

Building Renovations for: 380 S County Road Le Bar - Ground Floor Palm Beach, FL 33480

THE CURRENTLY APPROVED RESTAURANT OCCUPIES 2,310 SF ON THE FIRST FLOOR OF AN EXISTING 6,017 SF TWO-STORY BUILDING. THE RESTAURANT IS CURRENTLY APPROVED FOR 108 TOTAL SEATS, 8 OF WHICH ARE EXTERIOR. THE SCOPE OF THIS APPLICATION INCLUDES A NEW 368 SF COVERED DINING AREA, A NEW 300 SF BACK OF HOUSE ADDITION UNDER THE EXISTING SECOND FLOOR FOOTPRINT, AND ASSOCIATED PARKING, HARDSCAPE AND LANDSCAPE MODIFICATIONS. ADDITIONALLY INCLUDED IS A REQUEST TO RELOCATE 22 OF THE CURRENTLY APPROVED SEATS OUTDOORS FOR A TOTAL OF 30 EXTERIOR SEATS.

RECEIVED

By yfigueroa at 1:28 pm, Oct 04, 2022

NO.	SHEET TITLE
	ARCHITECTURAL
CVR	COVER SHEET
210.1	SURVEY
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	LANDSCAPE
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L5.0	CONSTRUCTION STAGING PLAN
L6.0	TRUCK LOGISTICS PLAN



Architecture • Interior Design

285 BANYAN BLVD.
WEST PALM BEACH, FLORIDA 33401
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FL Lic. # AA26002399

Keith M. Spina # AR13419

FINAL SUBMITTAL 10.03.22

ARCOM (ARC-22-182) - AUGUST 24, 2022

ZONING (ZON-22-113) - SEPTEMBER 14, 2022

Landscape Architect
Environmental Design Group

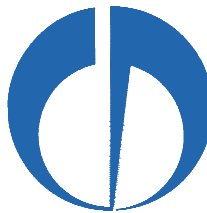
139 NORTH COUNTY ROAD - SUITE 20-B
PALM BEACH, FL 33480
561.832.4600

Civil / Traffic Engineer
Simmons & White

2581 METROCENTRE BLVD. SUITE 3
WEST PALM BEACH, FL 33407
561.473.7848

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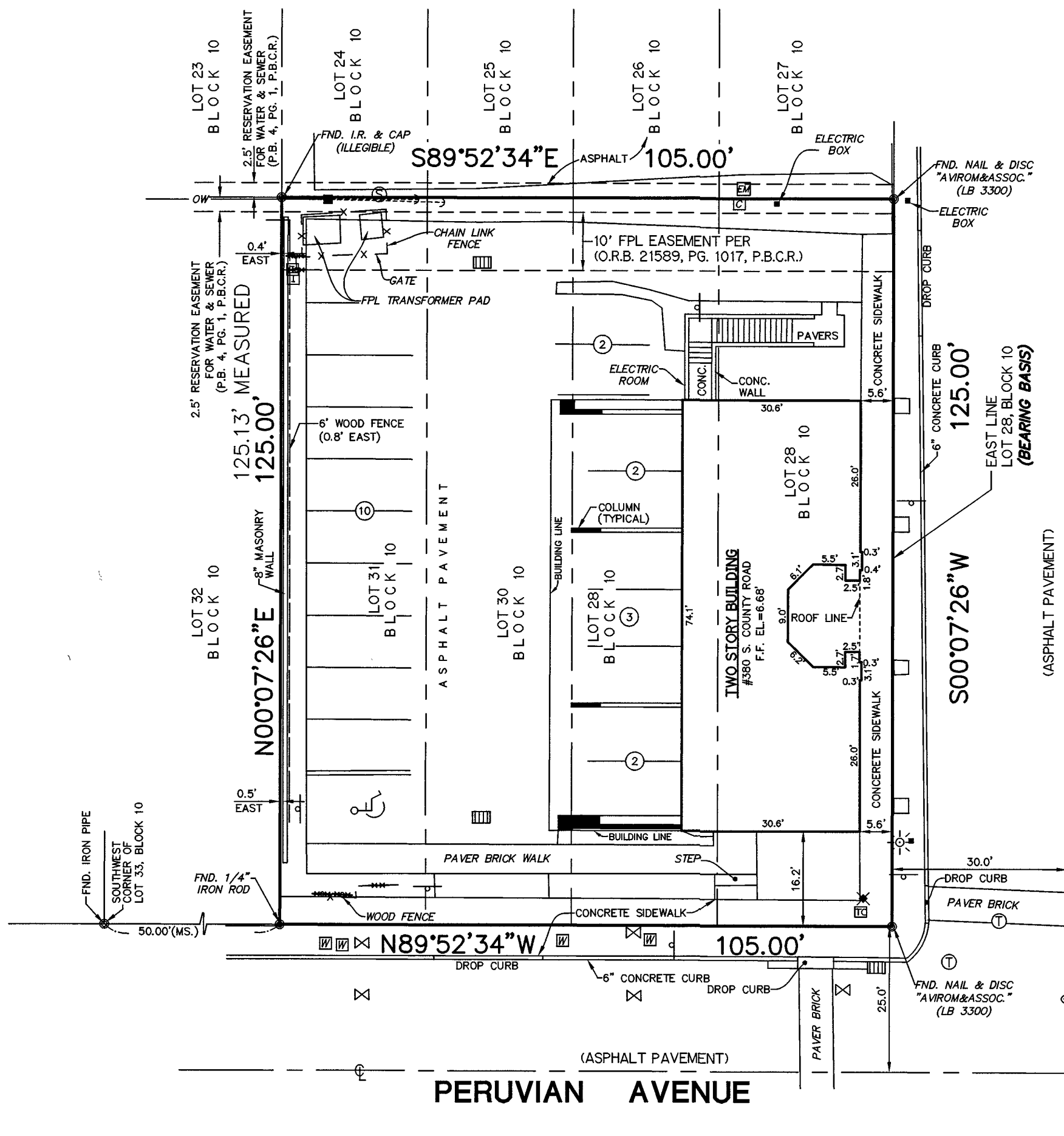
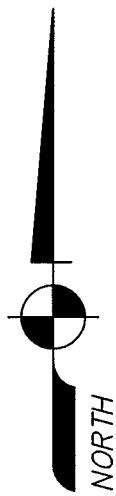
Revisions:

Project no: 21076
Date: 12.27.21
Drawn by: CG
Project Architect: NF

AC

FINAL SUBMITTAL

COVER SHEET



LEGEND

- BACK FLOW PREVENTOR VALVE
- CABLE TELEVISION SERVICE
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC METER
- ELECTRIC SERVICE BOX
- FIRE HYDRANT
- GUY ANCHOR
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY MANHOLE
- SIGNAL POLE
- SIGN (UNLESS NOTED)
- TELEPHONE MANHOLE
- VALVE
- WATER METER
- TRAFFIC SIGNAL CONTROL BOX

SUMMARY TABLE

SCHEDULE B, SECTION II EXCEPTIONS OF TITLE
COMMITMENT NO. 2989141
ISSUED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY

EXCEPTION NUMBER AND RECORDING INFORMATION		AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 7	P.B. 4/1	YES	SHOWN
No. 8	O.R.B. 20147/828	YES	NOT PLOTTABLE
	O.R.B. 23644/506	YES	NOT PLOTTABLE
	O.R.B. 23644/513	YES	NOT PLOTTABLE
No. 9	O.R.B. 21589/1017	YES	SHOWN
No. 10	O.R.B. 22885/1807	YES	NOT PLOTTABLE
No. 11	O.R.B. 22922/906	YES	NOT PLOTTABLE
No. 12	O.R.B. 25191/1739	YES	NOT PLOTTABLE
No. 13	O.R.B. 23644/579	YES	NOT PLOTTABLE
No. 14	O.R.B. 23644/587	YES	NOT PLOTTABLE

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Commonwealth Land Title Insurance Company, Title Commitment No. 6301388, effective date March 22, 2017 @ 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviram & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Bearings, distances and/or angles shown hereon are in accord with the plot and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the east line of Lot 28 having a bearing of S00°07'26"W.
- The property described hereon lies within Flood Zone A7, Base Flood Elevation 7 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120220 0003 C, dated 09/30/82.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: Palm Beach County Engineering Division Benchmark No. J310, Elevation =15.023 (NGVD 1929).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=20' (1:240).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Abbreviation Legend: C = Centerline; C.B.S. = Concrete, Block & Stucco; CONC = Concrete; EL = Elevation; FND = Found; F.F. = Finished Floor; FP&L = Florida Power & Light; INV = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG = Page; P.L.S. = Professional Surveyor and Mapper; R.C.P. = Reinforced Concrete Pipe; O.R.B. Official Records Book.
- Property Address: 380 South County Road, Palm Beach FL 33480.

LAND DESCRIPTION:

Lots 28, 29, 30 and 31, Block 10, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida, and containing 13,125 square feet (0.3013 acres) more or less.

