RECEIVED
By DSR at 12:55 pm, Jun 16, 2022

FINAL PLANS

ZON-22-106

PB Catch

251 Sunrise Ave

Daniel Smith

- Special Exception Use
- Variance
- Site Plan Review

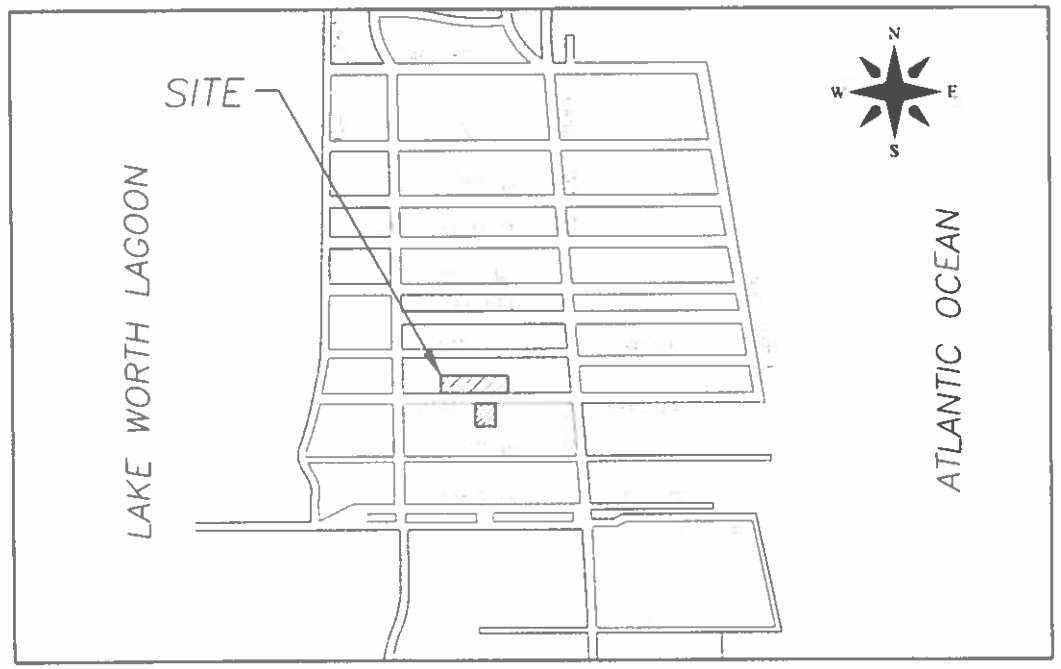
1. Property Survey
2. Vicinity Location Map
3. Location Plan
4. Current Photos
5. Site Plan
6. Zoning Legend

Submittal Date: June 17, 2022

Hearing Date: August 10, 2022

BOUNDARY SURVEY FOR:
PALM BEACH HOTEL CONDOMINIUM ASSOCIATION

LEGEND



VICINITY SKETCH N.T.S.

Palm Beach Hotel Condominium Association

PROPERTY ADDRESS:
205 Sunrise Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Condominium Unit [illegible] of PALM BEACH HOTEL CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book [illegible], Page [illegible], of the public records of Palm Beach County, Florida.

