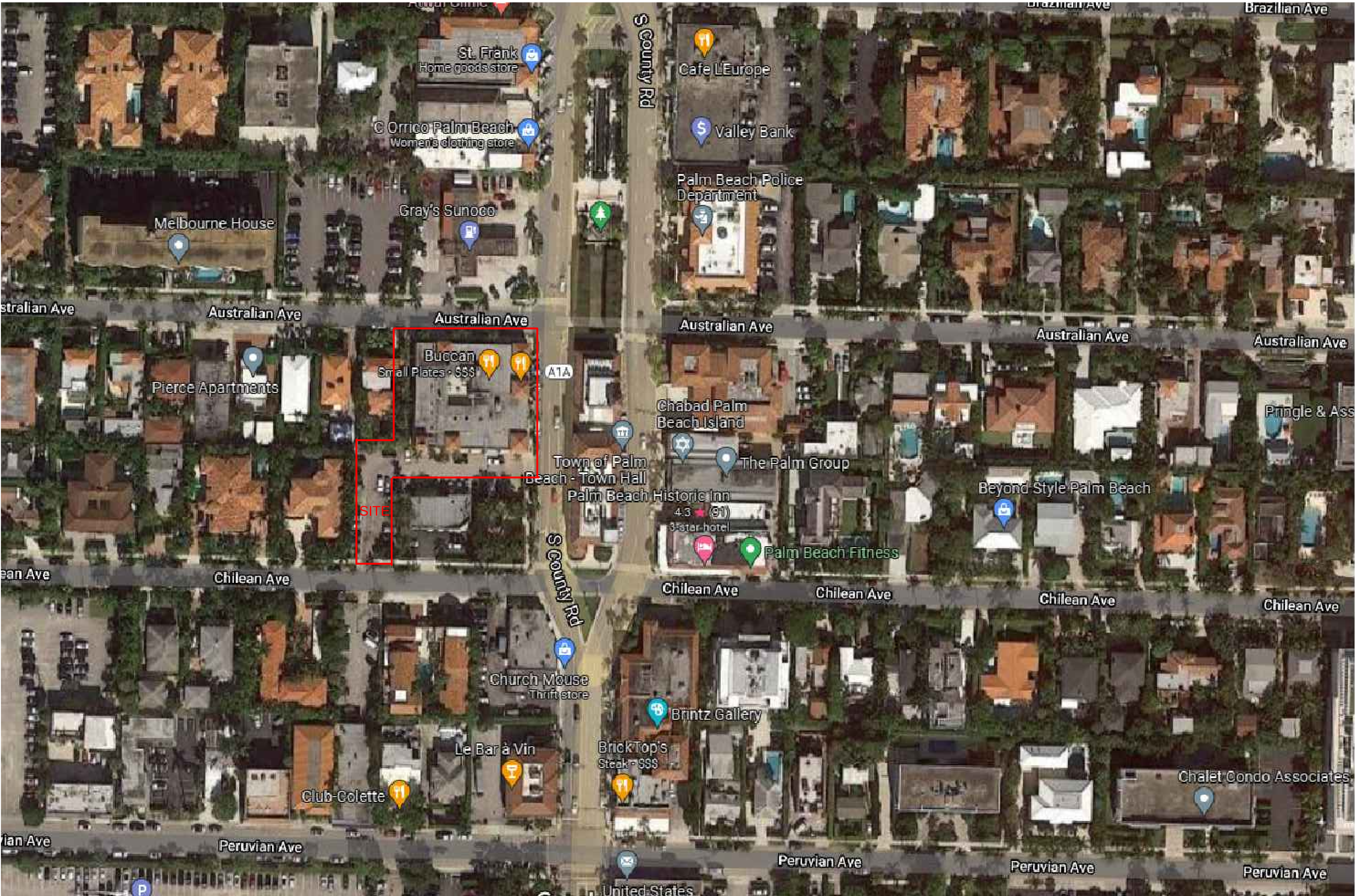
CONTAINING 31,503 SQUARE FEET OR (0.7232 ACRES).

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

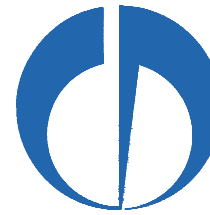
Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y210982



LOCATION MAP, NOT TO SCALE

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West Palm Beach, Florida 33401
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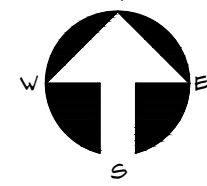
**SPINAOROURKE**
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Architecture • Interior Design
Keith M. Spina #ART319

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Revisions:

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Project Architect:	NF



A0.1.0
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VELOCITY LOCATION MAP



PARTIAL NORTH FACADE, AUSTRALIAN AVE.