CERTIFIED TO:

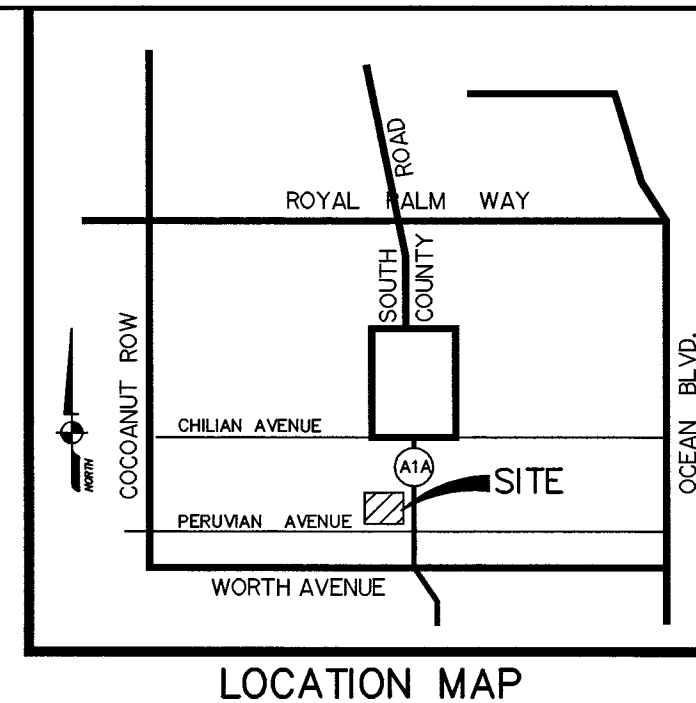
380 South County, LLC, a Florida limited liability company
John D. O'Neill, P.A.
Commonwealth Land Title Insurance Company
Alley, Mooss, Rogers & Lindsey, P.A.
Manufacturers and Traders Trust Company, its successors and/or assigns

CERTIFICATION:

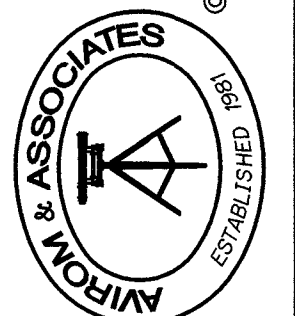
I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 4/19/2017

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

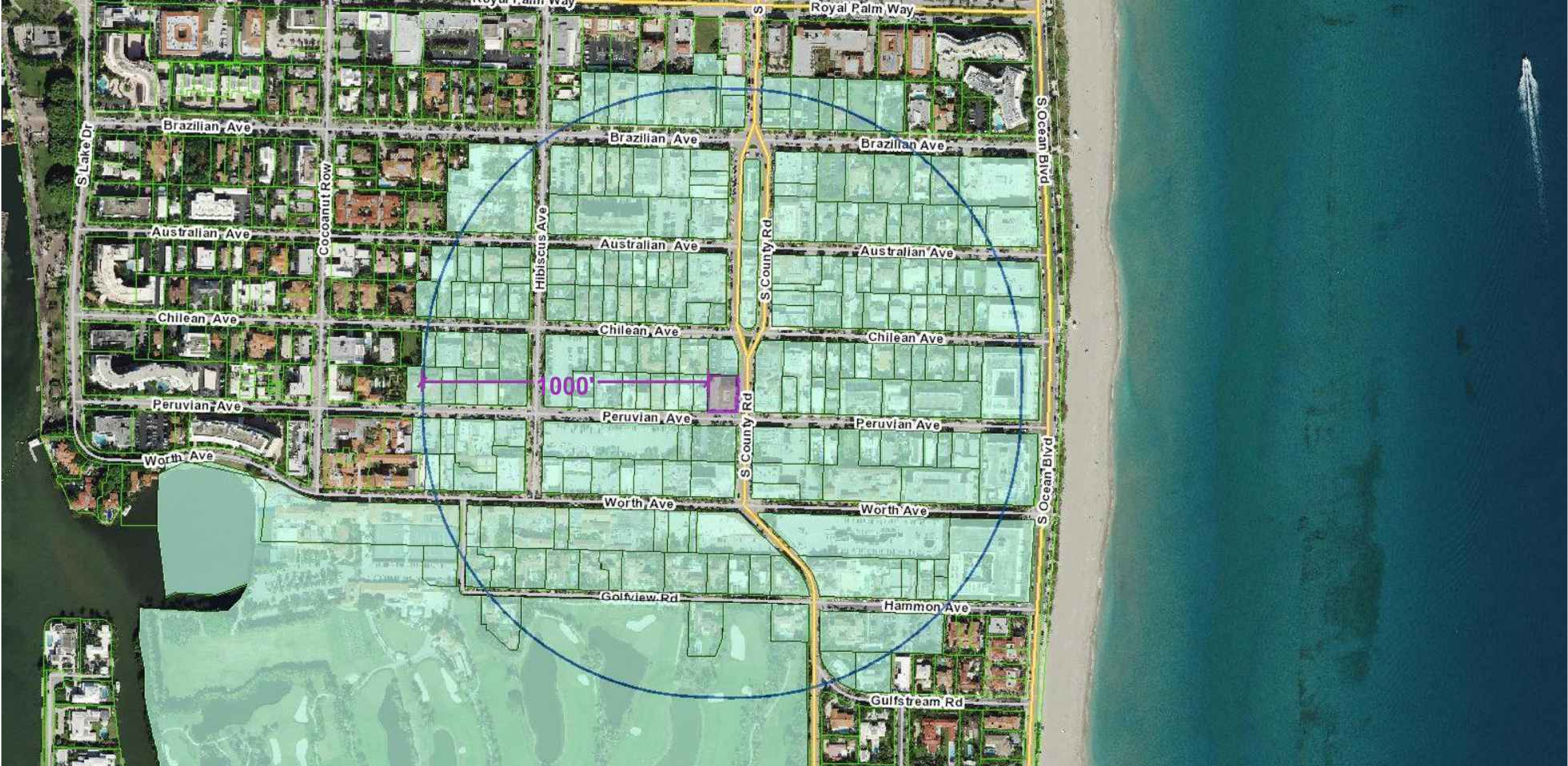


AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
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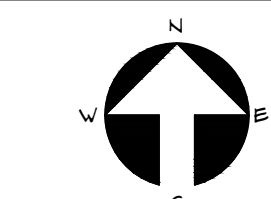
SCALE 1" = 20'	REVISIONS	DATE	BY	CK
DATE 10/18/05	FIELD UPDATE SURVEY (F.B. 1388/24)	05/15/07	N.L.	J.T.D.
BY C.L.P.	FIELD UPDATE SURVEY (F.B. 1513/56-59)	07/05/10	W.R.E.	J.T.D.
CK'D. J.T.D.	FIELD UPDATE SURVEY (SKETCH)	04/07/2017	A.S.B.	J.T.D.
F.B.1303PG. 04	REVISED PER NEW TITLE COMMITMENT	04/19/2017	K.S.B.	J.T.D.
JOB NO. 7923				

BOUNDARY SURVEY
LOTS 28-31, BLOCK 10
REVISED MAP OF ROYAL PARK
ADDITION TO PALM BEACH
(P.B. 4, PG. 1, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA.



SITE LOCATION MAP

SITE LOCATION MAP



AC 0.1

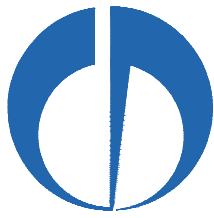
FINAL SUBMITTAL

Revisions:

Project no: 21076
Date: 12.27.21
Drawn by: CG
Project Architect: NF

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Palm Beach, FL 33480



SPINA OROURKE
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Architecture • Interior Design
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FL Lic # AR0502297



EXISTING NORTH-EAST PERSPECTIVE



EXISTING EAST FACADE



EXISTING SOUTH-EAST PERSPECTIVE



EXISTING SOUTH-WEST PERSPECTIVE

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Keith W. Spina # AR1519

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Project Architect: NF

SUBJECT PROPERTY

AC 0.2

FINAL SUBMITTAL



375 S COUNTY RD.



375 S COUNTY RD.



375 S COUNTY RD.



375 S COUNTY RD.



376 S COUNTY RD.



376 S COUNTY RD.



211 PERUVIAN AVE.



211 PERUVIAN AVE.

CONTEXT IMAGES

AC 0.4

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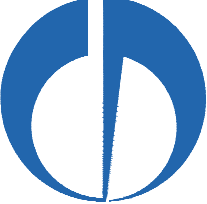
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400 S COUNTY RD.



401 S COUNTY RD.



360 S COUNTY RD.



360 S COUNTY RD.



356 S COUNTY RD.



361 S COUNTY RD.



365 S. COUNTY RD.



201 CHILEAN AVE.



214 CHILEAN AVE.



222 CHILEAN AVE.



226 CHILEAN AVE.



365 S. COUNTY RD.



219 CHILEAN AVE.



230 CHILEAN AVE.



201 CHILEAN AVE.



225 CHILEAN AVE.



170 CHILEAN AVE.



214 CHILEAN AVE.



223 PERUVIAN AVE.



220 PERUVIAN AVE.



157 PERUVIAN AVE.



217 PERUVIAN AVE.



400 PERUVIAN AVE.



162 PERUVIAN AVE.



215 PERUVIAN AVE.



173 PERUVIAN AVE.



225 WORTH AVE.



201 WORTH AVE.



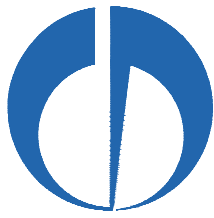
219 & 201 WORTH AVE.