TITLE SEARCH REVIEW

ITEM NO	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED

NOTES
FLOOD ZONES

NOTES

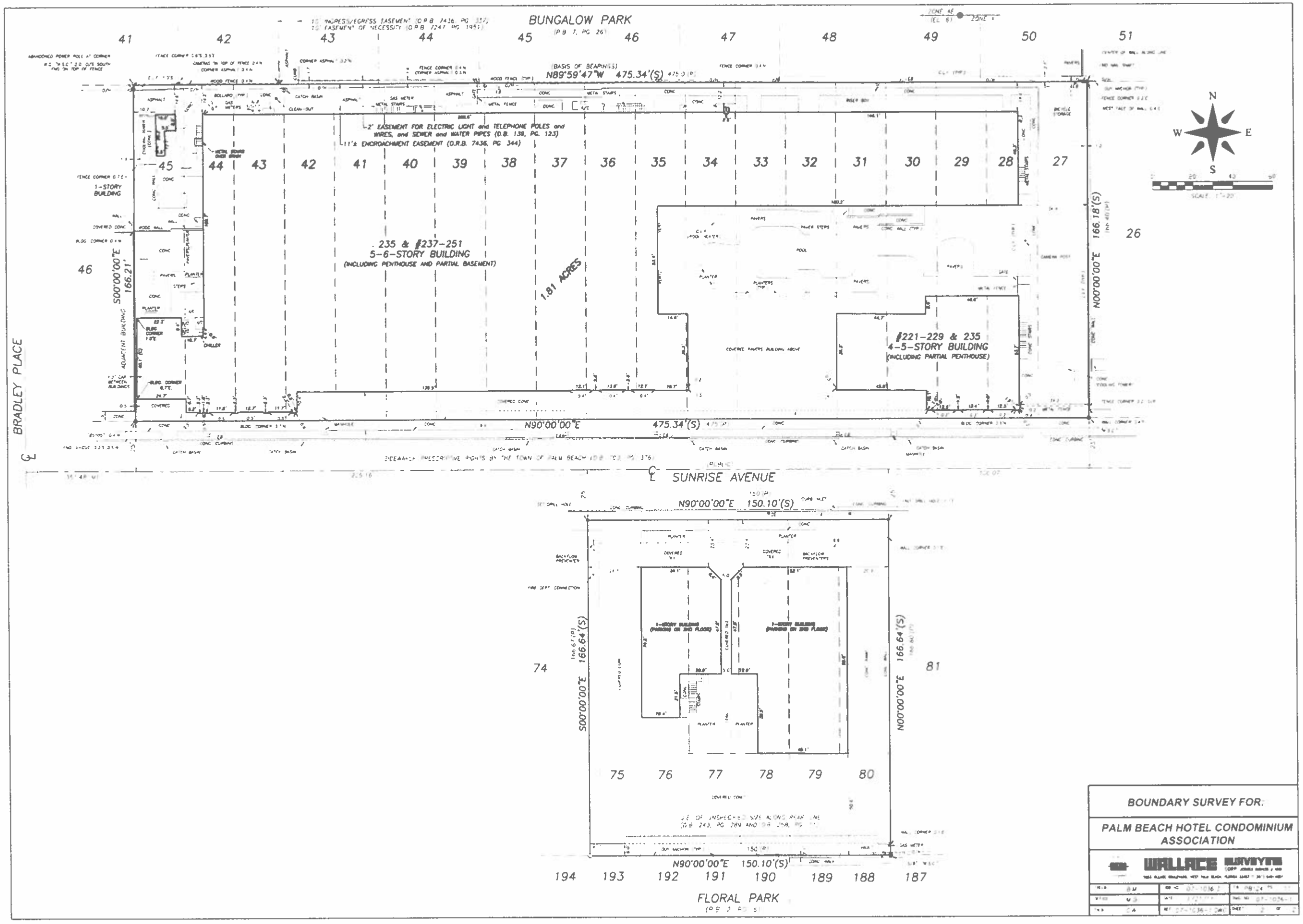
CERTIFICATION
I HEREBY ATTEST

DATE OF LAST FIELD SURVEY

BOUNDARY SURVEY FOR:

PALM BEACH HOTEL CONDOMINIUM ASSOCIATION

WALLACE SURVEYING CORP.



BOUNDARY SURVEY FOR:

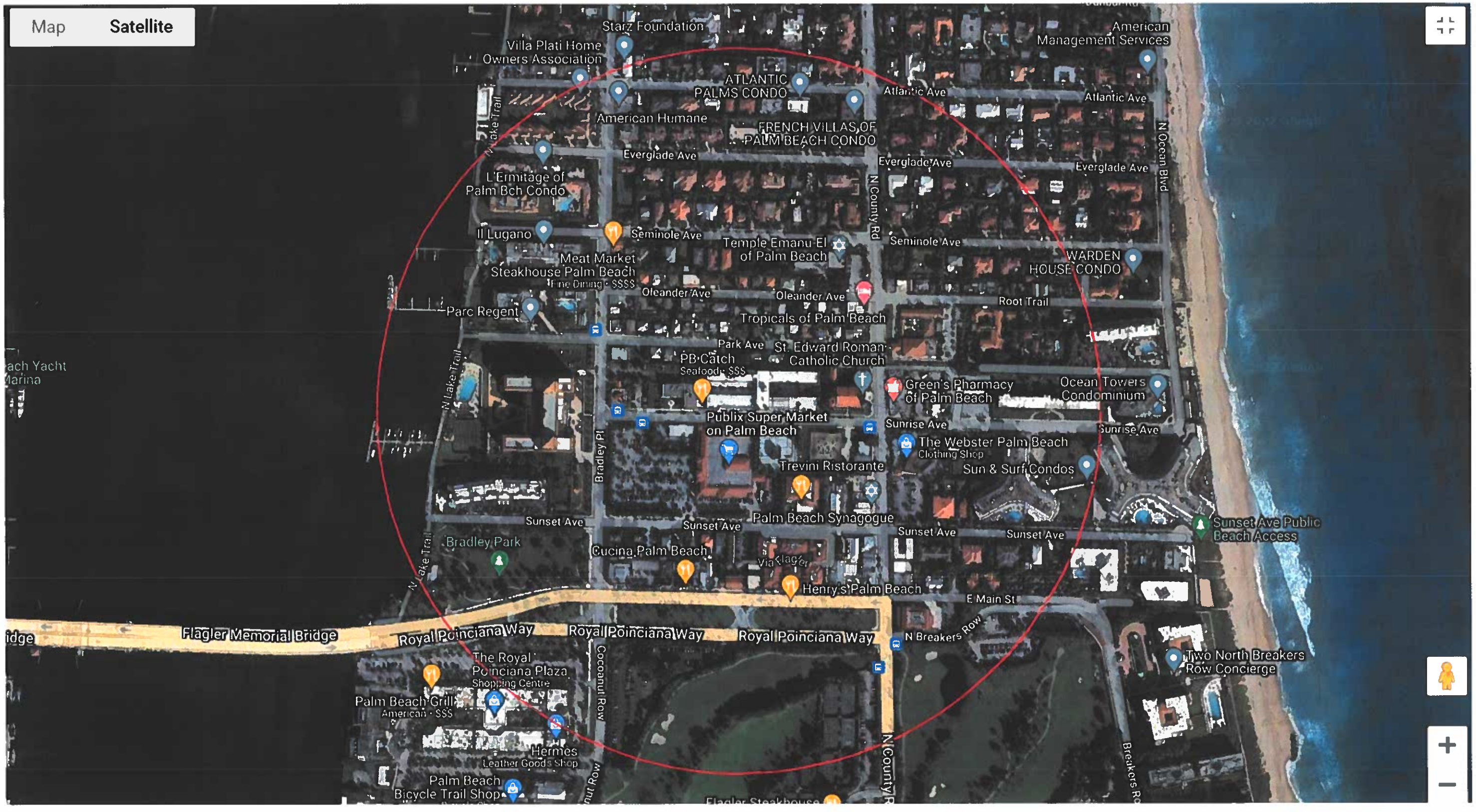
PALM BEACH HOTEL CONDOMINIUM ASSOCIATION

WALLACE SURVEYING CORP.

