

# **FINAL PLANS**

**ZON-22-106**

**PB Catch**

**251 Sunrise Ave**

**Daniel Smith**

- **Special Exception Use**
- **Variance**
- **Site Plan Review**

- 1. Property Survey**
- 2. Vicinity Location Map**
- 3. Location Plan**
- 4. Current Photos**
- 5. Site Plan**
- 6. Zoning Legend**

**Submittal Date: June 17, 2022**

**Hearing Date: August 10, 2022**

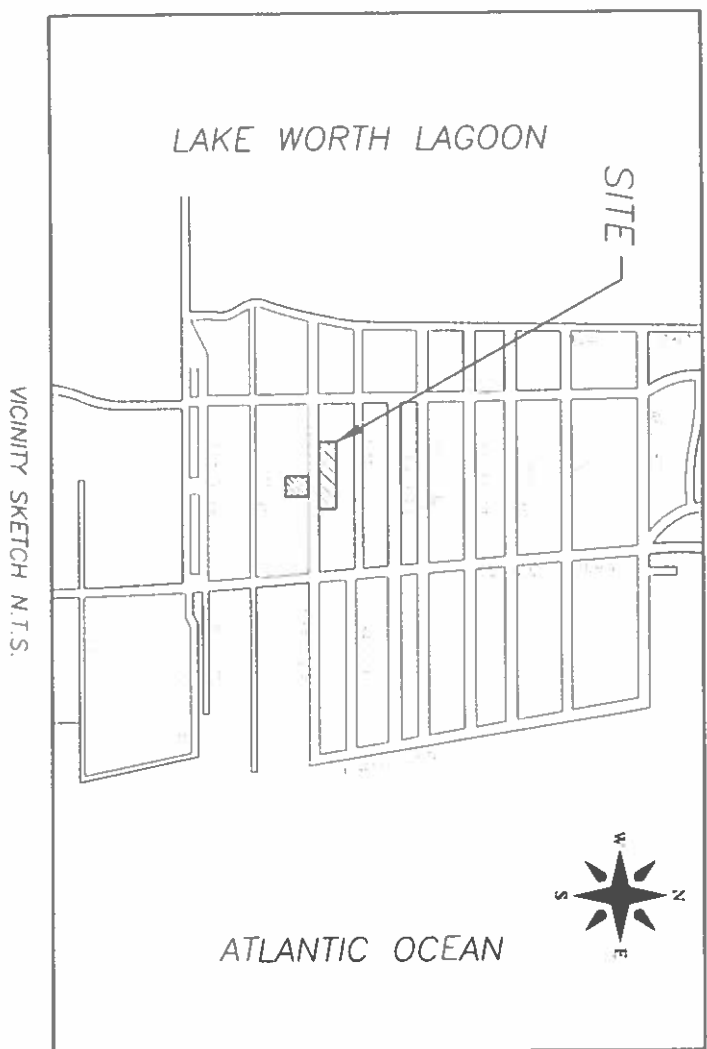
**BOUNDARY SURVEY FOR:  
PALM BEACH HOTEL CONDOMINIUM ASSOCIATION**

LEGEND

- [illegible]

NOTES  
FLUOROPOLYIMIDES

## NOTES

[illegible]

### Palm Beach Hotel (Contaminant Distribution)

1. The first part of the text discusses the importance of the first impression in a business meeting. It states that a good first impression can lead to a successful business deal, while a bad one can lead to a failed one. The text also mentions that a good first impression can lead to a positive attitude towards the company and its products, while a bad one can lead to a negative attitude.