411 S COUNTY RD.



175 WORTH AVE.





Town of Palm Beach

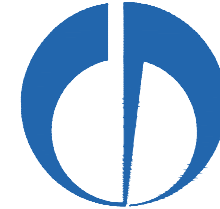
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	380 S COUNTY RD		
2	Zoning District:	C-TS TOWN-SERVING COMMERCIAL		
3	Structure Type:	Restaurant / Office		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000	13,125	NC
6	Lot Depth	30'-0"	105'-0"	NC
7	Lot Width	90'-0"	125'-0"	NC
8	Lot Coverage	70% (9,187 SF)	31% (4,103 SF)	38% (4,442 SF)
9	Front Yard Setback	E 15'-0" / S 15'-0"	E 5'-4" / S 16'-4"	E 5'-4" / S 5'-0"
10	* Side Yard Setback (1st Story)	N 10'-0" / S 10'-0"	N 19'-10" / S 16'-4"	N 19'-10" / S 4'-7"
11	* Side Yard Setback (2nd Story)	N 10'-0" / S 10'-0"	N 19'-10" / S 16'-4"	N 19'-10" / S 16'-4"
12	Rear Yard Setback	15'-0"	46'-4"	NC
13	Angle of Vision	N/A	N/A	N/A
14	Building Height	25'-0"	24'-7"	NC
15	Overall Building Height	30'-0"	30'-0"	NC
16	Finished Floor Elev. (FFE)(NAVD)	8.00	6.68	NC
17	Zero Datum for pt. of Meas. (NAVD)	6.68	6.68	NC
18	Base Flood Elevation (BFE)(NAVD)	7.00	7.00	NC
19	Landscape Open Space (LOS)	25% (3,281 SF)	12.4% (1,673 SF)	11.6% (1,534 SF)
20	Perimeter LOS	N/A	N/A	N/A
21	Front Yard LOS	N/A	N/A	N/A
22	Native Plant Species %	25%	N/A	N/A

* 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:

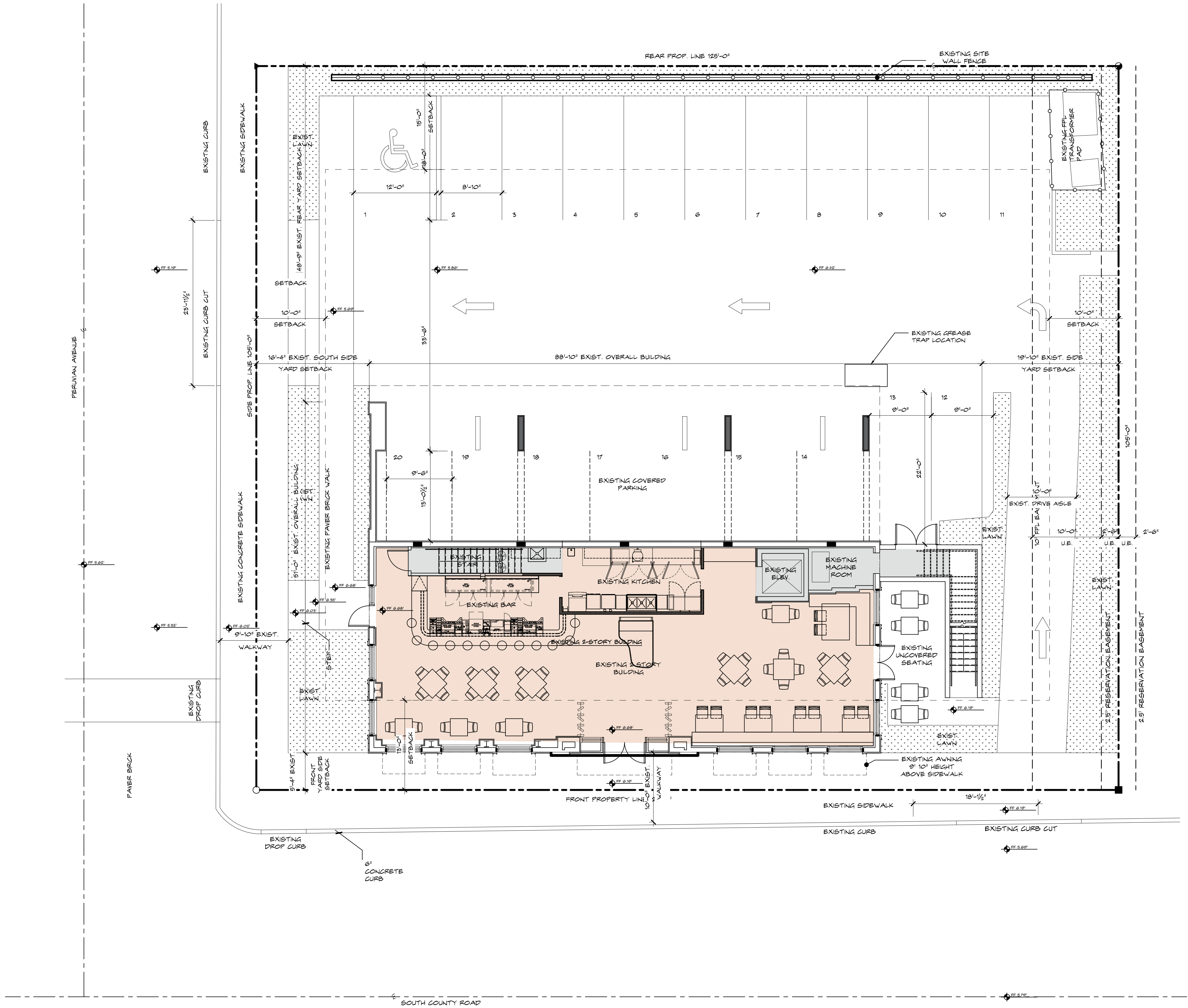
Project no: 21076
Date: 12.27.21
Drawn by: CG
Project Architect: NF



ZONING LEGEND

AC 1.0

FINAL SUBMITTAL



SQUARE FOOTAGE

GROUND FLOOR GLA	EXISTING	PROPOSED
- COMMON AREA	251 SF	194 SF
- EXIST. RESTAURANT	1,825 SF	1,827 SF
- NEW BOH	0 SF	519 SF
- COVERED SEATING	0 SF	370 SF
SUBTOTAL	2,076 SF	2,910 SF
SECOND FLOOR GLA		
- COMMON AREA	1,119 SF	1,119 SF
- EXIST. OFFICE	1,601 SF	1,601 SF
- EXIST. RESTAURANT	535 SF	535 SF
SUBTOTAL	3,255 SF	3,255 SF
TOTAL	5,333 SF	6,165 SF

PARKING ANALYSIS PER SEC. 134-2176(13)