Vicinity Location Plan

ZON-22-106

PB Catch



Location Plan

ZON-22-106
PB Catch

PHOTO SHEET 1

EXISTING CONDITIONS
ZON-22-106
PB Catch

East Corner View

North View

North East View

North West View

North East View

West View

PHOTO SHEET 2

SURROUNDING PROPERTIES
ZON-22-106
PB Catch

Mildred Hoyt

Wells Fargo

Publix

Echo

Palm Beach Hotel Condominium

PHOTO SHEET 3

OUTDOOR SEATING PICS
ZON-22-106
PB Catch

East View w/tables

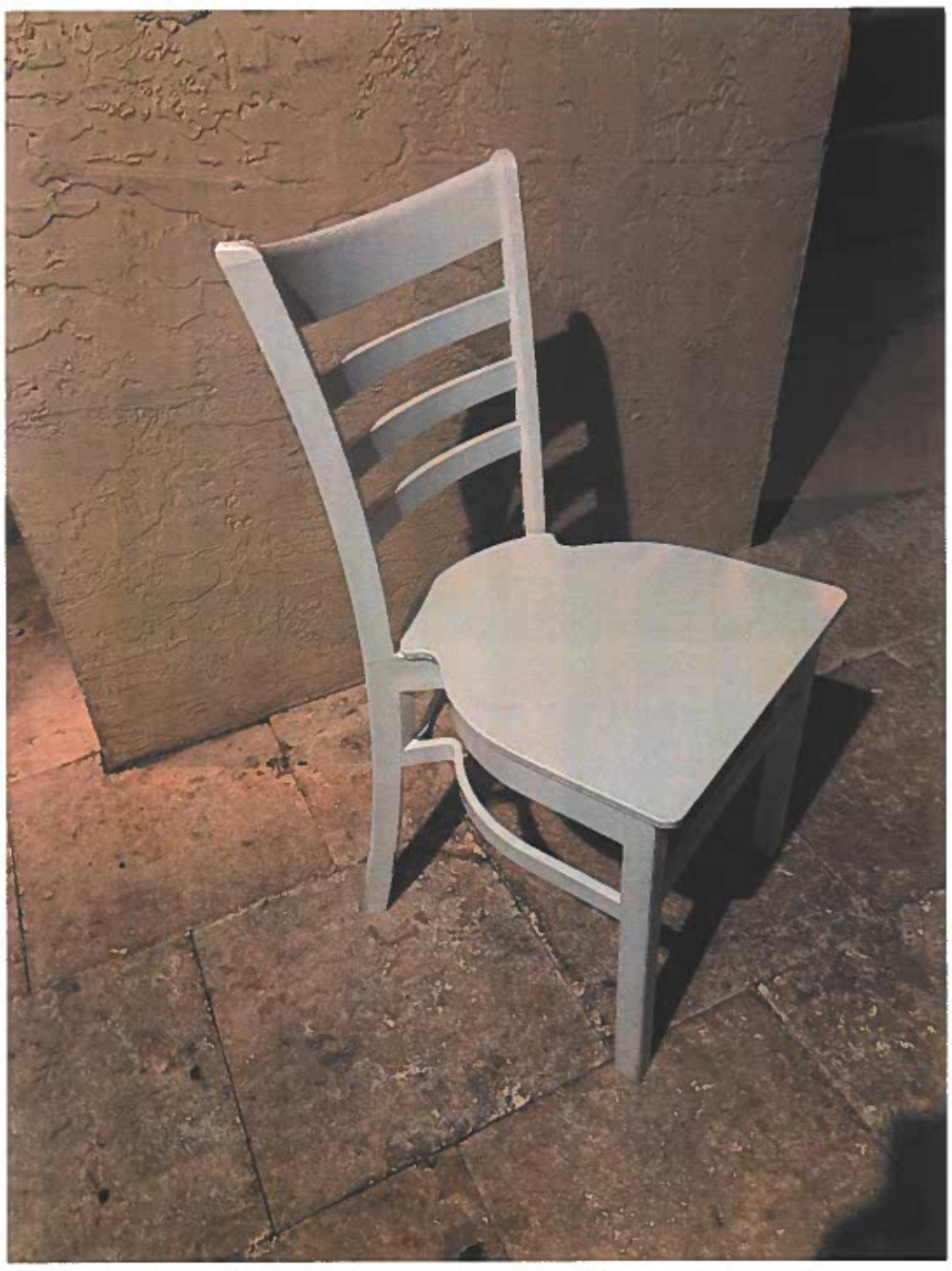
North East View w/tables

North View w/tables

West View w/tables

PHOTO SHEET 4

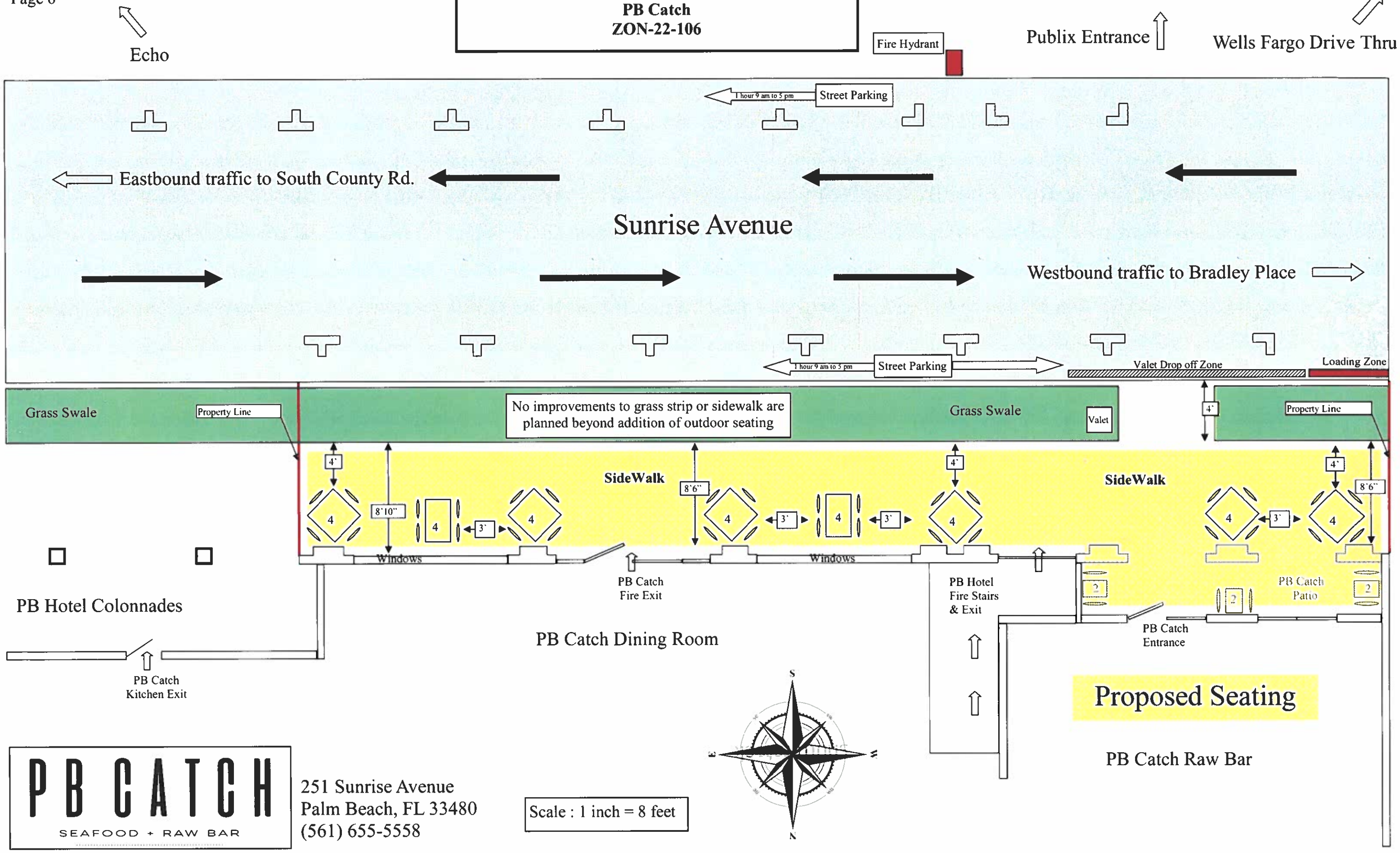
OUTDOOR FURNITURE INFO
ZON-22-106
PB Catch



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

SITE PLAN
PB Catch
ZON-22-106



PB CATCH
SEAFOOD + RAW BAR

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

Scale : 1 inch = 8 feet

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, Accesory 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.*		

