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CAFE L'EUROPE

331 S. COUNTY ROAD
Palm Beach, FL 33480

The currently approved restaurant occupies 5,973 SF on the first floor of an existing 9,676 SF, one story building. The restaurant is currently approved for 175 indoor seats. The scope of this application includes a request to relocate 28 of the currently approved seats outdoors as indicated in the seating plan. There are no proposed modifications to currently approved seat count or the exterior of the structure in this application.



Architecture + Interior Design
Keith M. Spina # AR13419

285 BANYAN BLVD
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

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SHEET INDEX	
SHEET	NAME
AC-0.0	COVER SHEET - LANDMARK SUBMISSION
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SURVEY	SURVEY

FINAL SUBMITTAL 05.02.22

ZONING CASE # Z-22-076

COVER SHEET - LANDMARK SUBMISSION

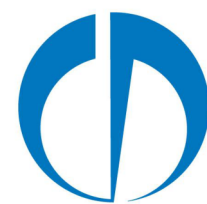
AC-0.0

CAFE L'EUROPE
OUTDOOR SEATING
331 S. COUNTY ROAD
Palm Beach, FL 33480

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Revisions:

Project no: 20132
Date: 2020.10.14
Drawn by: Author
Project Manager: Checker



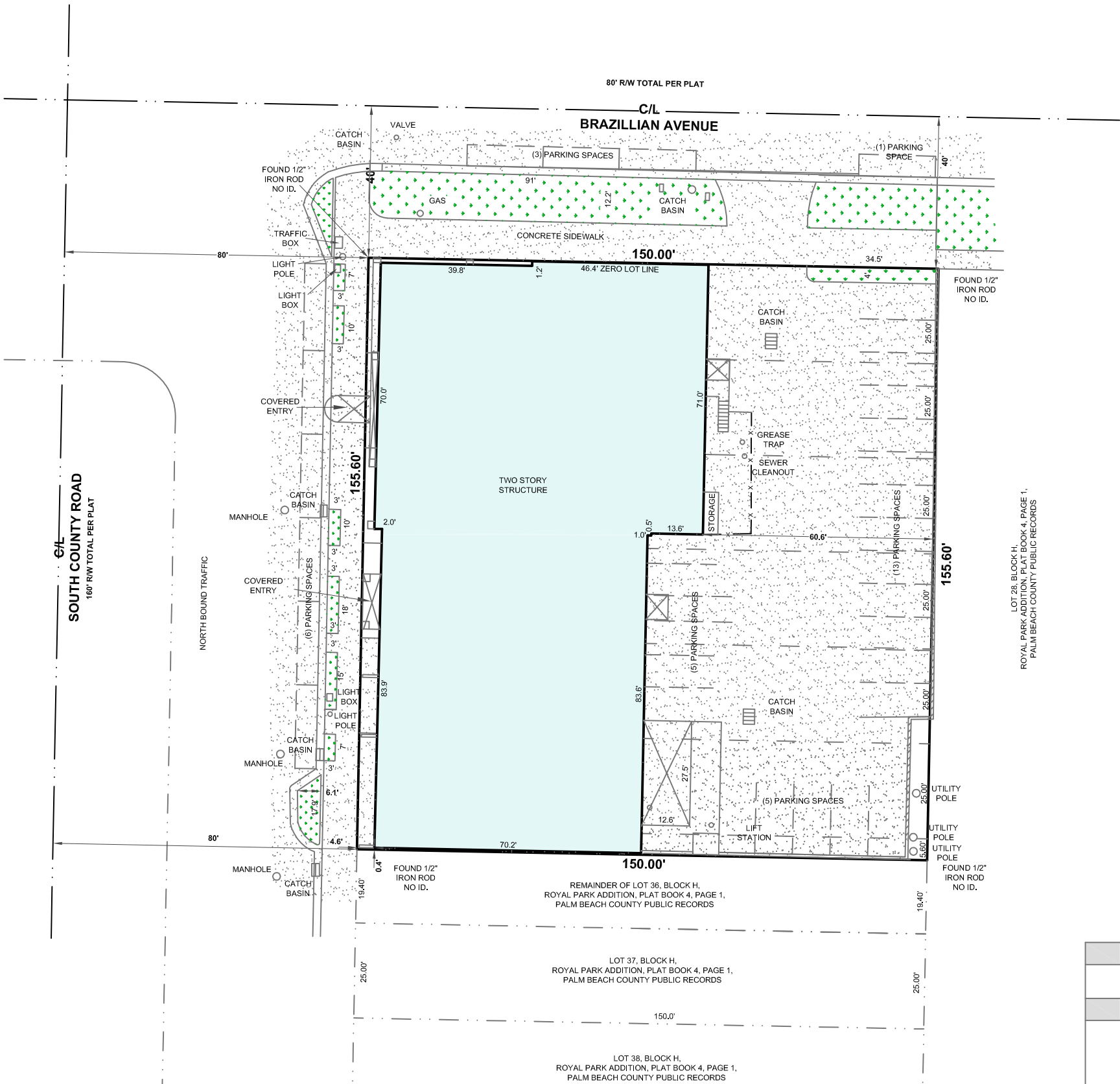
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+ PARTNERS