AUSTRALIAN AVE. ALLEYWAY ENTRANCE



PARTIAL EAST FACADE, S. COUNTY RD



PARTIAL NORTH FACADE, AUSTRALIAN AVE.

OBJECT PROPERTY IMAGES

A0.0.1

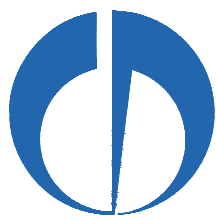
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PARTIAL EAST FACADE, S. COUNTY RD



PARTIAL NORTH FACADE, AUSTRALIAN AVE.



PARTIAL SOUTH FACADE



PARTIAL SOUTH FACADE

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OBJECT PROPERTY IMAGES

A0.0.2

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CHILEAN AVE. ENTRANCE



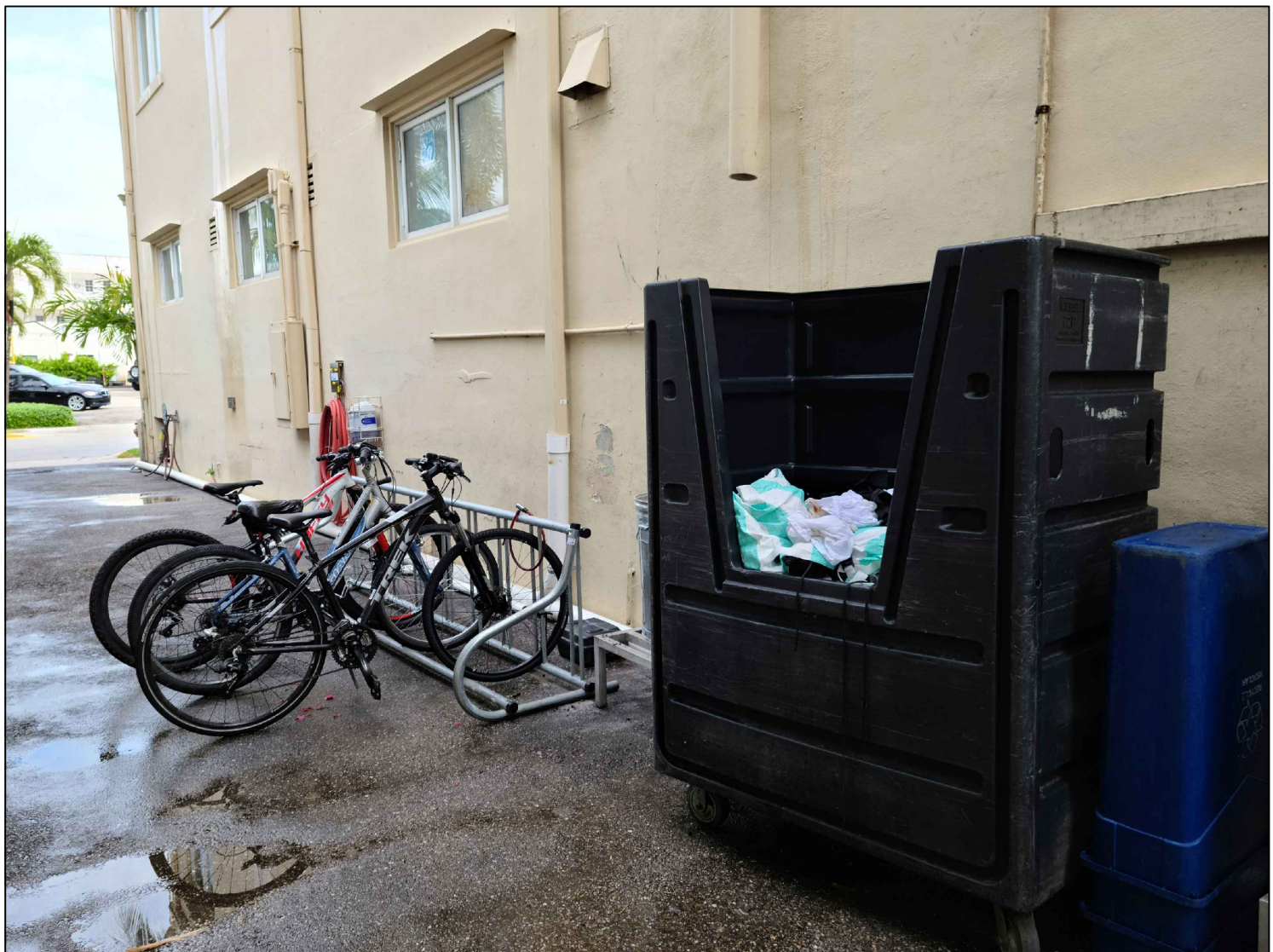
CHILEAN AVE. ENTRANCE



COMMON AREA DUMPSTERS



WEST ALLEYWAY



BIKE RACK AND TRASH CART (ROLLING)