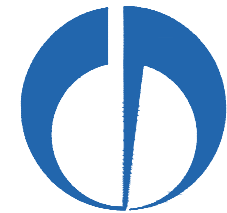
PROPOSED NEW REST. BOH / 1 SPACE PER 300
519 SF / 300 = 2 SPACES REQUIRED

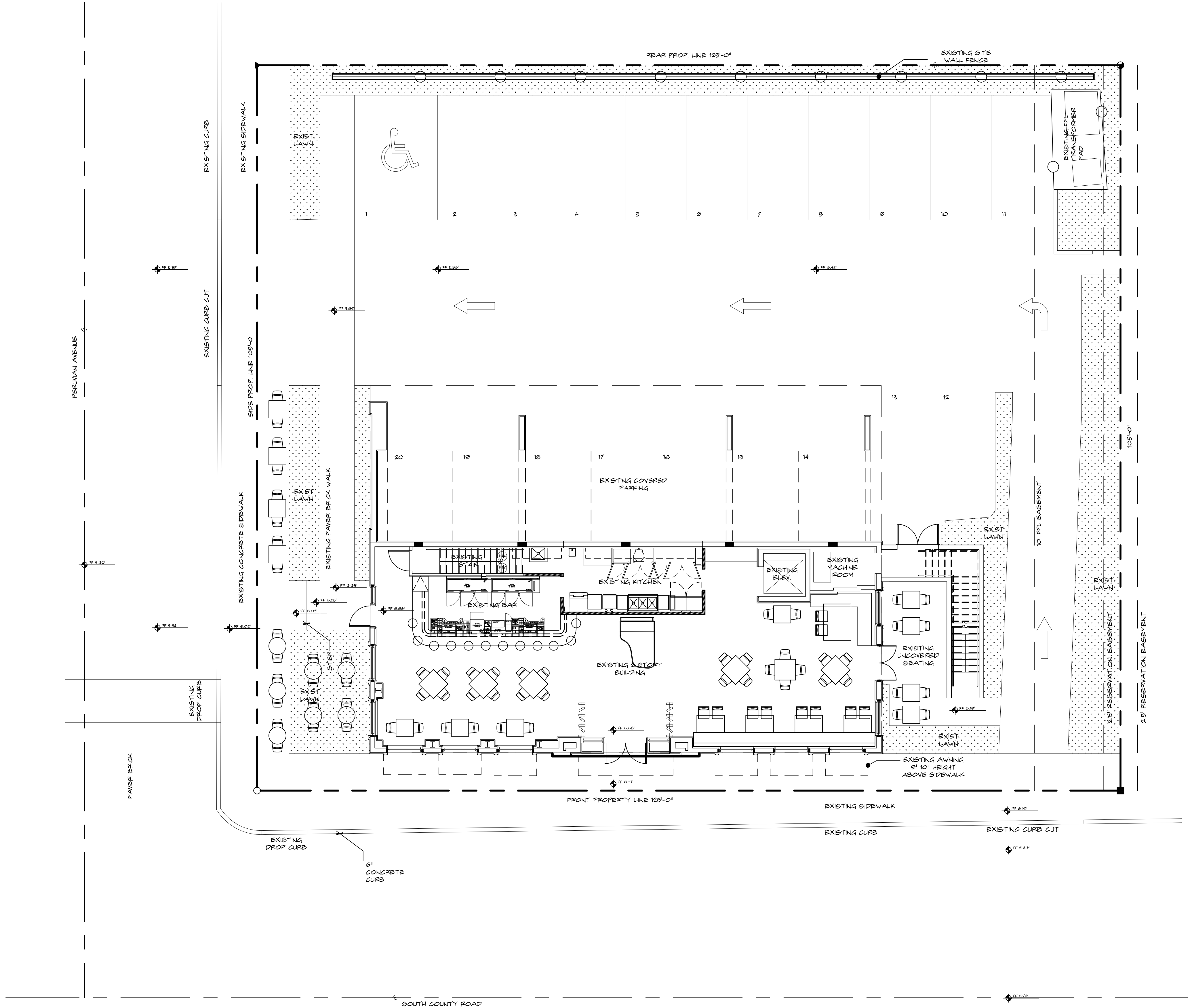
PROPOSED NEW COVERED SEATING
UTILIZES EXISTING APPROVED 108 SEATS = 0 REQUIRED

20 EXISTING SPACES PROVIDED

SEAT COUNT (108 APPROVED)

GROUND FLOOR	EXISTING	PROPOSED
INTERIOR	100 SEATS	96 SEATS
EXTERIOR	8 SEATS	22 SEATS
TOTAL	108 SEATS	108 SEATS



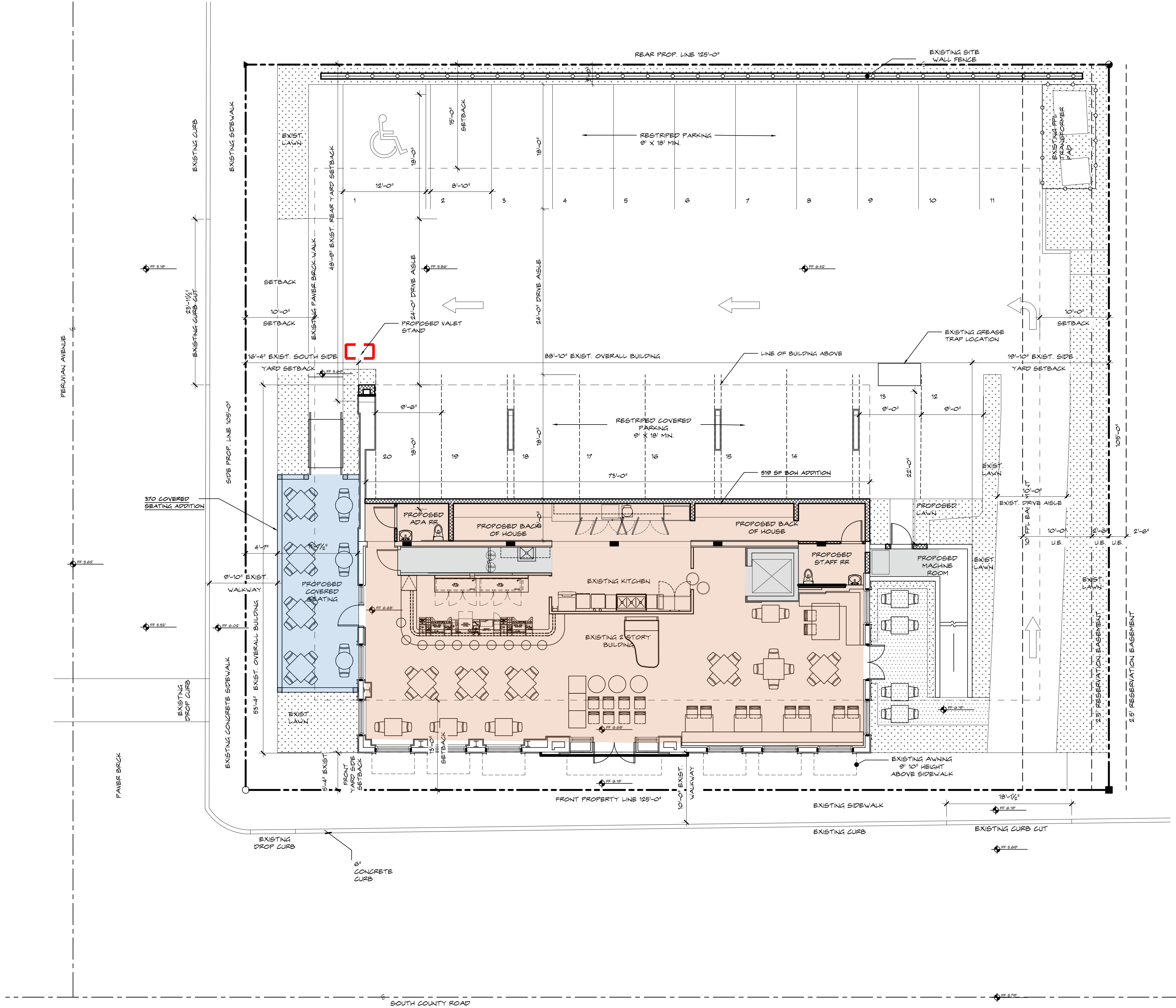


SQUARE FOOTAGE

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- NEW BOH	0 SF	0 SF
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SECOND FLOOR GLA	EXISTING	PROPOSED
- COMMON AREA	1,119 SF	1,119 SF
- EXIST. OFFICE	1,801 SF	1,801 SF
- EXIST. RESTAURANT	535 SF	535 SF
SUBTOTAL	3,255 SF	3,255 SF
TOTAL	5,333 SF	5,333 SF

SEAT COUNT (108 APPROVED)

GROUND FLOOR	EXISTING	PROPOSED
INTERIOR	100 SEATS	86 SEATS
EXTERIOR	8 SEATS	22 SEATS
TOTAL	108 SEATS	108 SEATS



1 PROPOSED SITE PLAN
AC.12 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE

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- COMMON AREA	1,119 SF	1,119 SF
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TOTAL	5,333 SF	6,165 SF