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PROPERTY ADDRESS

Donna Bunch 67, 23454

## LEGAL DESCRIPTION

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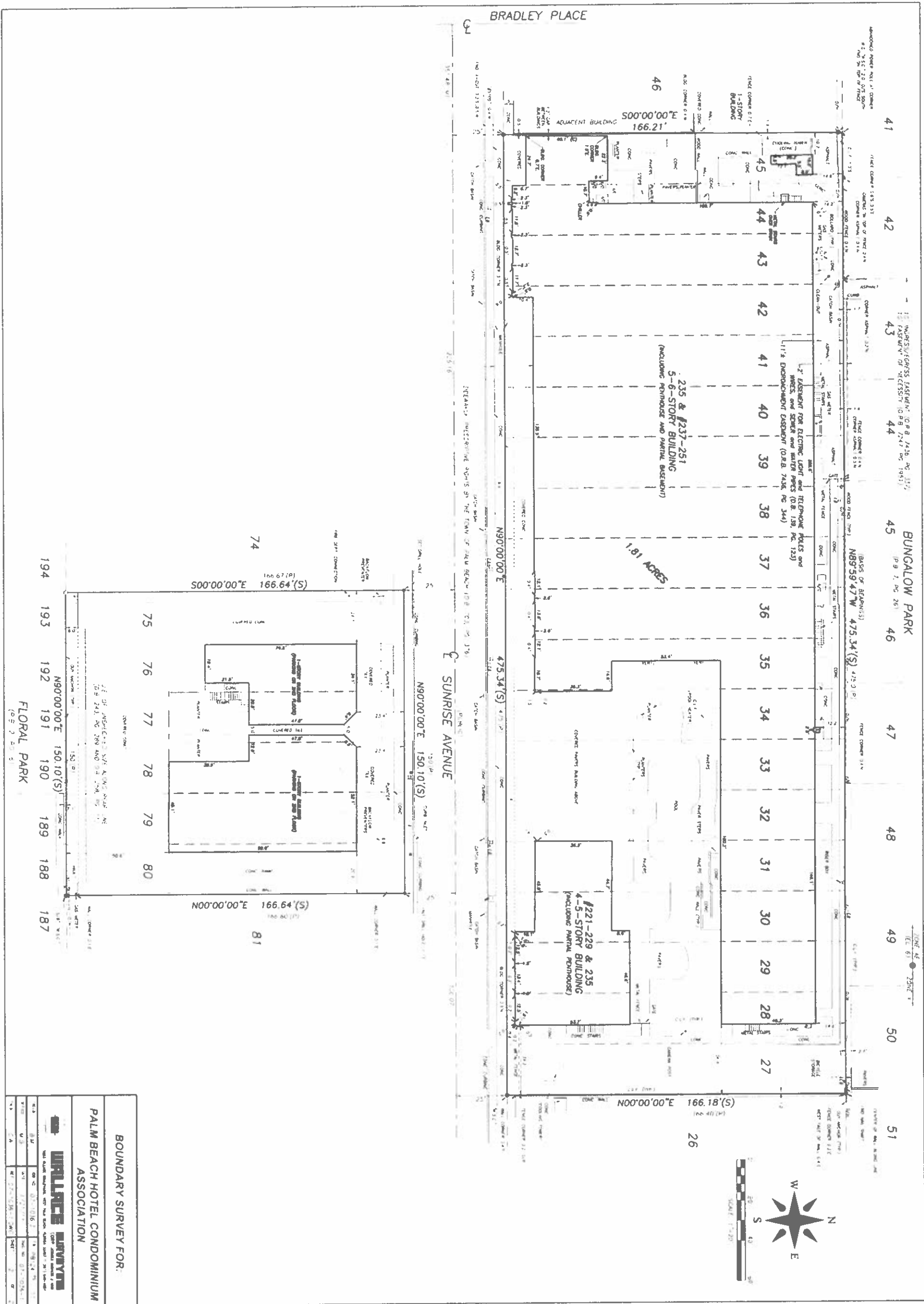
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**BOUNDARY SURVEY FOR.**