WEST ALLEYWAY WOOD STORAGE



CHARCOAL



(10) EXISTING 30"x36" COMMON TRASH & RECYCLING CONTAINERS



WEST ALLEYWAY



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

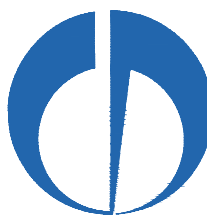
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	350 South County Road		
2	Zoning District:	C-TS TOWN-SERVING COMMERCIAL		
3	Structure Type:	Mixed Use		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SF	31,503 SF	NC
6	Lot Depth	90'	250'	NC
7	Lot Width	30'	195.7'	NC
8	Lot Coverage	25% (7,875 SF)	46.7% (14,739 SF)	NC
9	Front Yard Setback	5'-0"	0'	NC
10	* Side Yard Setback (1st Story)	10'-0" N / 10'-0" S	4.8' N / 52' W	NC
11	* Side Yard Setback (2nd Story)	10'-0" N / 10'-0" S	4.8' N / 52' W	NC
12	Rear Yard Setback	10'-0"	11.3'	NC
13	Angle of Vision	N/A	N/A	N/A
14	Building Height	N/A	N/A	N/A
15	Overall Building Height	N/A	N/A	N/A
16	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
17	Zero Datum for pt. of Meas. (NAVD)	N/A	N/A	N/A
18	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
19	Landscape Open Space (LOS)	30% (9,450)	2% (845 SF)	NC
20	Perimeter LOS	N/A	N/A	N/A
21	Front Yard LOS	35%	0%	NC
22	Native Plant Species %	25%	0%	NC

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

If value is not applicable, enter N/A

If value is not changing, enter N/C



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Revisions:

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Drawn by: EL-NF
Project Architect: NF

G0.0.1

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ZONING TABLE

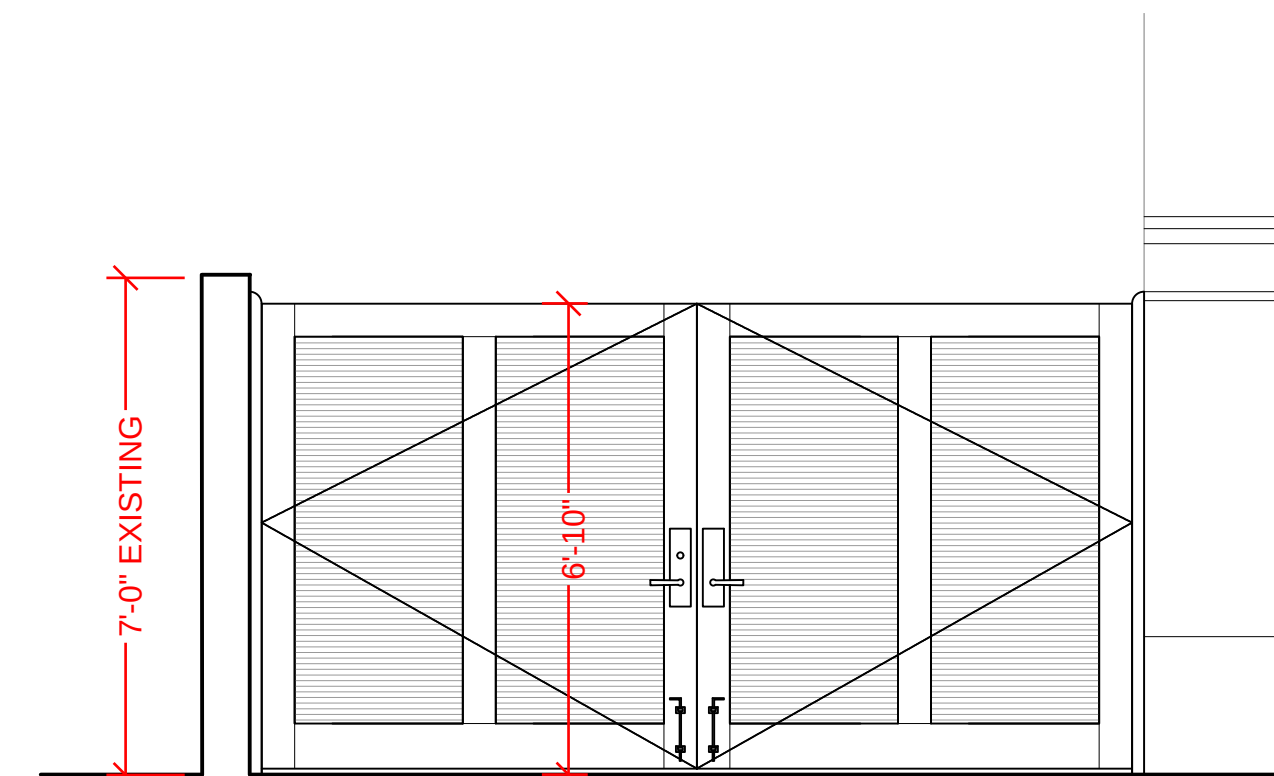
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Keith M. Spina #A013419