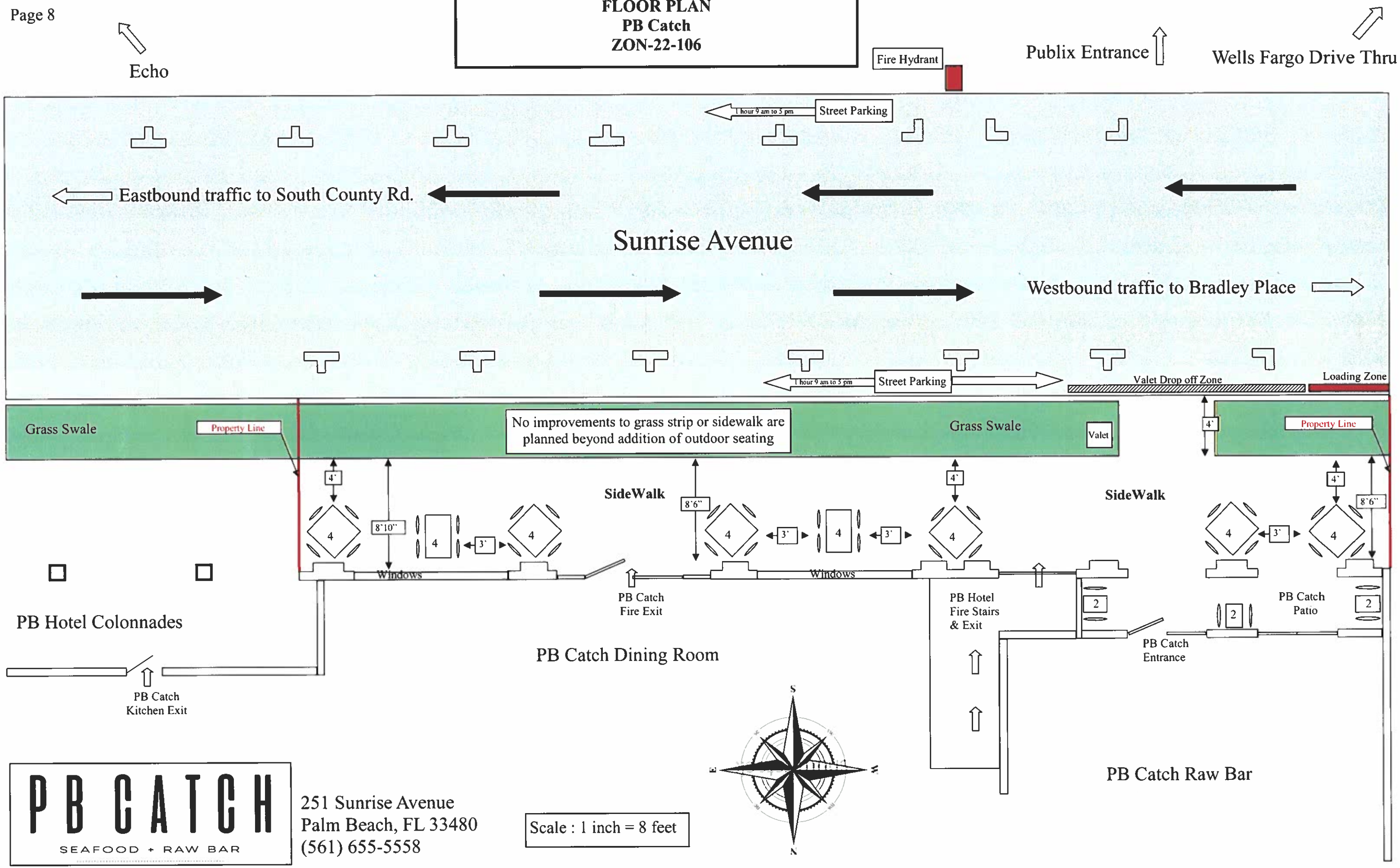
** Indicate each yard area with cardinal direction (N,S,E,W)*