**PALM BEACH HOTEL CONDOMINIUM**

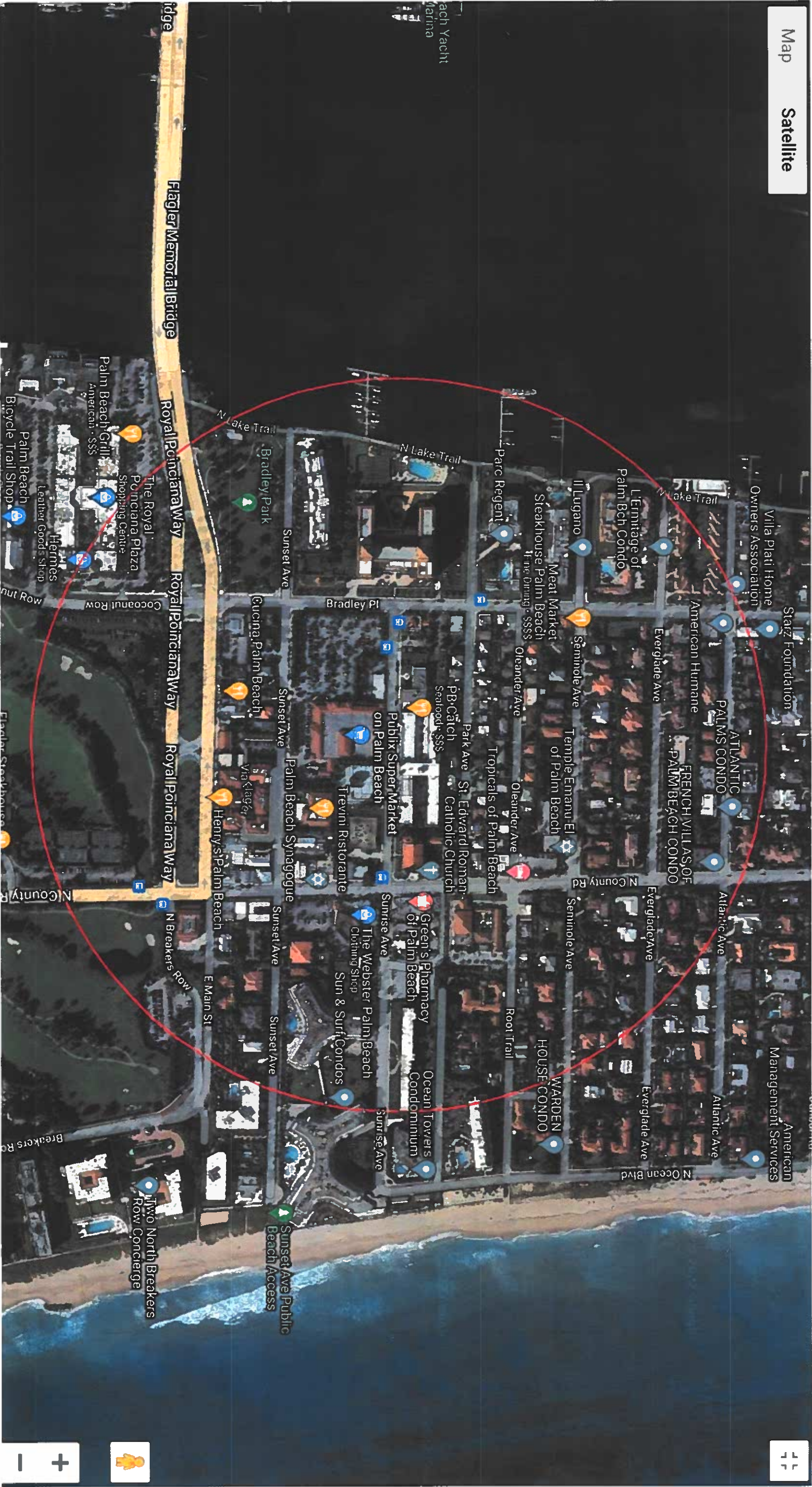
**ASSOCIATION**



Vicinity Location Plan

ZON-22-106

PB Catch



Location Plan

ZON-22-106

PB Catch



**EXISTING CONDITIONS**  
**ZON-22-106**  
**PB Catch**



East Corner View



North View



North East View



North West View



North East View



West View

**SURROUNDING PROPERTIES**  
**ZON-22-106**  
**PB Catch**



Mildred Hoyt



Wells Fargo



Publix



Echo



Palm Beach Hotel Condominium

**OUTDOOR SEATING PICS**  
**ZON-22-106**  
**PB Catch**



East View w/tables



North East View w/tables

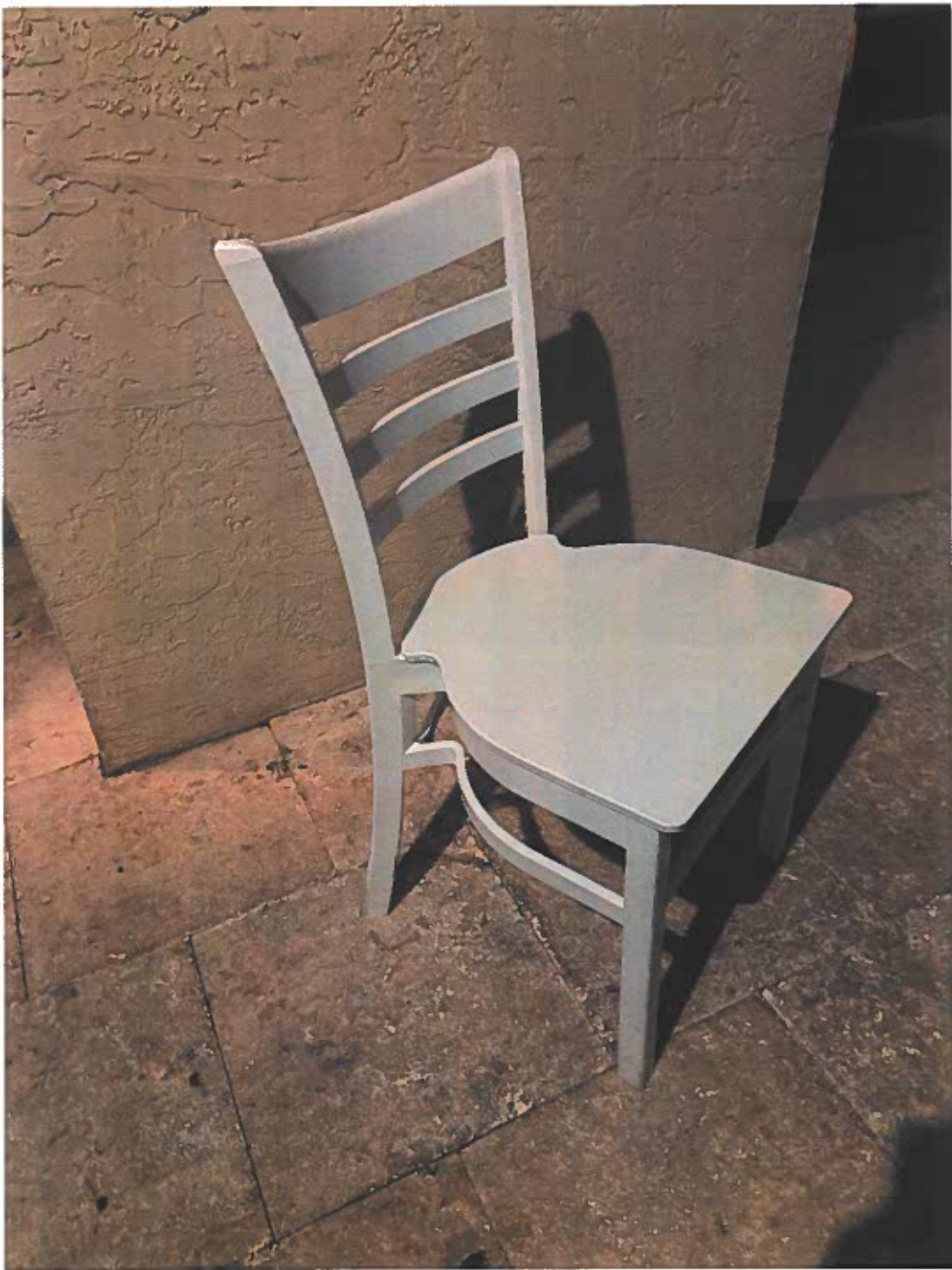


North View w/tables



West View w/tables

**OUTDOOR FURNITURE INFO**  
**ZON-22-106**  
**PB Catch**



**OUTDOOR CHAIRS**

Grey Stackable Ladderback Indoor/Outdoor Restaurant Chair  
Constructed entirely of molded resin  
UV and scratch resistant  
Contoured ladder back for maximum comfort  
Stackable for easy storage  
Nylon floor glides to protect floors  
Indoor/outdoor use