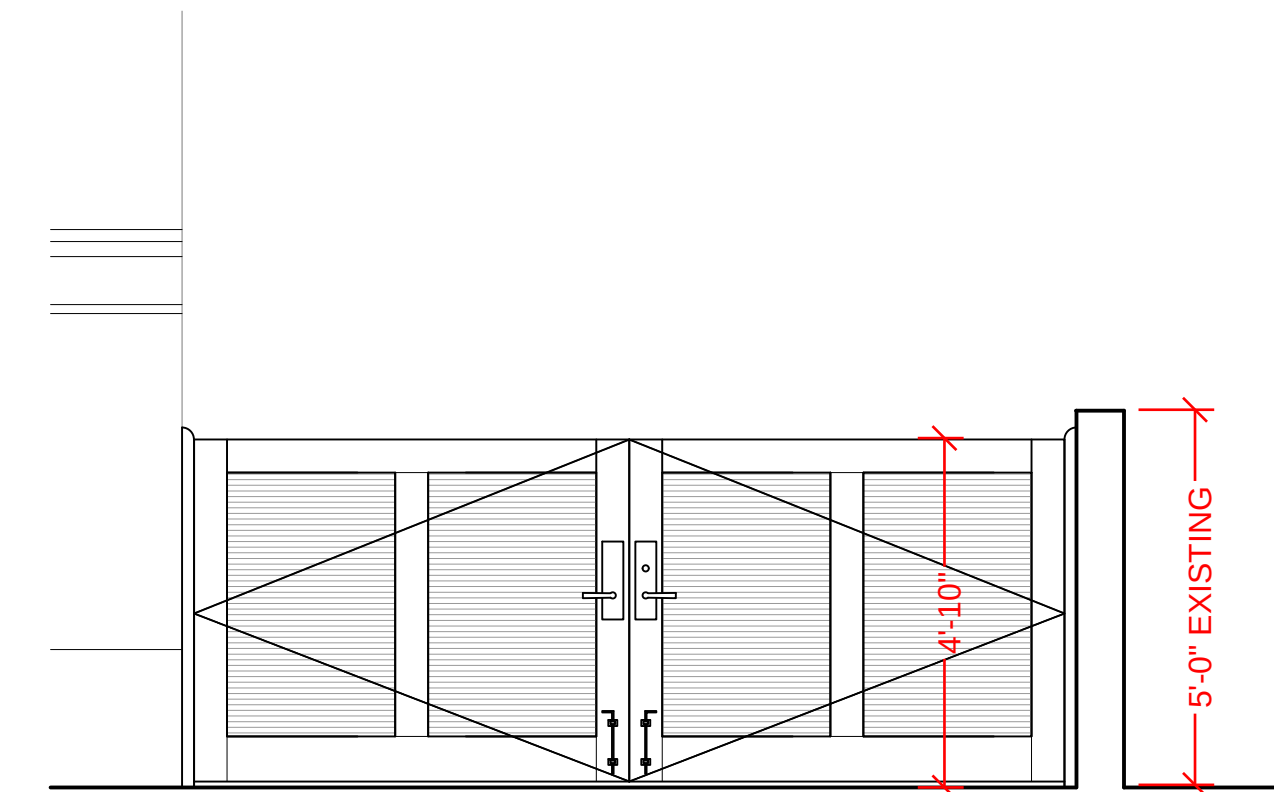
NORTH GATE RENDERING
SCALE: NTS



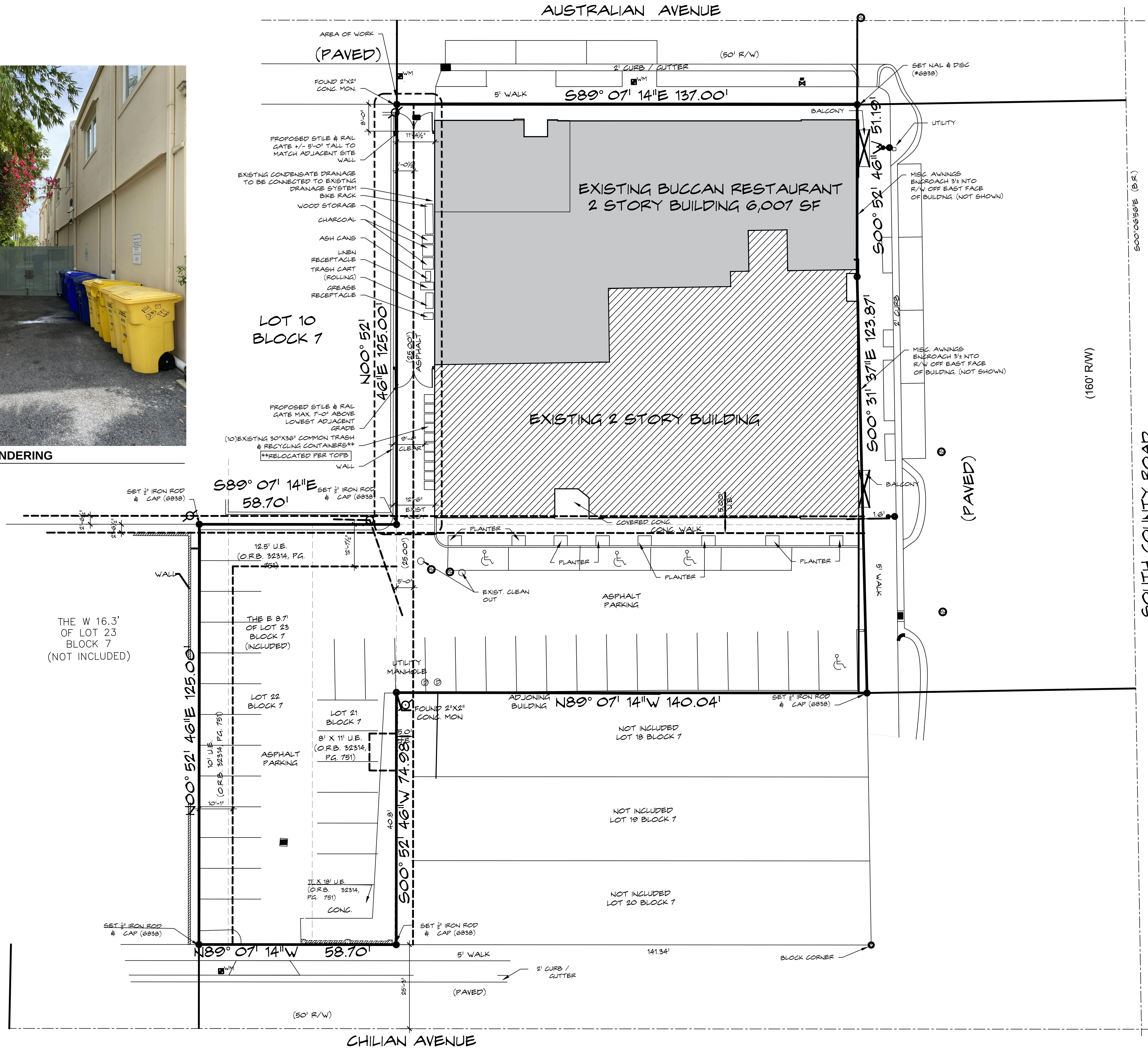
SOUTH GATE RENDERING
SCALE: NTS



SOUTH GATE ELEVATION
SCALE: 3/8" = 1'-0"



NORTH GATE ELEVATION
SCALE: 3/8" = 1'-0"



1 **OVERALL EXISTING SITE PLAN**
A102 SCALE: 1/16" = 1'-0"