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

FLOOR PLAN
PB Catch
ZON-22-106

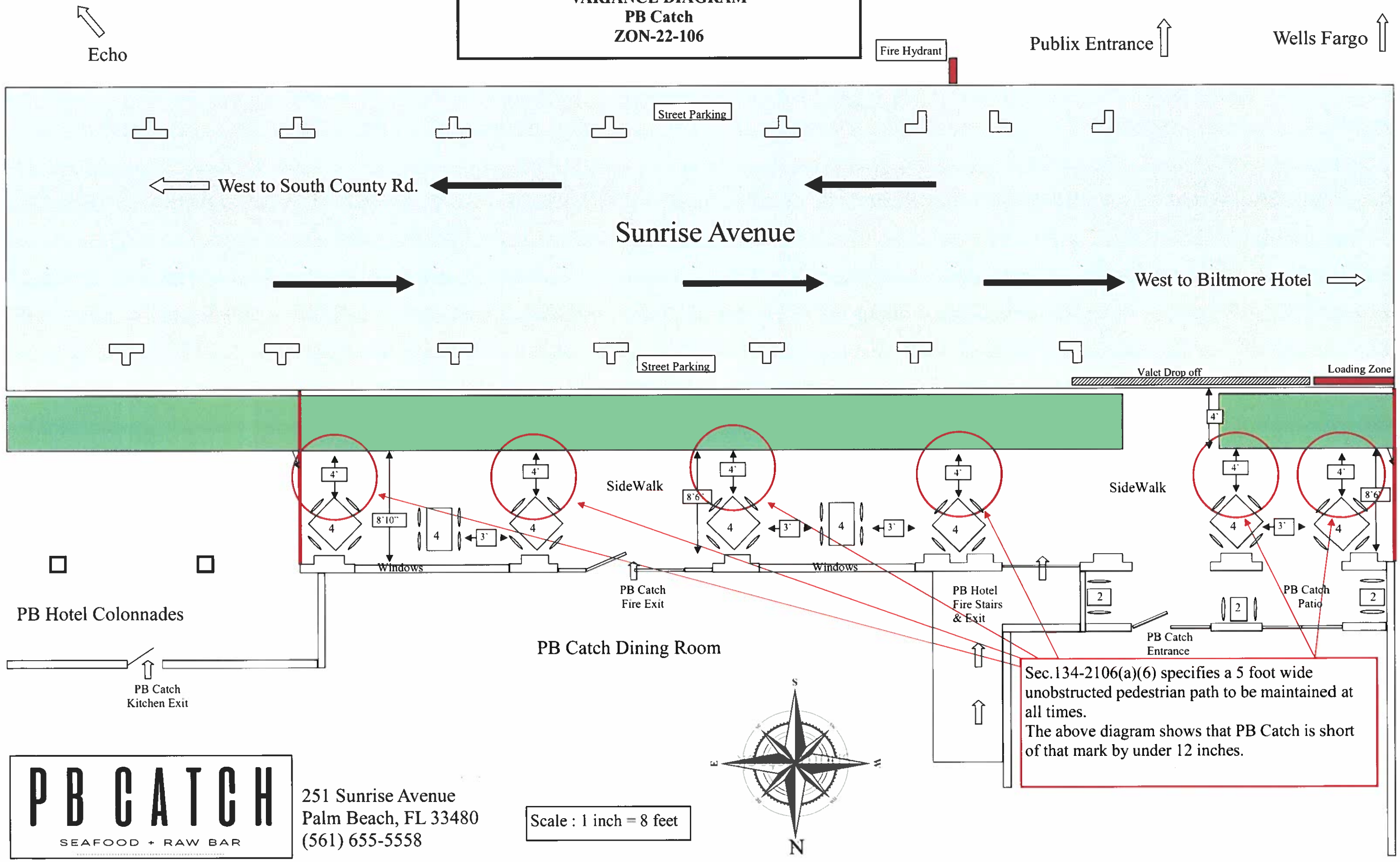


PB CATCH
SEAFOOD + RAW BAR

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

Scale : 1 inch = 8 feet

VARIANCE DIAGRAM
PB Catch
ZON-22-106



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"

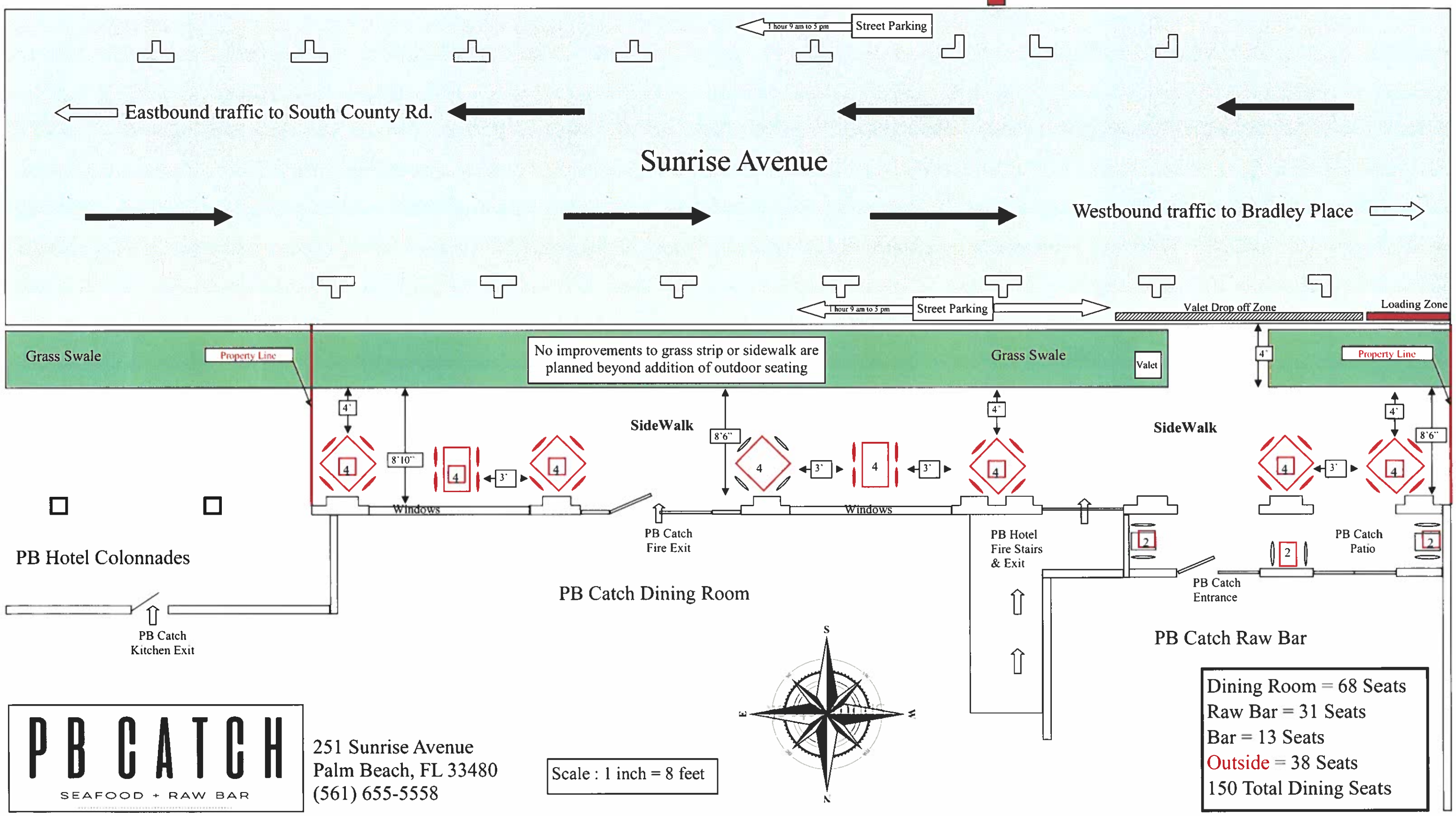
PB Catch restaurant is applying for the annual Outdoor Cafe Permit with a seating plan identical to that which we have used in the past 18 months under the emergency permit program. We have used this setup consistently over the last year and a half without problems and complaints, having accommodated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