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5/2/2022 12:16:19 PM

MAP OF BOUNDARY SURVEY



6'±
SOUTH COUNTY ROAD
160' R/W TOTAL PER PLAT

NORTH BOUND TRAFFIC

LOT 28, BLOCK H,
ROYAL PARK ADDITION, PLAT BOOK 4, PAGE 1,
PALM BEACH COUNTY PUBLIC RECORDS

REMAINDER OF LOT 36, BLOCK H,
ROYAL PARK ADDITION, PLAT BOOK 4, PAGE 1,
PALM BEACH COUNTY PUBLIC RECORDS

LOT 37, BLOCK H,
ROYAL PARK ADDITION, PLAT BOOK 4, PAGE 1,
PALM BEACH COUNTY PUBLIC RECORDS

LOT 38, BLOCK H,
ROYAL PARK ADDITION, PLAT BOOK 4, PAGE 1,
PALM BEACH COUNTY PUBLIC RECORDS

JOB NUMBER / DATE

INVOICE NO.: 69151

DATE:	DESCRIPTION:
09-17-2020	FIELD LOCATION OF IMPROVEMENTS

ABBREVIATIONS / SYMBOLS

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
C/L	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EDW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
ND	= NAIL AND DISC
N/G	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
SW	= SIDEWALK
T/B	= TOP OF BANK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	CONVERSION INCHES TO DECIMAL
METAL FENCE	1" = 0.08'
METAL FENCE	2" = 0.17'
WOOD FENCE	3" = 0.25'
WOOD FENCE	4" = 0.33'
WOOD FENCE	5" = 0.42'
PLASTIC FENCE	6" = 0.50'
PLASTIC FENCE	7" = 0.58'
EASEMENT LINES	8" = 0.67'
EASEMENT LINES	9" = 0.75'
CENTERLINE (C/L)	10" = 0.83'

VICINITY MAP (NOT TO SCALE)

ROYAL PALM WAY

BRAZILLIAN AVENUE
CHILEAN AVENUE

HIBISCUS AVENUE
S. COUNTRY ROAD

SITE LOCATION
AUSTRALIAN AVENUE

S. OCEAN BOULEVARD

PROPERTY ADDRESS

331 SOUTH COUNTY ROAD, PALM BEACH, FLORIDA 33480

LEGAL DESCRIPTION

LOTS 29 THROUGH 34, AND THE NORTH 5.6 FEET OF LOT 35, BLOCK H, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS

- MARK MARCELLO

GENERAL NOTES

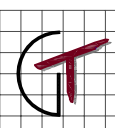
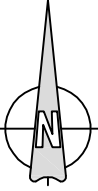
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** "5J-17.052 MINIMUM TECHNICAL STANDARDS: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(b) BOUNDARY MONUMENTS:
f. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

SCALE FACTOR

SCALE: 1"=16'