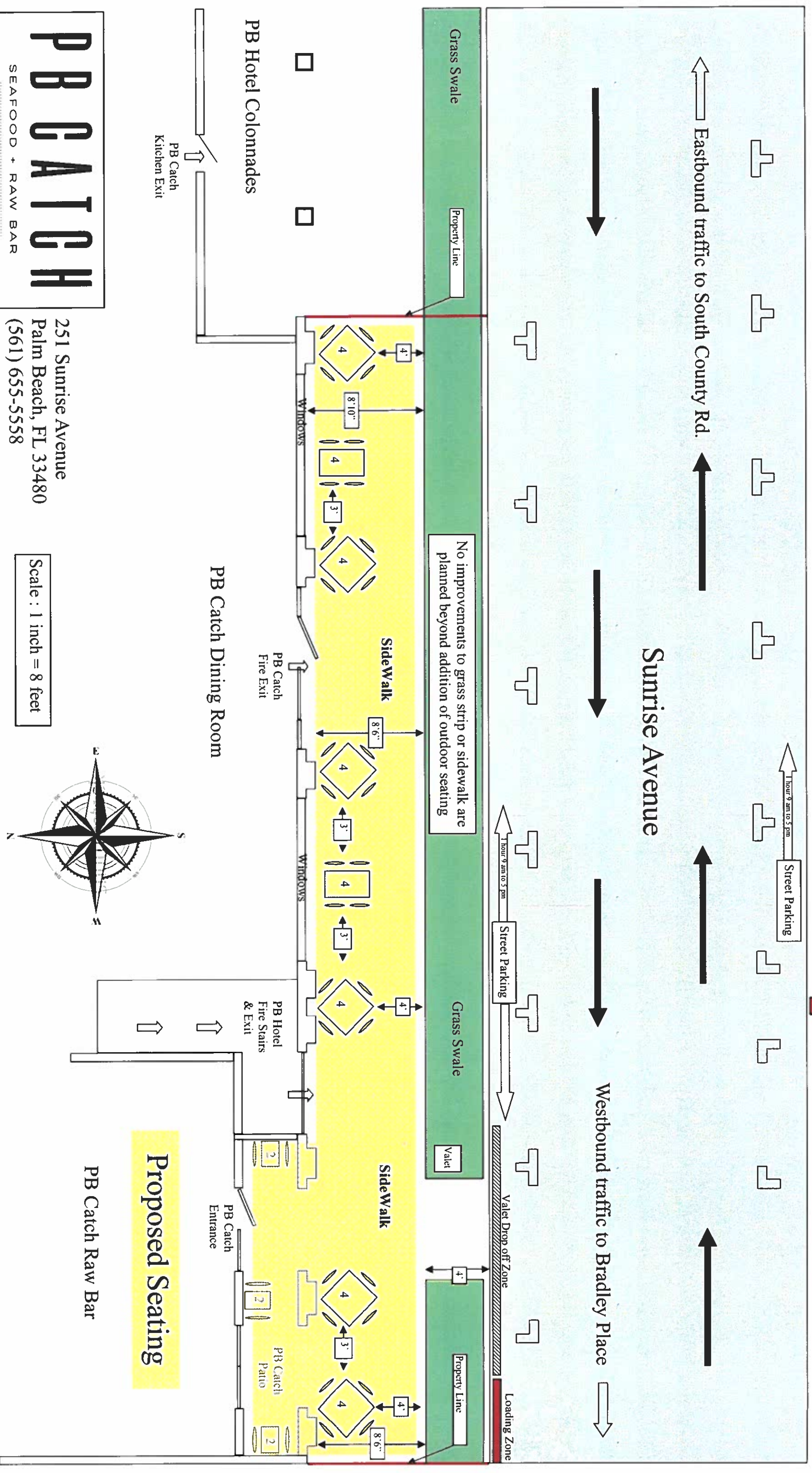
**OUTDOOR TABLES**

SIF France Manufacturing  
White Alpino K1040 Top  
White Metal Base  
Nylon floor glides to protect floors  
Indoor/outdoor use