PB CATCH
SEAFOOD + RAW BAR

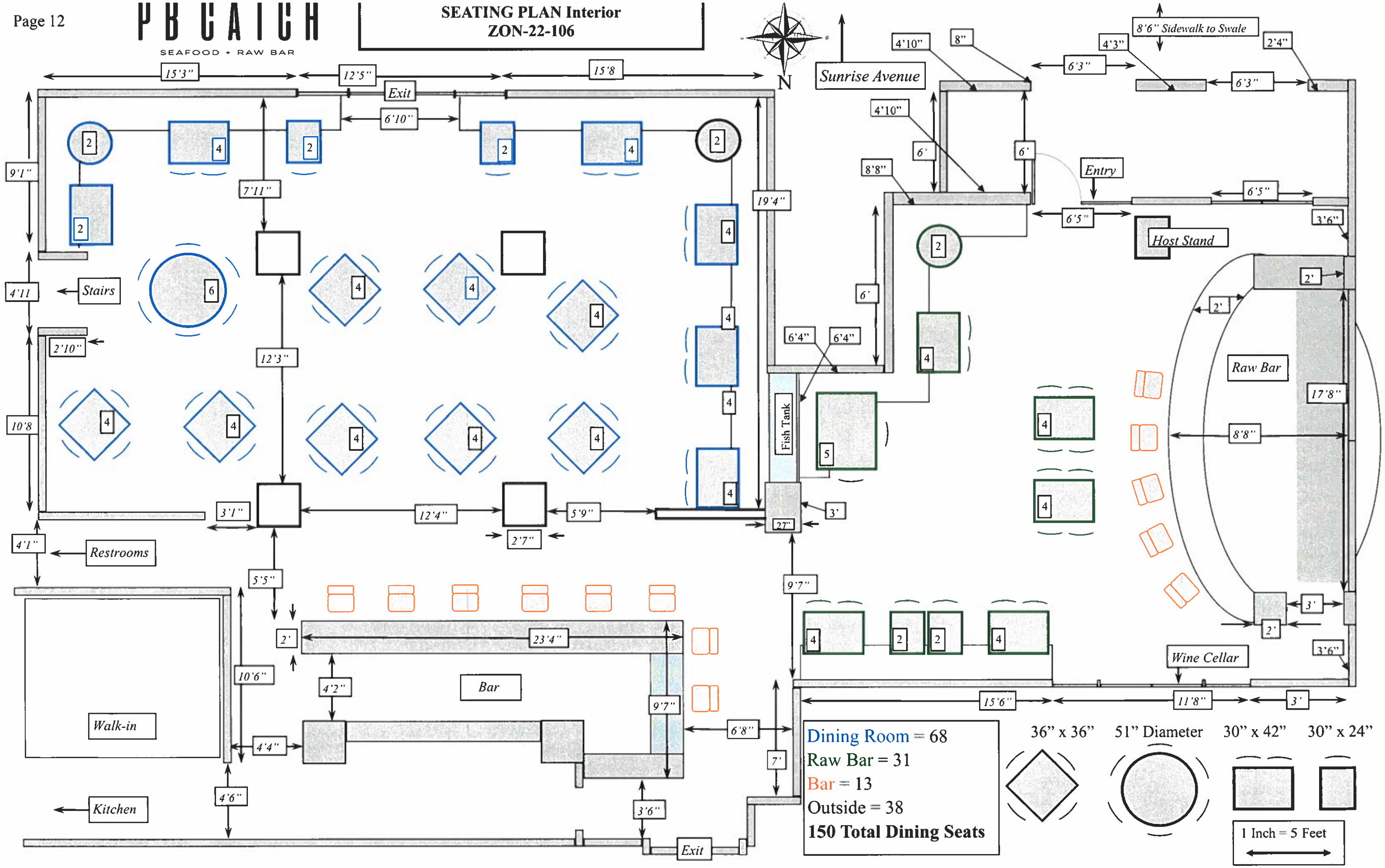
251 Sunrise Avenue
Palm Beach, FL 33480
(561) 655-5558