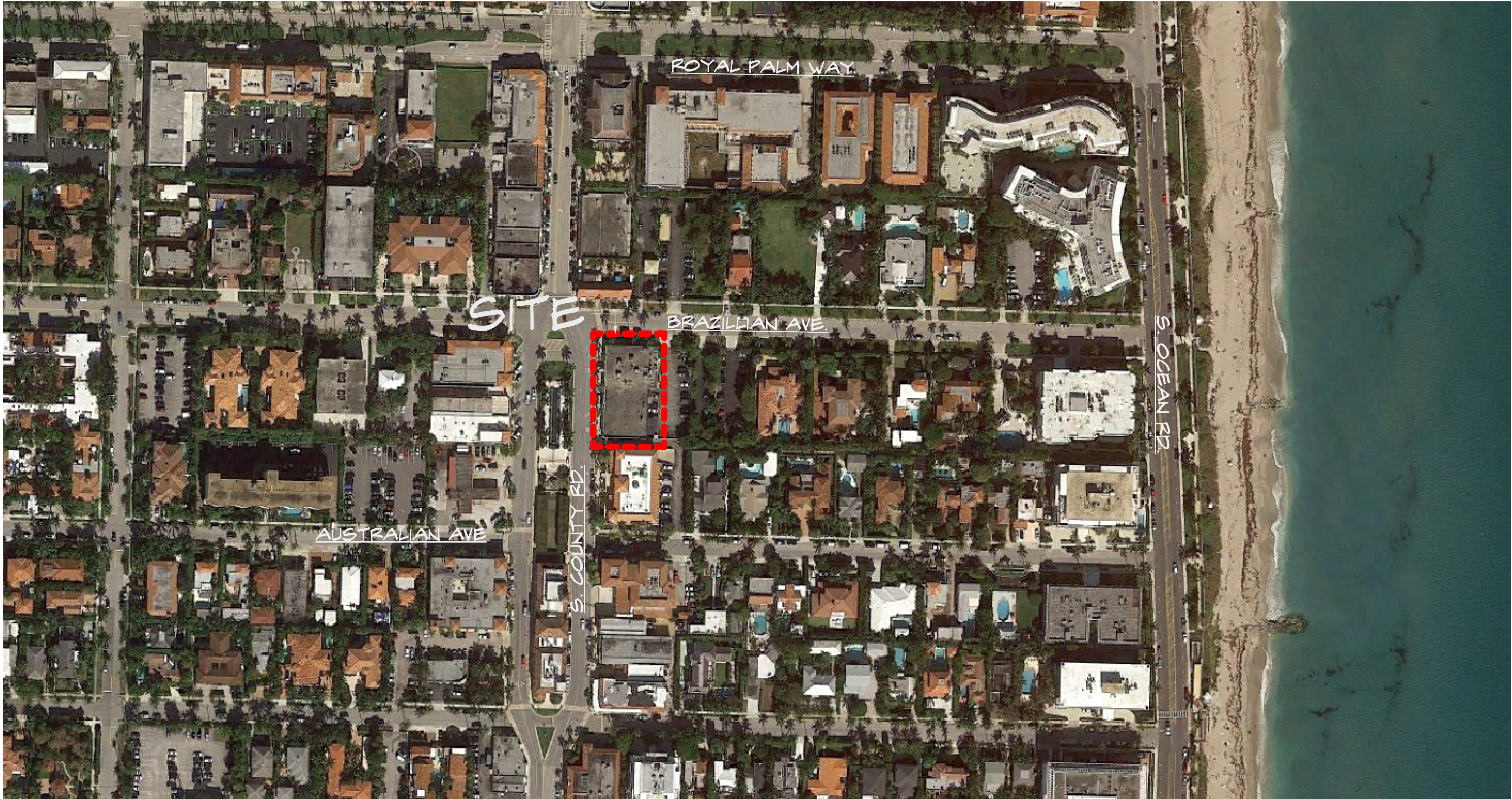
NORTH ARROW



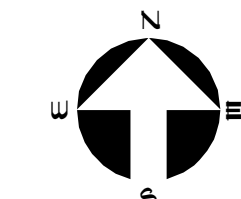
GT SURVEYOR
SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com

I HEREBY CERTIFY THAT THE MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE, THIS SURVEY SKEETCH MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 6A-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULES, CHAPTER 61G17-6.003 OF THE FLORIDA STATUTES.

SIGNED: *[Signature]*
GINO FURLONG, SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 3044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER.



SITE LOCATION MAP

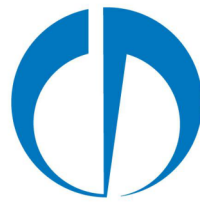


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Date: 2020.10.14
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Project Manager: Checker

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Palm Beach, FL 33480



SPINAOROURKE
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FL LIC # AA20022899



EXISTING VIEW FROM S. COUNTY RD.



EXISTING VIEW FROM S. COUNTY RD (SOUTHWEST CORNER)



EXISTING VIEW FROM BRAZILLIAN AVE.



EXISTING VIEW FROM NORTHWEST CORNER

EXISTING SITE PHOTOGRAPHY

331 S. COUNTY RD, PALM BEACH, FLORIDA





EXISTING SERVICE/ LOADING



EXISTING PARKING LOT ENTRY



EXISTING VEGETATION



EXISTING PARKING



EXISTING PARKING



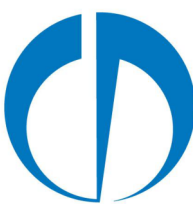
EXISTING COVERED ENTRY



EXISTING COVERED REAR ENTRY

EXISTING SITE PHOTOGRAPHY

331 S. COUNTY RD, PALM BEACH, FLORIDA



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331 S. COUNTY ROAD
Palm Beach, FL 33480