**Fire Hydrant**

Publix Entrance 

Wells Fargo Drive Thru





# Town of Palm Beach

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

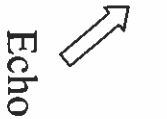
Line #	Zoning Legend			
1	Property Address:	251 SUNRISE AVE		
2	Zoning District:	C - TS COMMERCIAL - TOWN SERVING		
3	Structure Type:	CONDOMINIUM		
4		Required/Allowed	Existing	Proposed
5	Lot Size (Sq Ft)			N/C
6	Lot Depth			N/C
7	Lot Width			N/C
8	Lot Coverage (Sq Ft and %)			N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)			N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)			N/C
11	* Front Yard Setback (Ft.)			N/C
12	* Side Yard Setback (1st Story) (Ft.)			N/C
13	* Side Yard Setback (2nd Story) (Ft.)			N/C
14	* Rear Yard Setback (Ft.)			N/C
15	Angle of Vision (Deg.)			N/C
16	Building Height (Ft.)			N/C
17	Overall Building Height (Ft.)			N/C
18	Crown of Road (COR) (NAVD)			N/C
19	Max. Amount of Fill Added to Site (Ft.)			N/C
20	Finished Floor Elev. (FFE) (NAVD)			N/C
21	Zero Datum for point of meas. (NAVD)			N/C
22	FEMA Flood Zone Designation			N/C
23	Base Flood Elevation (BFE) (NAVD)			N/C
24	Landscape Open Space (LOS) (Sq Ft and %)			N/C
25	Perimeter LOS (Sq Ft and %)			N/C
26	Front Yard LOS (Sq Ft and %)			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 required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