Scale : 1 inch = 8 feet

Dining Room = 68 Seats
Raw Bar = 31 Seats
Bar = 13 Seats
Outside = 38 Seats
150 Total Dining Seats

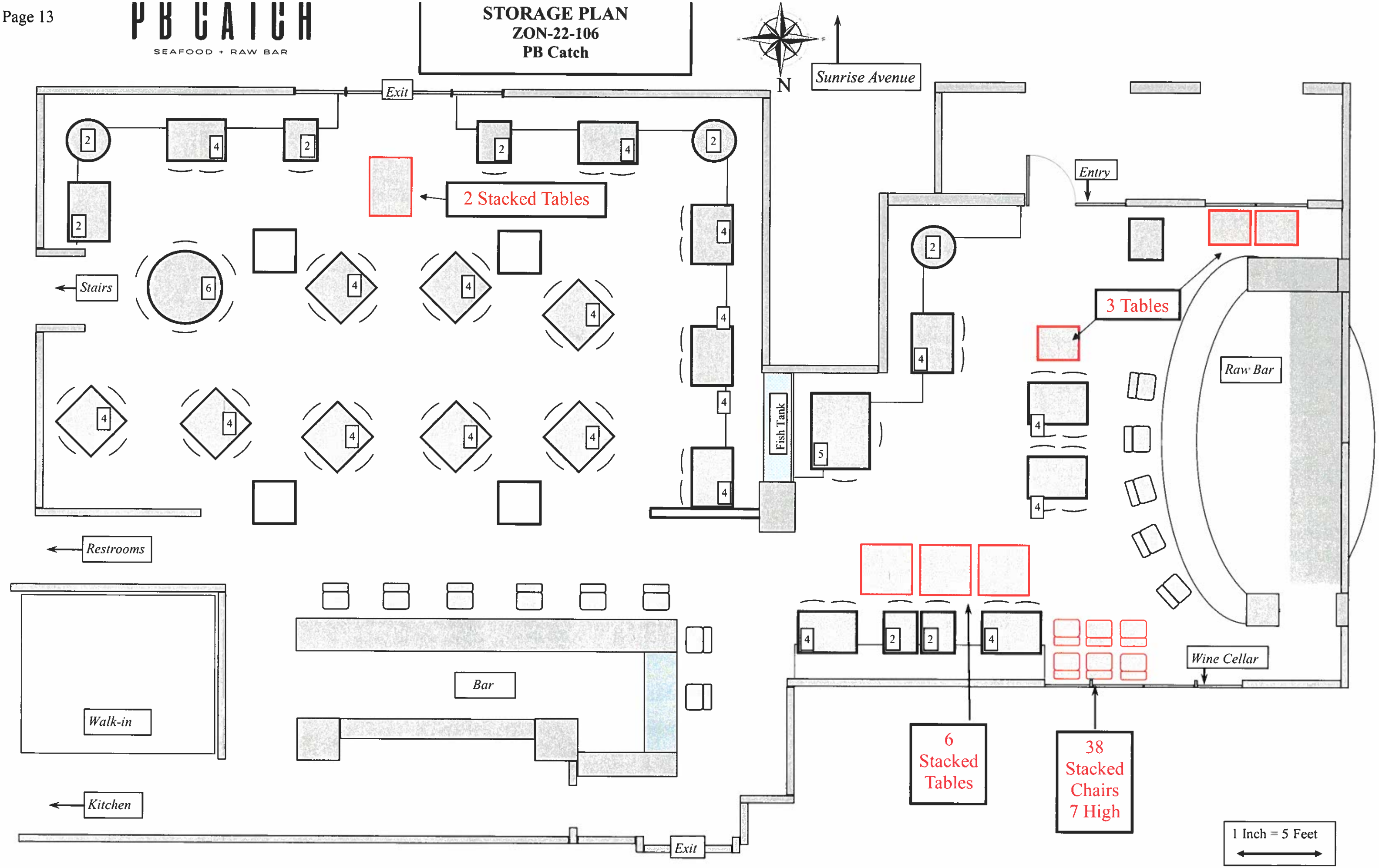
PB CATCH
SEAFOOD + RAW BAR

SEATING PLAN Interior
ZON-22-106



PB CATCH
SEAFOOD + RAW BAR

STORAGE PLAN
ZON-22-106
PB Catch



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 **UNIT TYPE:** Seats
CONDITION:

TOWN RECEIPTS #: 00957691
BUSINESS TAX: $ 1,013.50
ISSUE DATE : 10/1/21
COMMENTS: 150 SEATS MAXIMUM

BUSINESS TAX PAYER: THIERRY BEAUD
BUSINESS NAME: PB CATCH
CORPORATE NAME: 251 PARTNERS LLC
MAILING ADDRESS: 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