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Date: 2020.10.14
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Project Manager: Checker

AC-0.3



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:	331 S COUNTY RD, PALM BEACH, FL, 33480		
2	Zoning District:	C-TS - TOWN SERVING COMMERCIAL DISTRICT		
3	Structure Type:	MIXED USE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SF	23,340 SF	N/C
6	Lot Depth	90'-0"	150.0'	N/C
7	Lot Width	30'-0"	155.6'	N/C
8	Lot Coverage (Sq Ft and %)	16,338 SF (70%)	11,470 SF (49.14%)	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	15,000 SF	11,333 SF	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	5'-0"	0'-0"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	5'-0" (N) / 5'-0" (S)	0'-0" (N) / 0'-0" (S)	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	10'-0"	60'-7"	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	15'-0" FLAT	17'-1" FLAT	N/C
17	Overall Building Height (Ft.)	20'-0" FLAT	20'-0" FLAT	N/C
18	Crown of Road (COR) (NAVD)	N/C	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
21	Zero Datum for point of meas. (NAVD)	N/C	N/C	N/C
22	FEMA Flood Zone Designation	ZONE X	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	3,501 SF (15%)	407 SF (1.74%)	N/C
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
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

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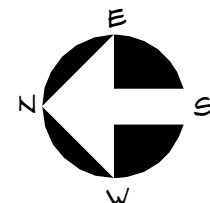
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Keith M. Spina # A013419