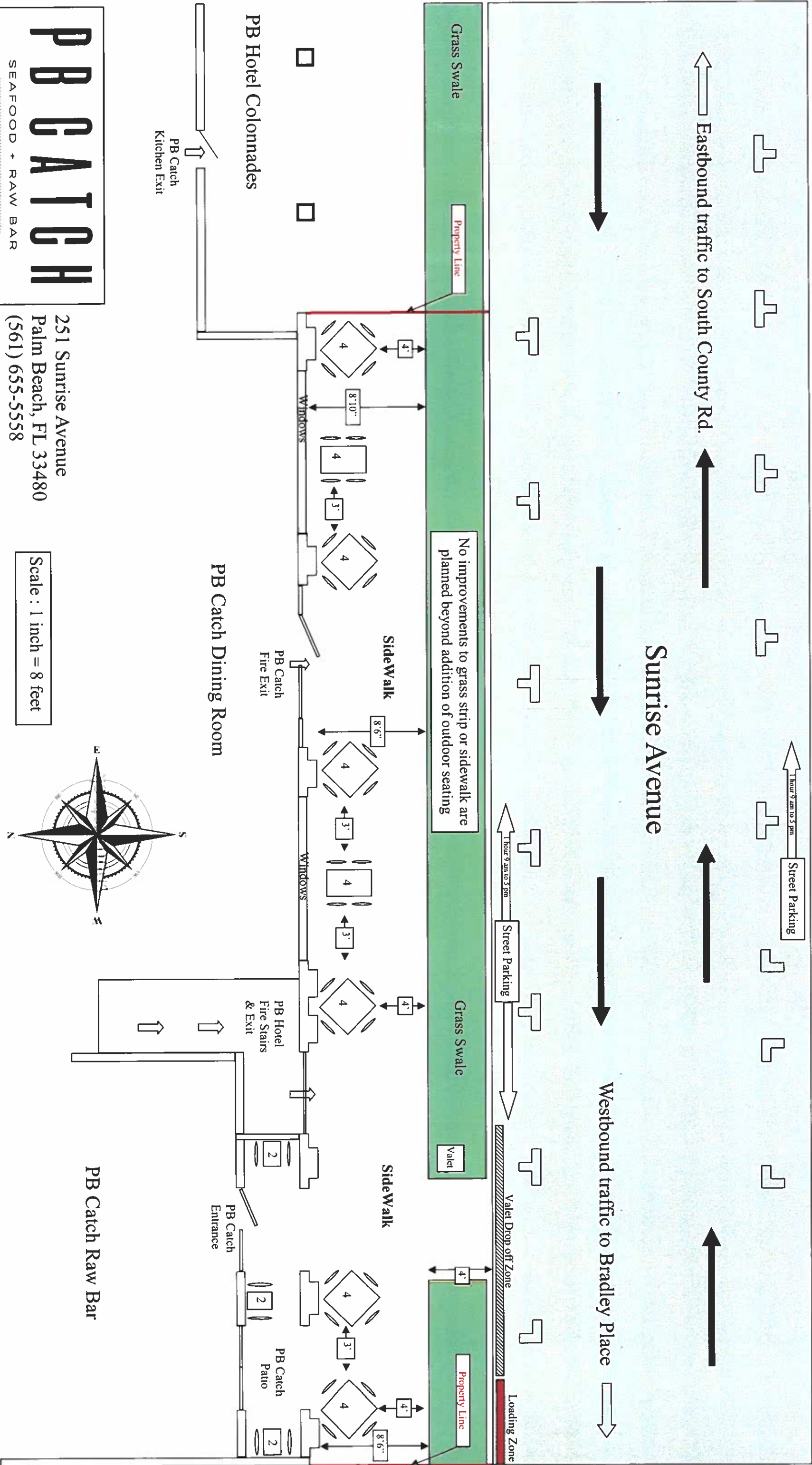


FLOOR PLAN  
PB Catch  
ZON-22-106

Fire Hydrant

Publix Entrance

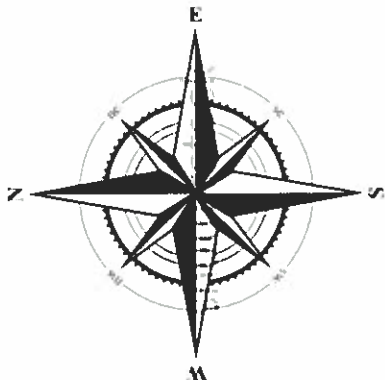
Wells Fargo Drive Thru



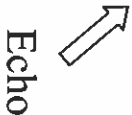
**PB CATCH**  
SEAFOOD + RAW BAR

251 Sunrise Avenue  
Palm Beach, FL 33480  
(561) 655-5558

Scale : 1 inch = 8 feet



PB Catch Raw Bar



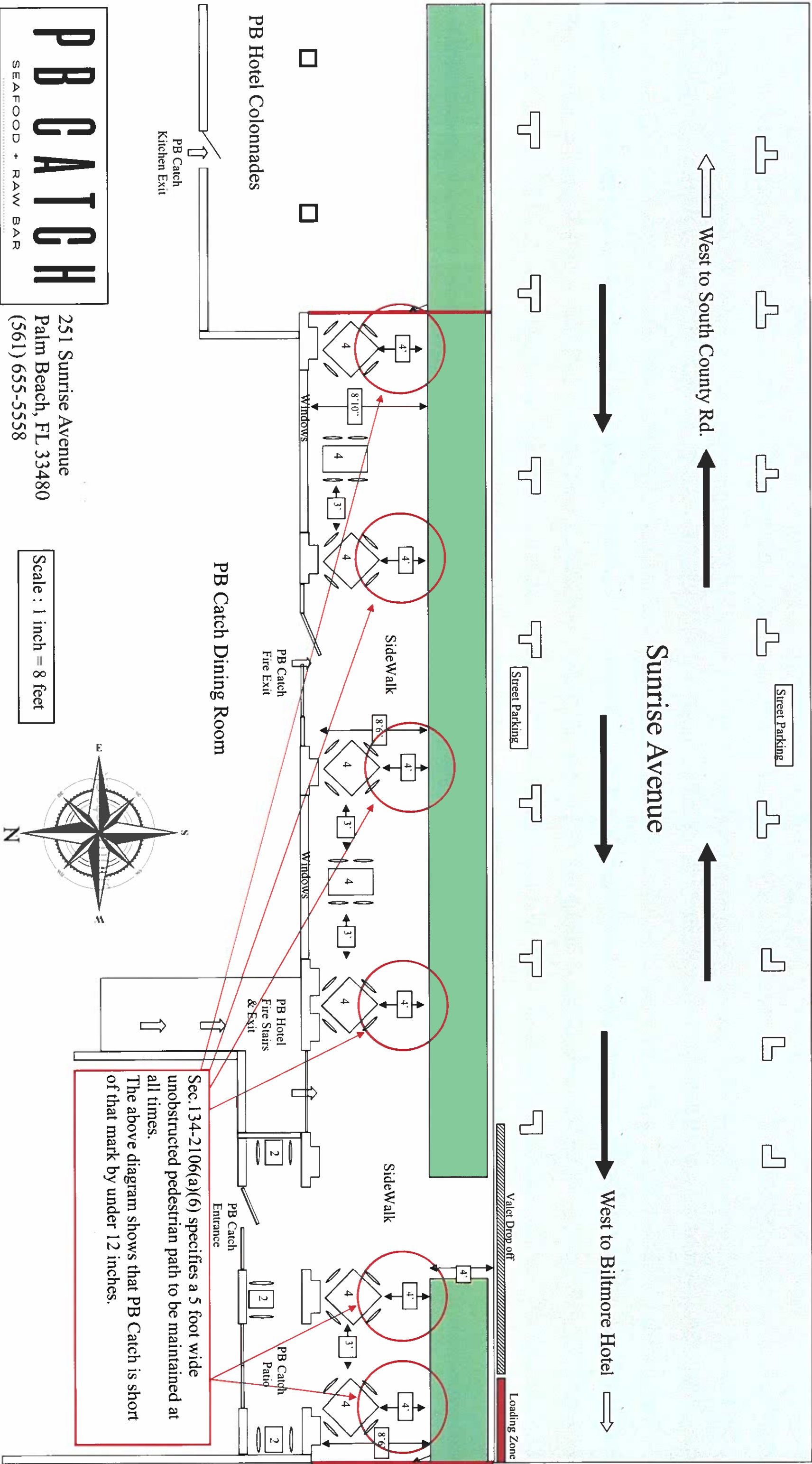
Echo

VARIANCE DIAGRAM  
PB Catch  
ZON-22-106

Fire Hydrant

Publix Entrance

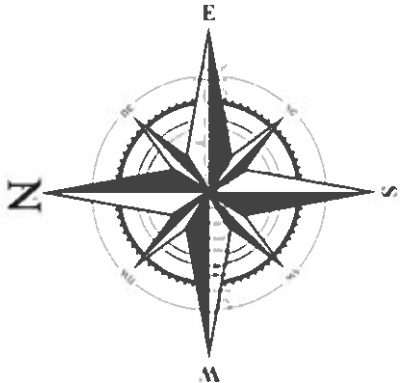
Wells Fargo



**PB CATCH**  
SEAFOOD + RAW BAR

251 Sunrise Avenue  
Palm Beach, FL 33480  
(561) 655-5558

Scale : 1 inch = 8 feet



**Variance Narrative**

**ZON-22-106**

**PB Catch, 251 Sunrise Ave.**

Sec. 134-2106 (a) (6) states:

"All outdoor cafe seating furniture shall be located in such a manner that a minimum five foot-wide unobstructed pedestrian path is maintained at all times"

PB Catch restaurant is applying for the annual Outdoor Cafe Permit with a seating plan identical to that which we have used in the past 18 months under the emergency permit program. We have used this setup consistently over the last year and a half without problems and complaints, having accommodated Town residents including many wheelchair and powered chair bound guests without any issues.