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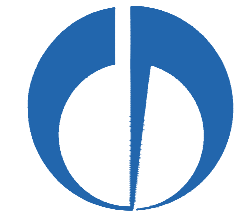
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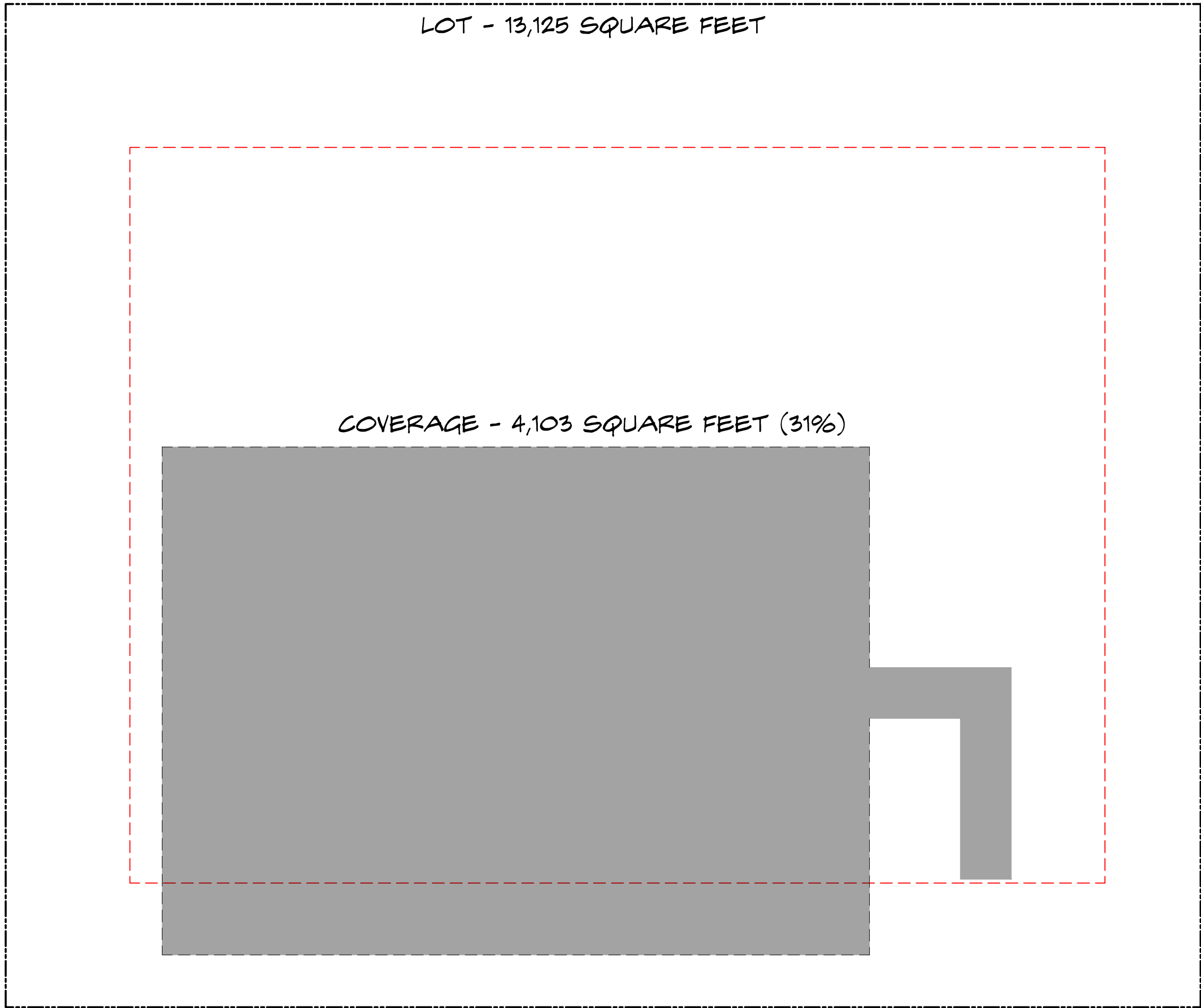
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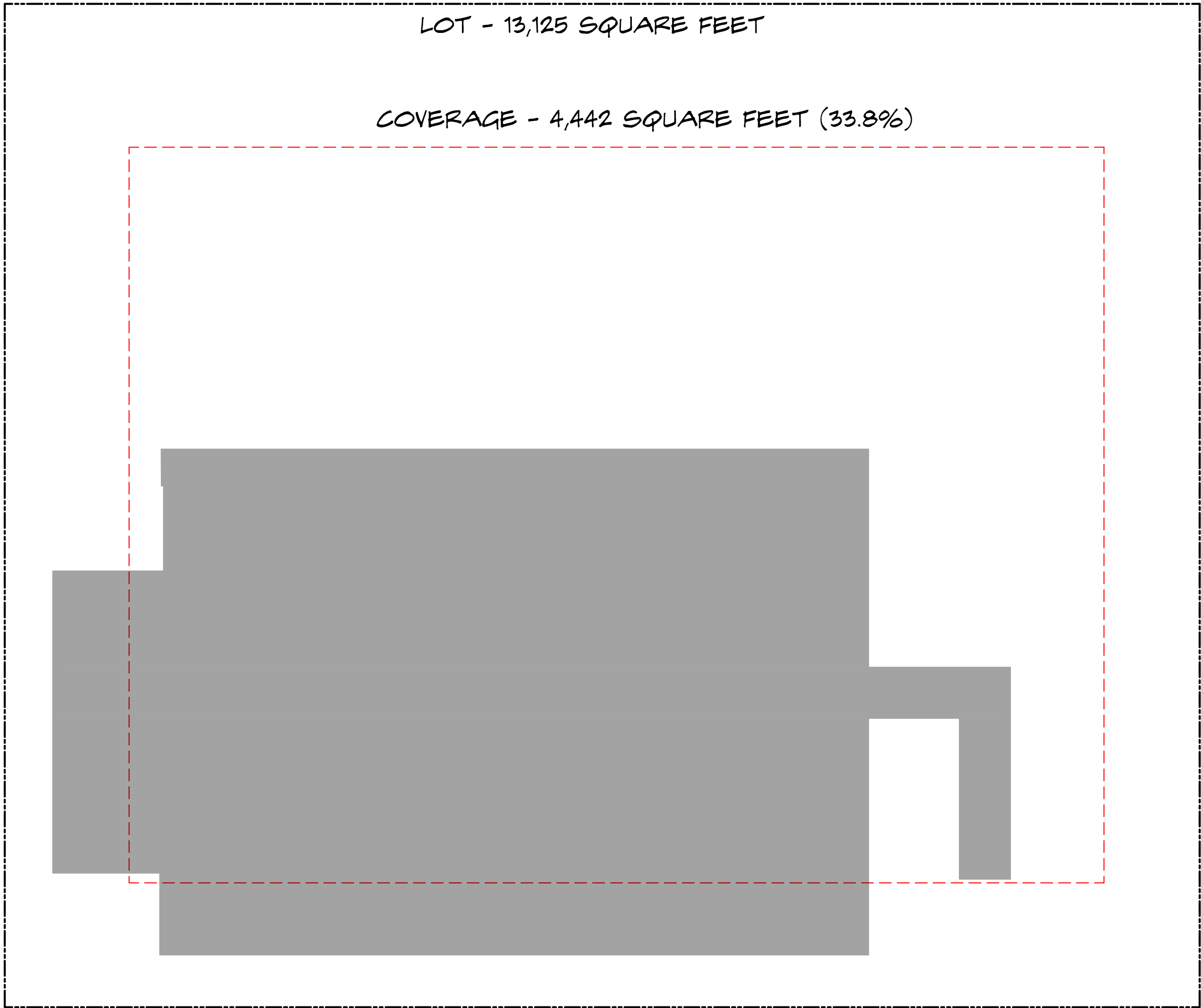
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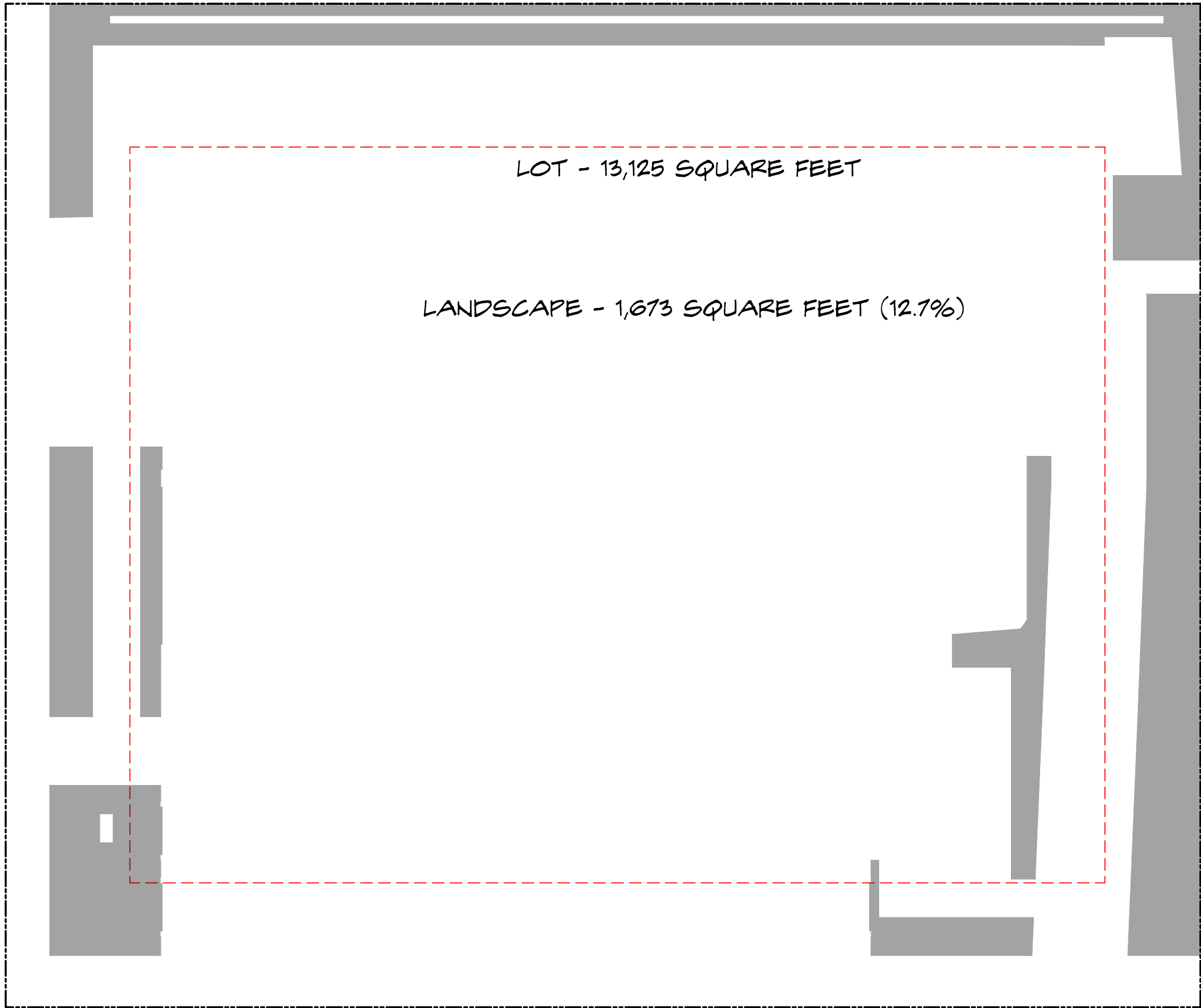