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OUTDOOR SEATING
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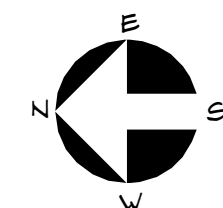
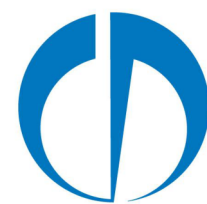
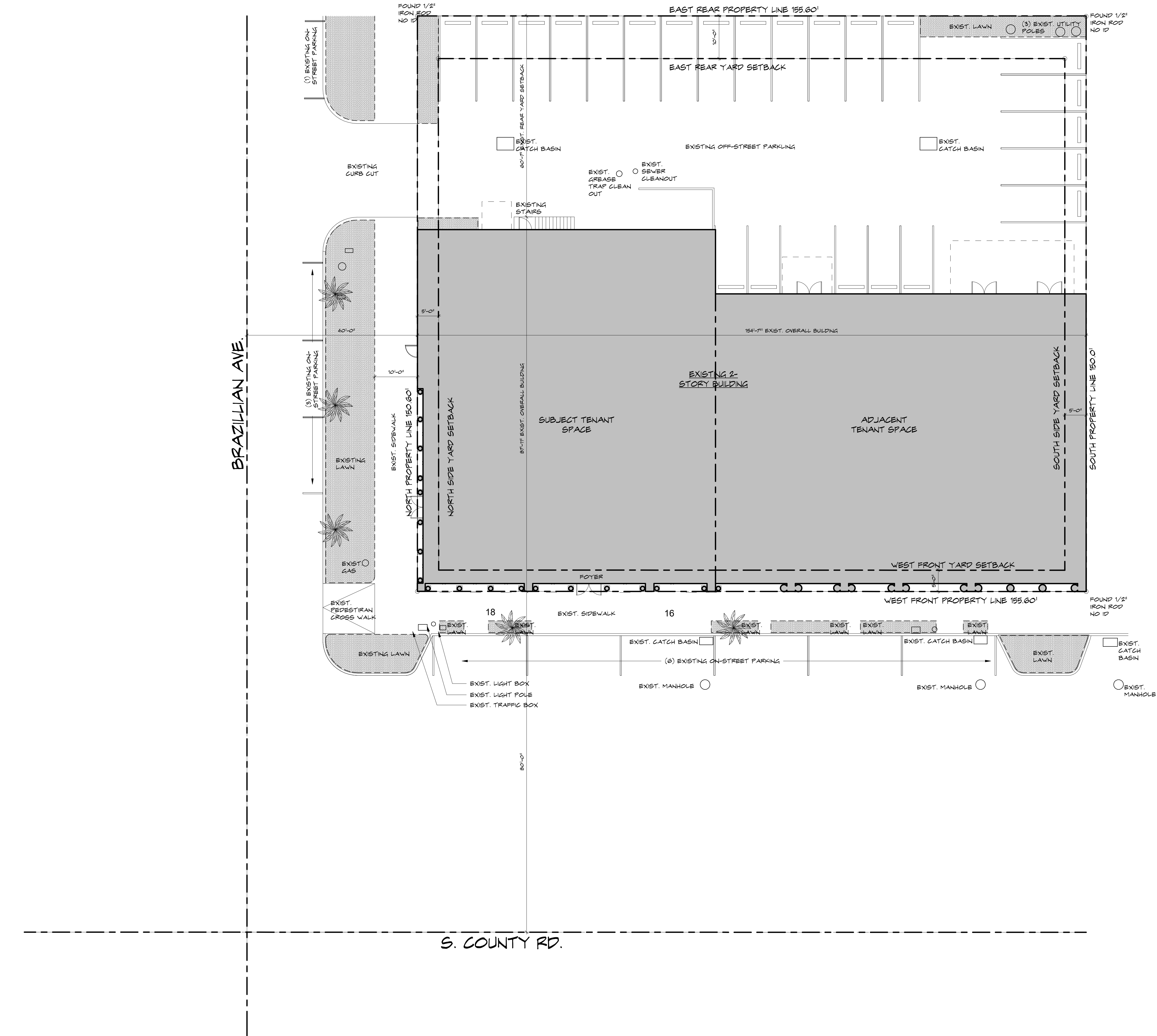
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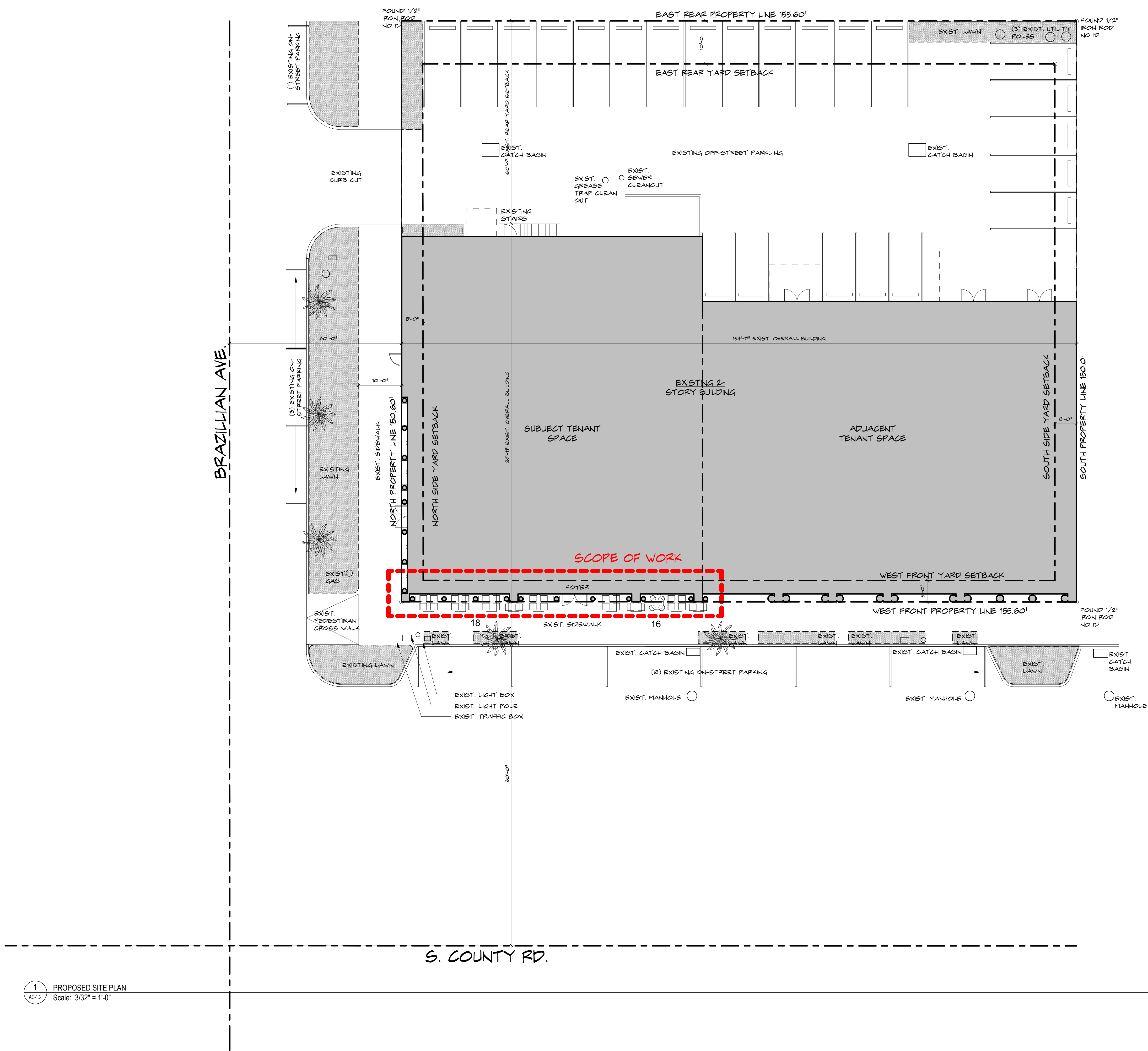
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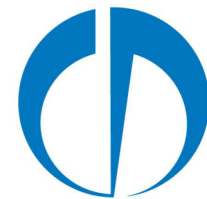
AC-1.0