Our Permit application plans show that our sidewalk falls short of the mandated 5 foot clearance by 10 to 12 inches, and we are asking the Town to allow a variance to set that distance at 4 feet. This sidewalk is bordered by a 36 inch grass swale with widely spaced palm trees, allowing for ample additional space unrestricted by planters or any shrubbery.

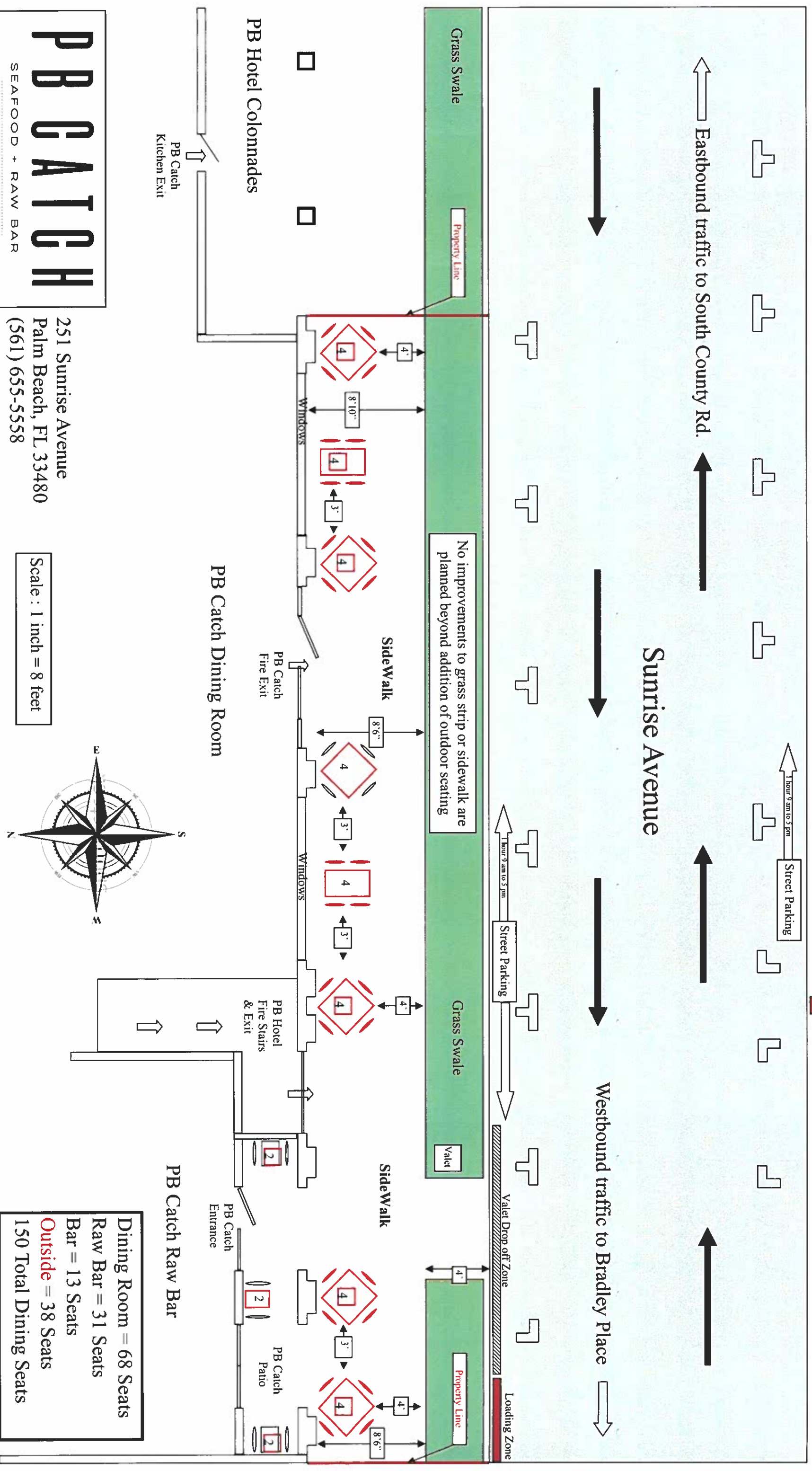
The requested variance represents a small accommodation that would allow PB Catch to continue to serve the Town of Palm Beach residents to fulfill the increased demand for outdoor seating.