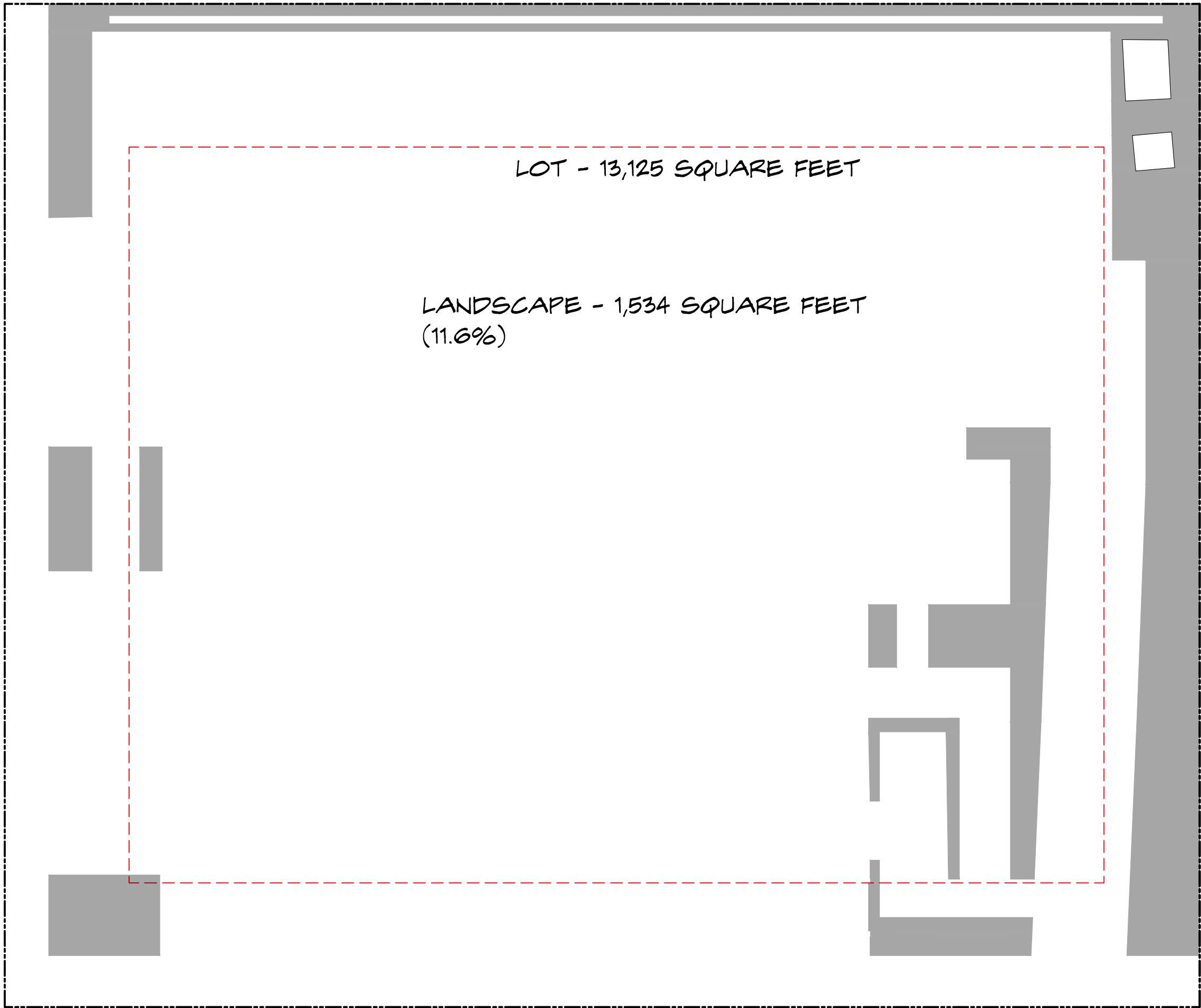
1 LOT COVERAGE - EXISTING
AC 1.3 SCALE: 3/32" = 1'-0"



2 LOT COVERAGE - PROPOSED
AC 1.3 SCALE: 3/32" = 1'-0"



3 LANDSCAPE OPEN SPACE-EXISTING
AC 1.3 SCALE: 3/32" = 1'-0"



4 LANDSCAPE OPEN SPACE-PROPOSED
AC 1.3 SCALE: 3/32" = 1'-0"

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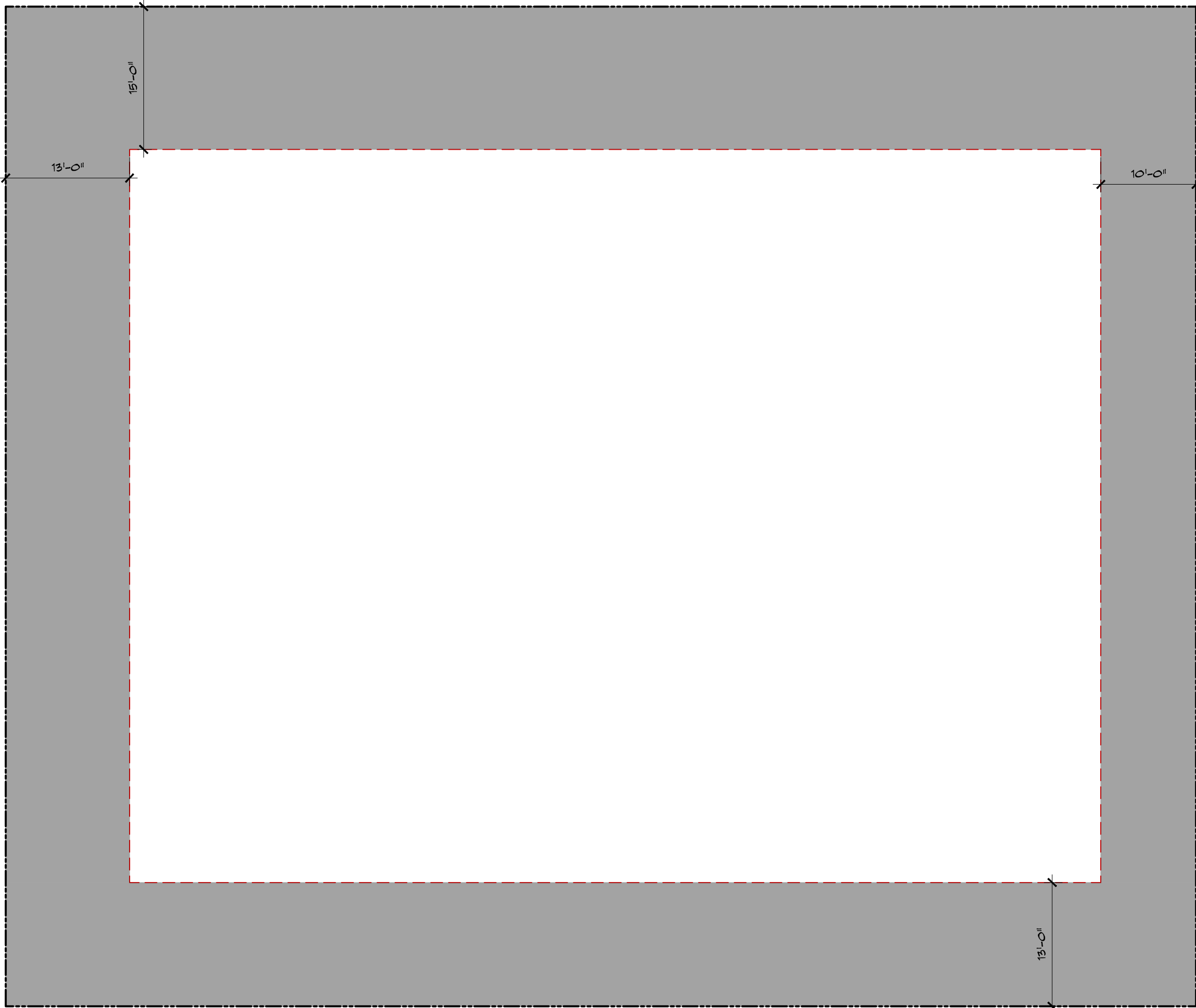
Revisions:

Project no:
Date:
Drawn by:
Project Architect:

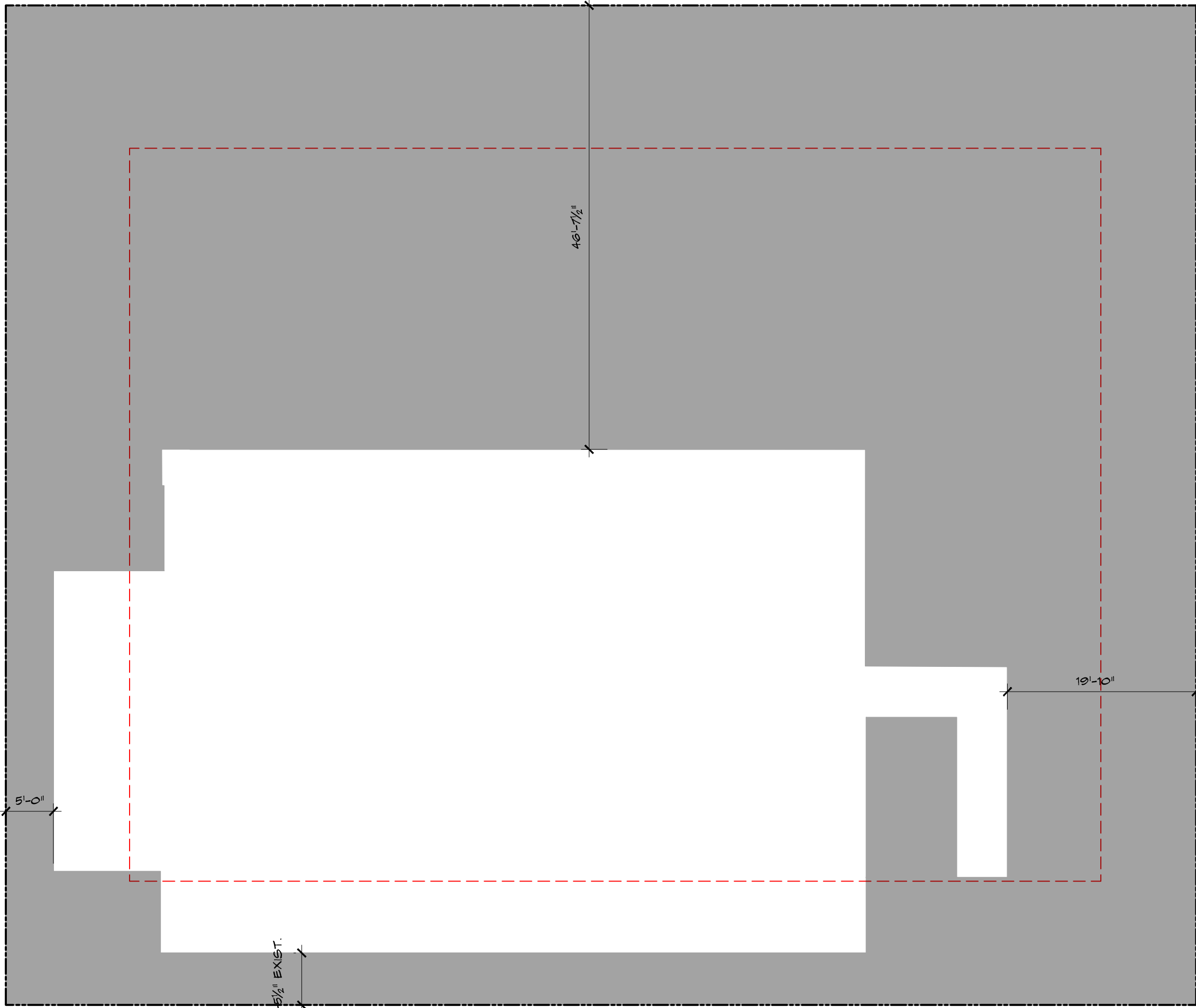
21076
12.27.21
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NF

LOT COVERAGE

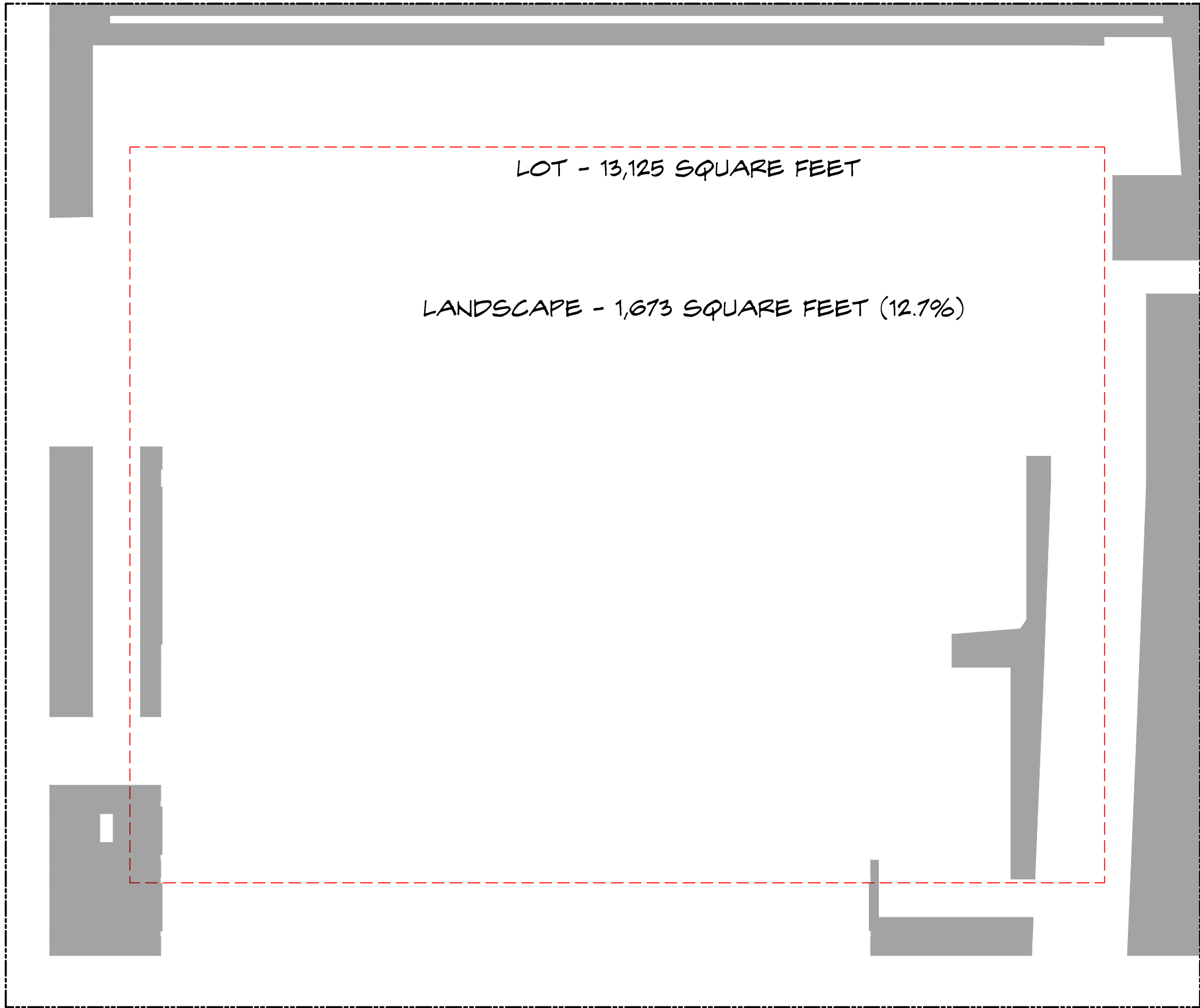
AC 1.3
FINAL SUBMITTAL



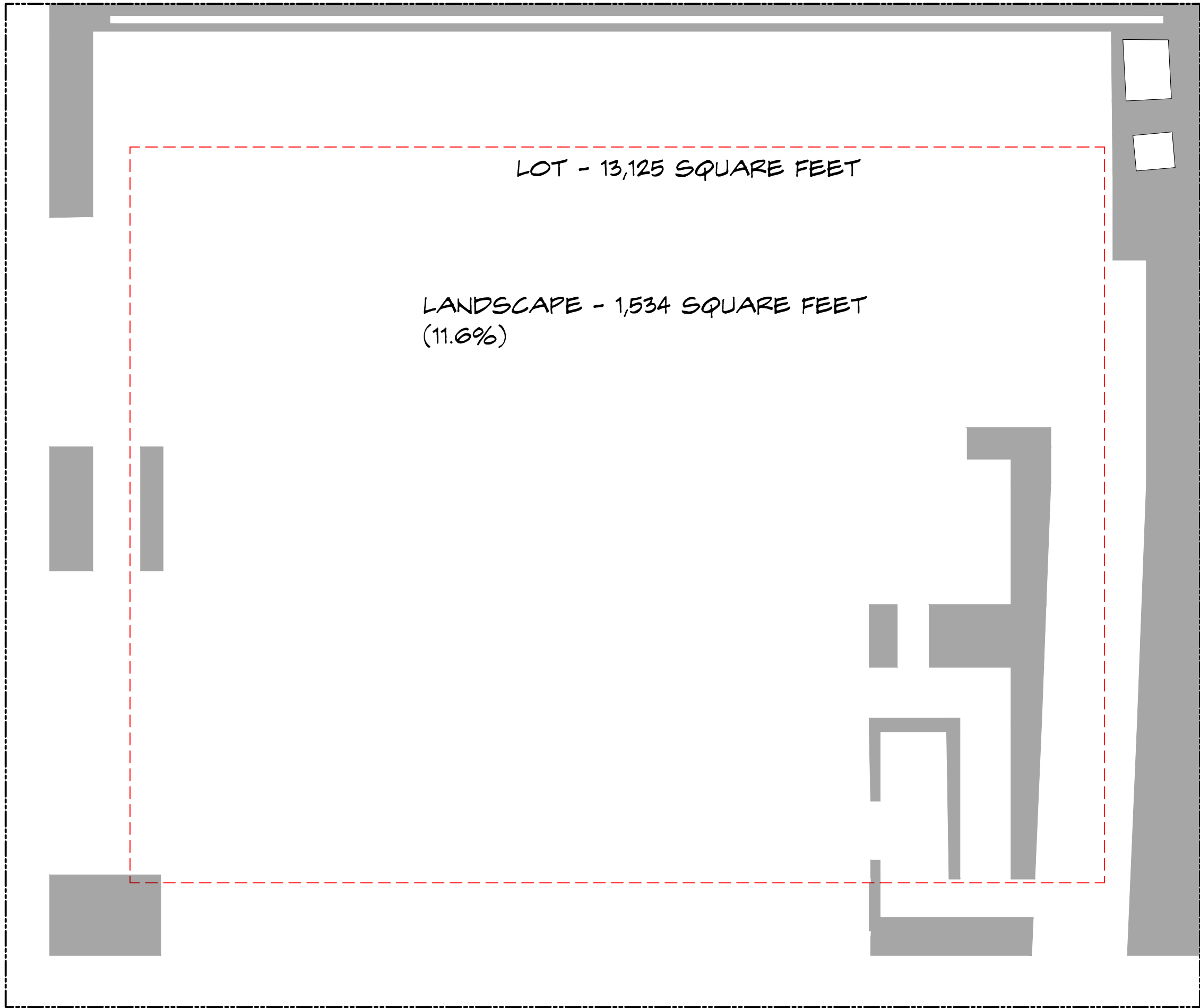
1 REQUIRED SETBACKS
AC 1.4 SCALE: 3/32" = 1'-0"