ZONING LEGEND





1 PROPOSED SITE PLAN
AC-1.2 Scale: 3/32" = 1'-0"



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Keith M. Spina #A0134159

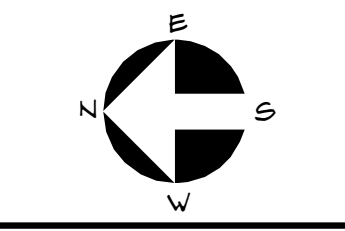
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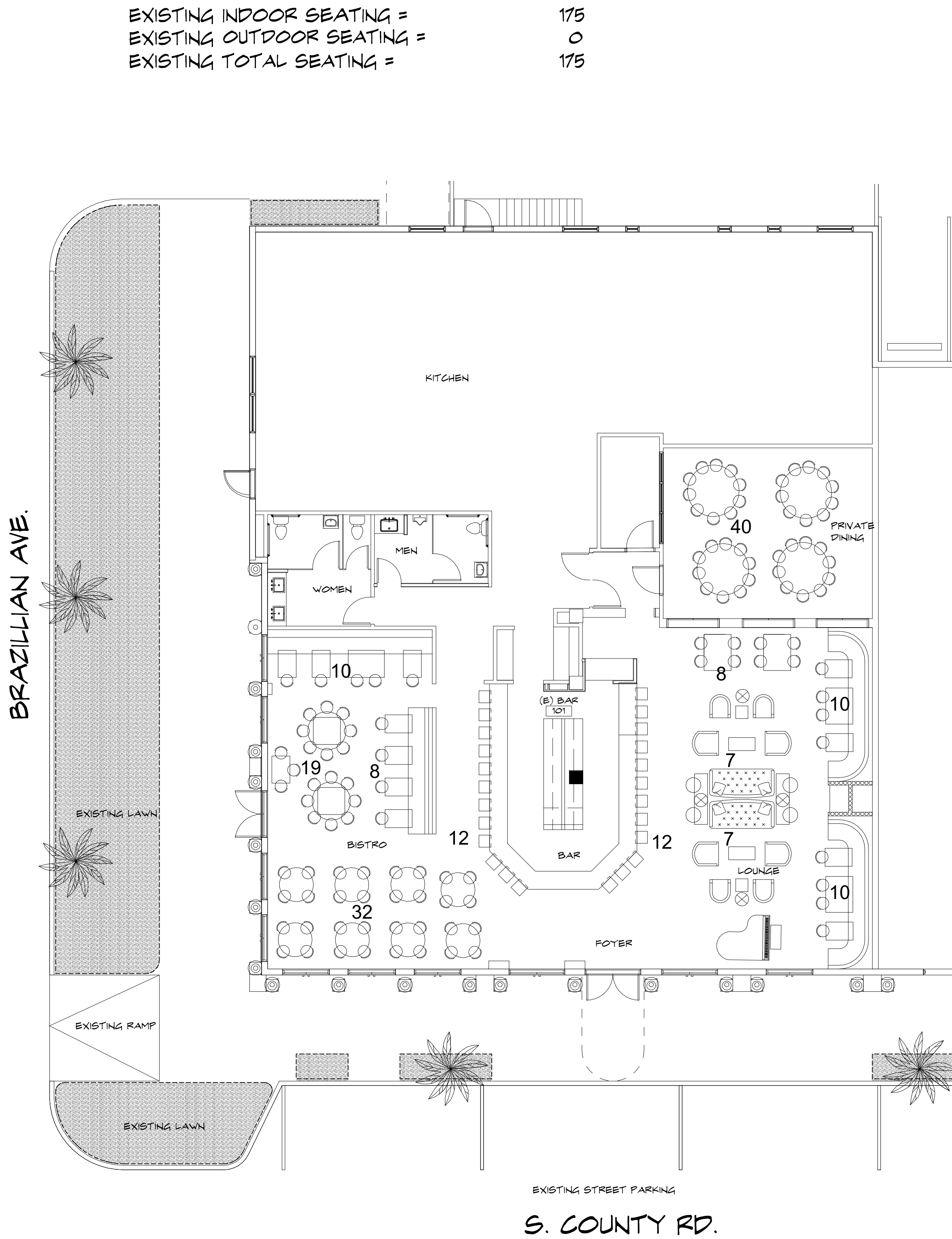
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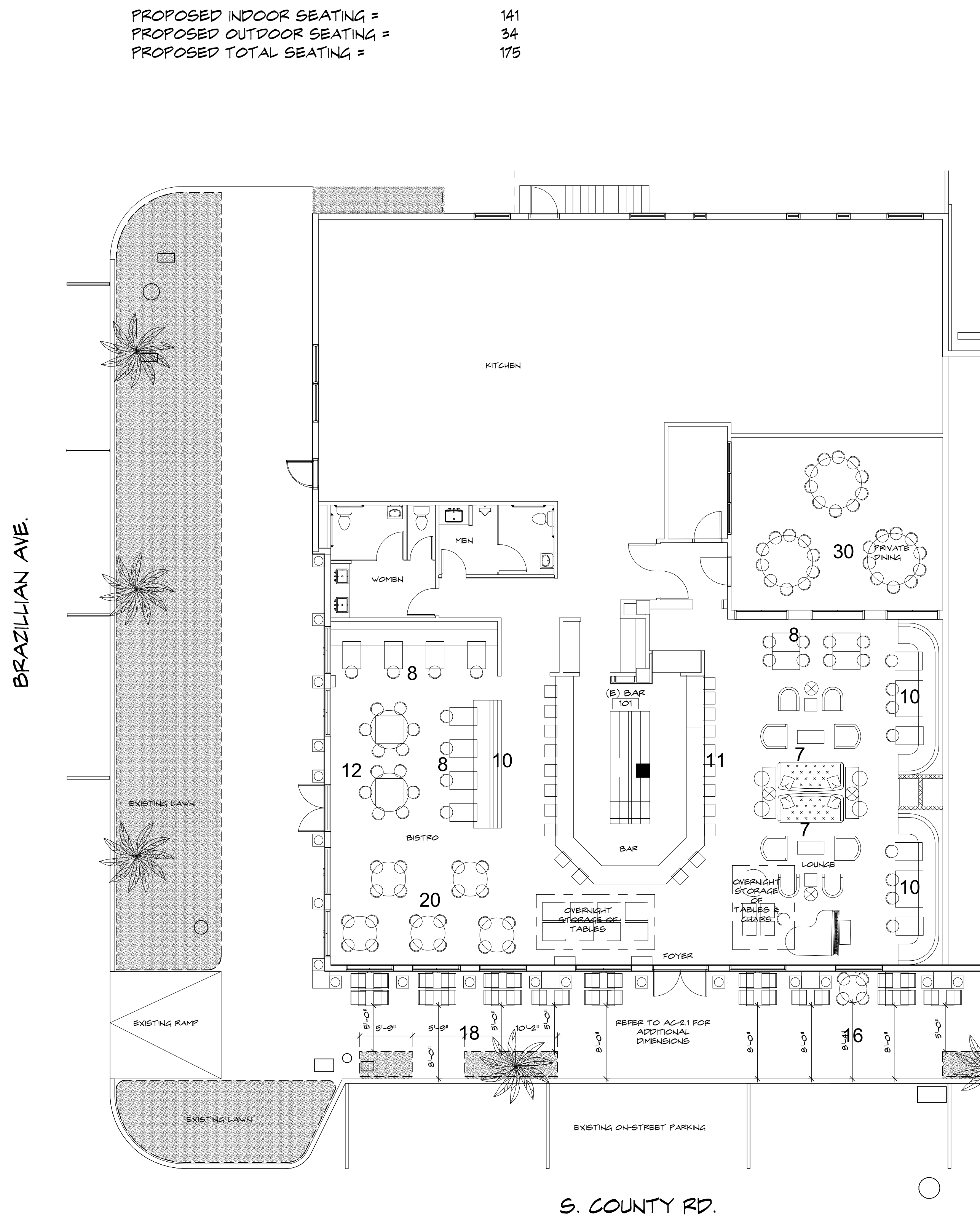
AC-1.2