Daniel Smith  
General Manager / Partner

**SEATING PLAN Exterior**  
**PB Catch**  
**ZON-22-106**

Fire Hydrant

Publix Entrance 



# PRAGATI

SEAFOOD + RAW BAR

251 Sunrise Avenue  
Palm Beach, FL 33480  
(561) 655-5558

Scale: 1 inch = 8 feet

PB Catch Raw Bar

Dining Room = 68 Seats

Raw Bar = 31 Seats

Bar = 13 Seats

Outside = 38 Seats

150 Total Dining Seats



# PB CATCH

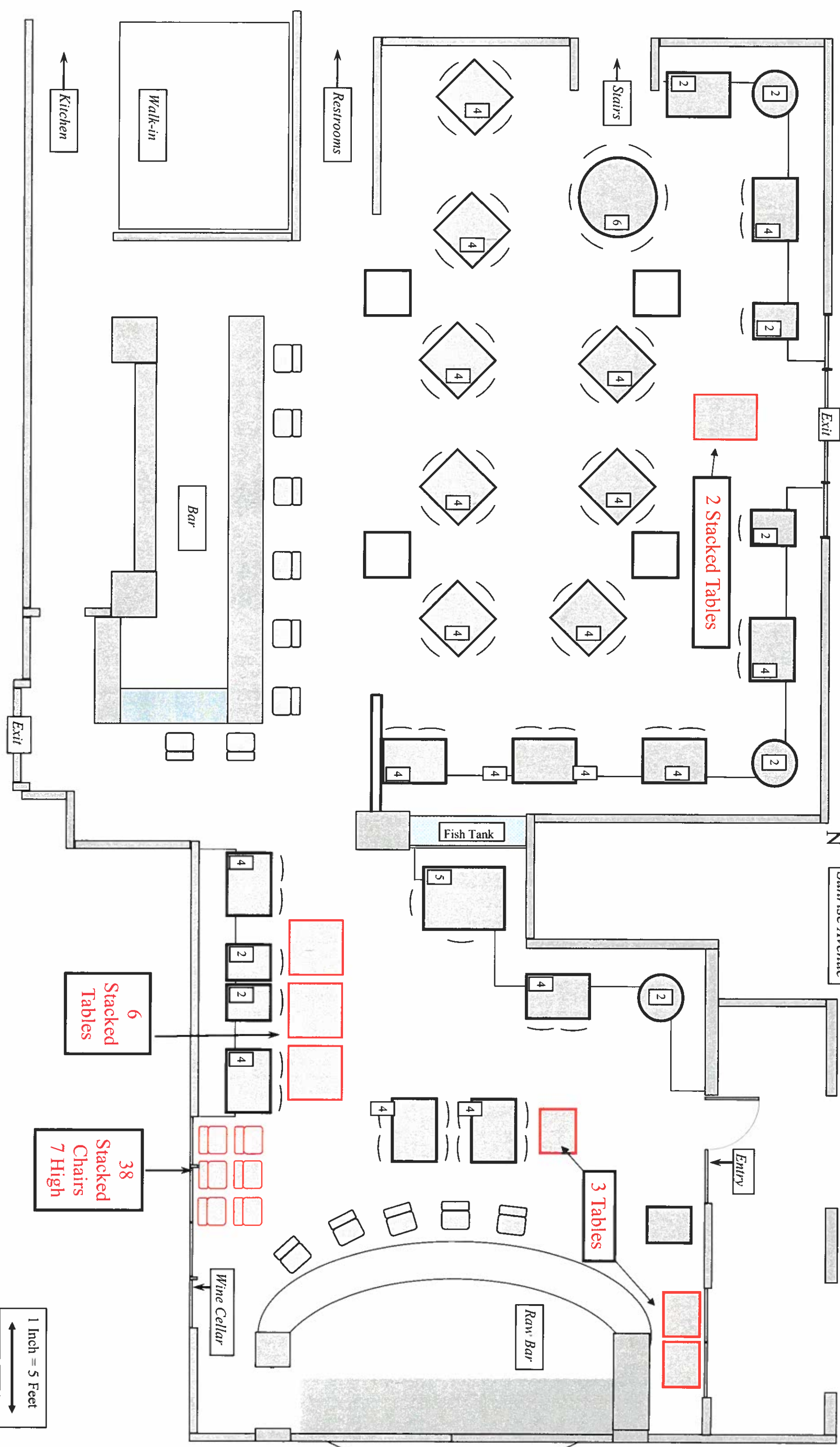
SEAFOOD + RAW BAR

## STORAGE PLAN

ZON-22-106  
PB Catch



Sunrise Avenue



**Town of Palm Beach**

**BUSINESS TAX RECEIPT**  
**FISCAL YEAR: 2021/2022**

**RECEIPT EXPIRES SEPTEMBER 30, 2022**

**FOR BUSINESS LOCATED AT: 251 SUNRISE AVE**  
**CLASSIFICATION: Restaurant ( over 40 chairs)**  
**SQ.FT. OCCUPIED: 4200 # UNITS: 150**  
**CONDITION:**  
**UNIT TYPE: Seats**  
**TOWN RECEIPTS #: 00957691**  
**BUSINESS TAX: \$ 1,013.50**  
**ISSUE DATE : 10/1/21**  
**COMMENTS: 150 SEATS MAXIMUM**

**BUSINESS TAX PAYER:**  
**BUSINESS NAME:**  
**CORPORATE NAME:**  
**MAILING ADDRESS:**

**THIERRY BEAUD**  
**PB CATCH**  
**251 PARTNERS LLC**  
**251 SUNRISE AVE**  
**PALM BEACH, FL 33480**



**THIS RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT BUSINESS LOCATION**  
**Business Tax Payer is required to comply with all applicable laws of the Town or other government agencies**