PROPOSED SITE PLAN



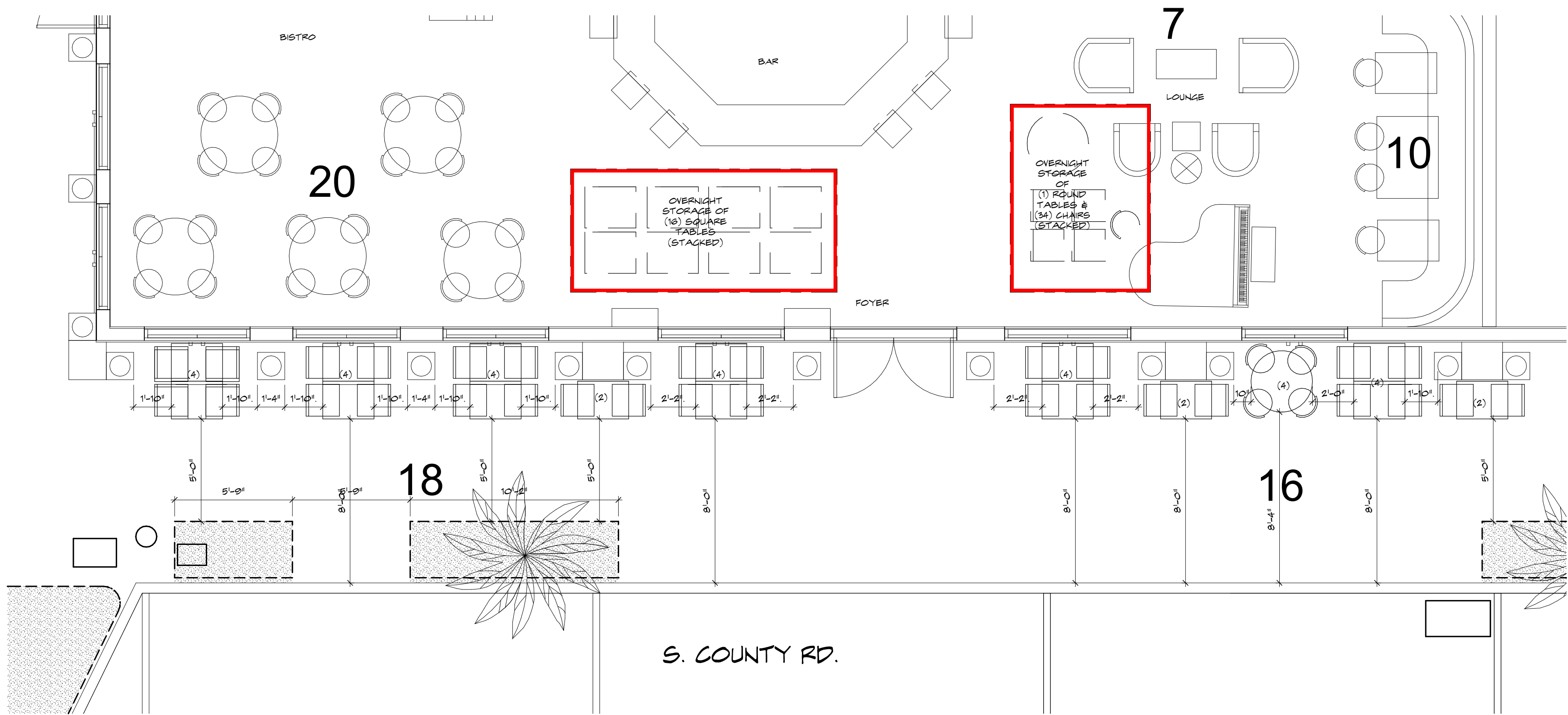
AC-1.1 EXISTING SEATING PLAN
Scale: 1/8" = 1'-0"

EXISTING INDOOR SEATING = 175
EXISTING OUTDOOR SEATING = 0
EXISTING TOTAL SEATING = 175



1 AC-2.0 PROPOSED FLOOR & SEATING PLAN
Scale: 1/8" = 1'-0"

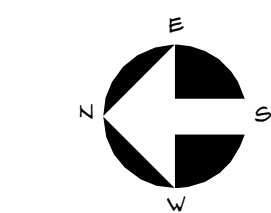
PROPOSED INDOOR SEATING = 141
PROPOSED OUTDOOR SEATING = 34
PROPOSED TOTAL SEATING = 175



1
AC-21
ENLARGED PROPOSED FLOOR & SEATING PLAN
Scale: 1/4" = 1'-0"



ENLARGED SEATING PLAN & FURNITURE SPECIFICATION

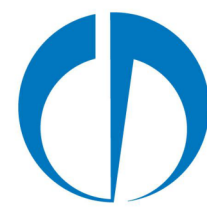


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Palm Beach, FL 33480



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AC-2.1