2 PROPOSED SETBACKS
AC 1.4 SCALE: 3/32" = 1'-0"



3 LANDSCAPE OPEN SPACE-EXISTING
AC 1.4 SCALE: 3/32" = 1'-0"



4 LANDSCAPE OPEN SPACE-PROPOSED
AC 1.4 SCALE: 3/32" = 1'-0"

VARIANCE DIAGRAMS

FINAL SUBMITTAL

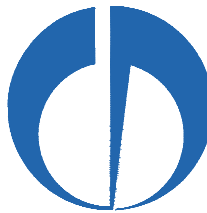
AC 1.4

Project no: 21076
Date: 12.27.21
Drawn by: CG
Project Architect: NF

Revisions:

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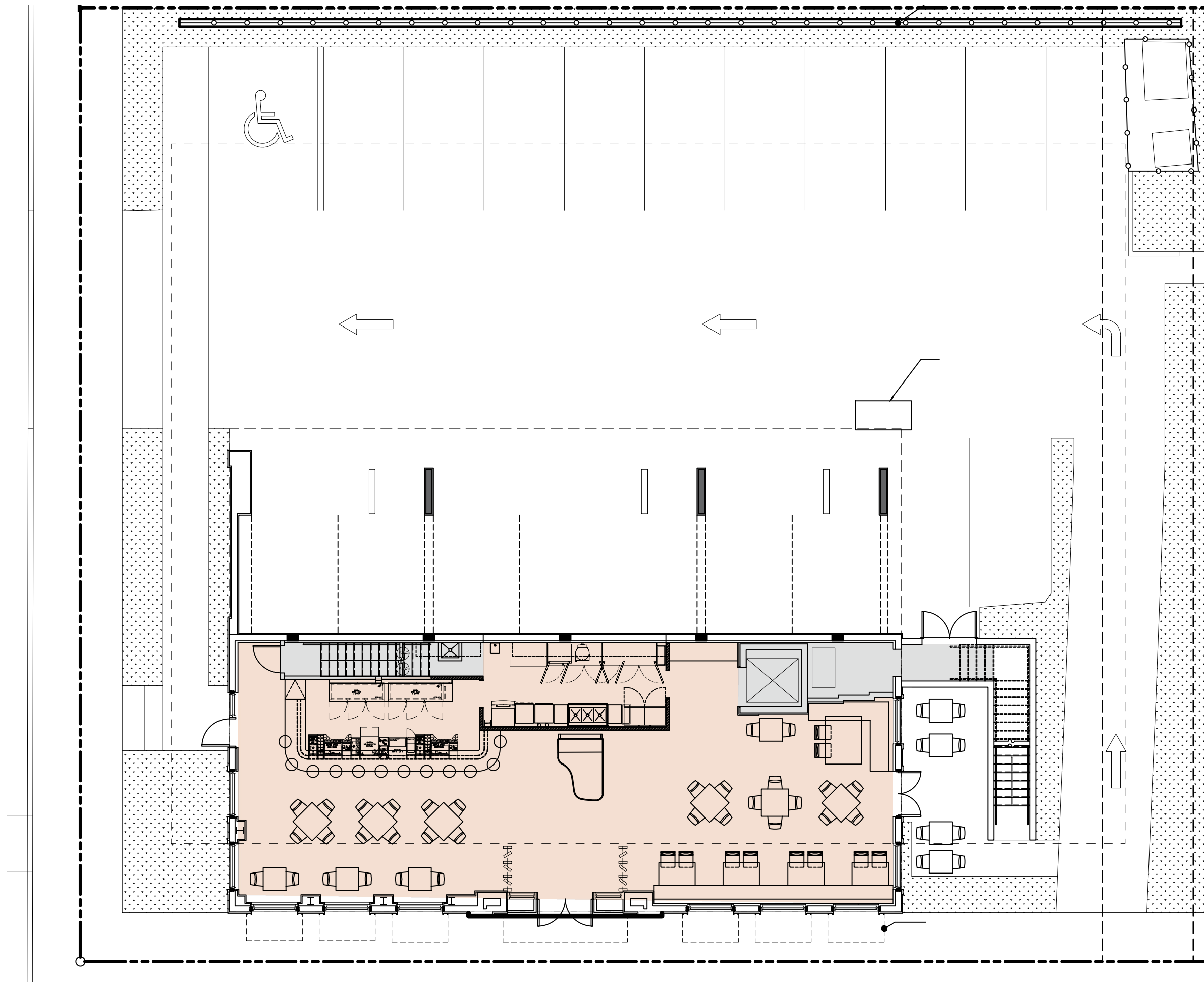
Building Renovations for:
380 S. County Road
Le Bar - Ground Floor
Palm Beach, FL 33480



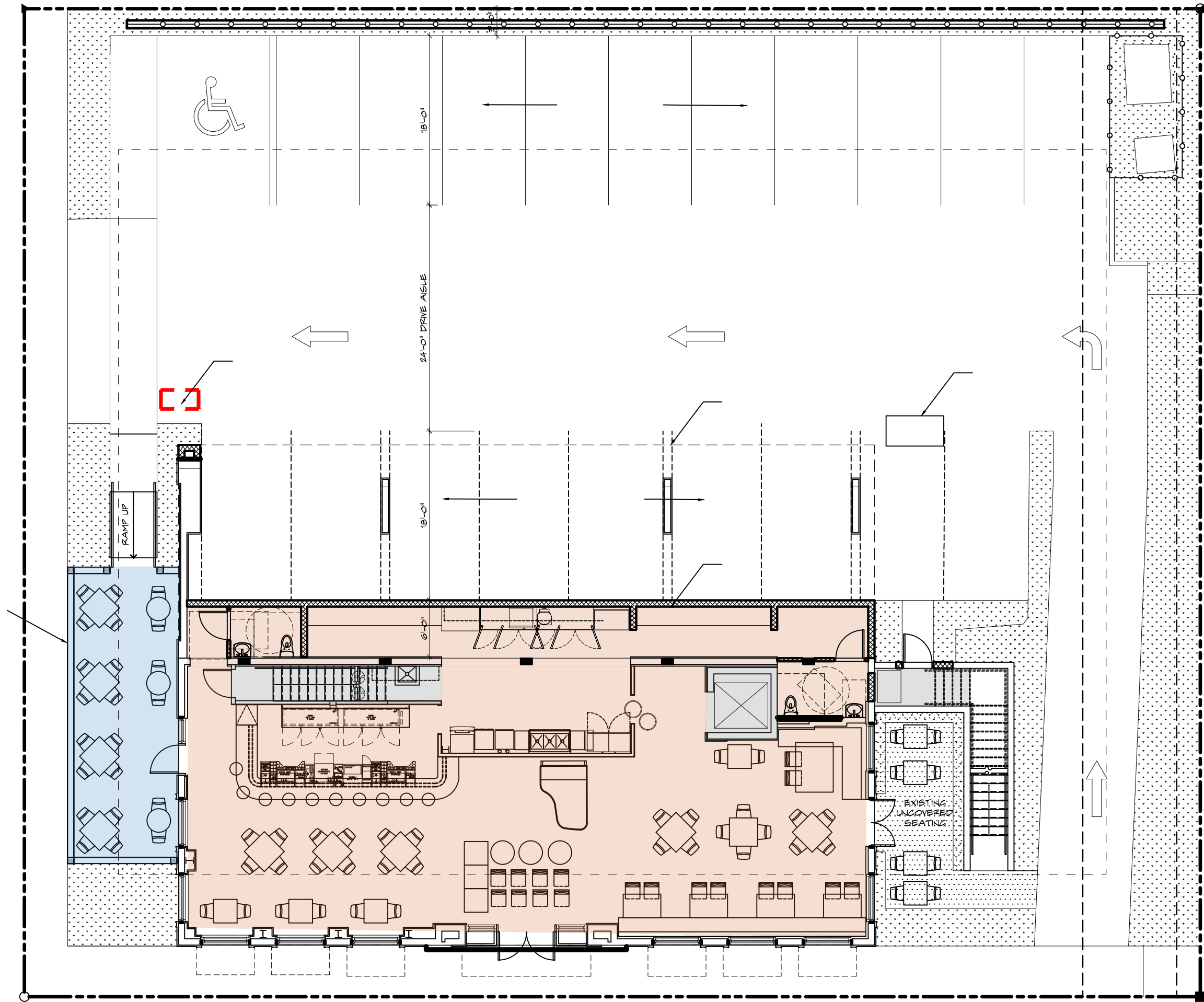
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Keith W. Spina # AR15419



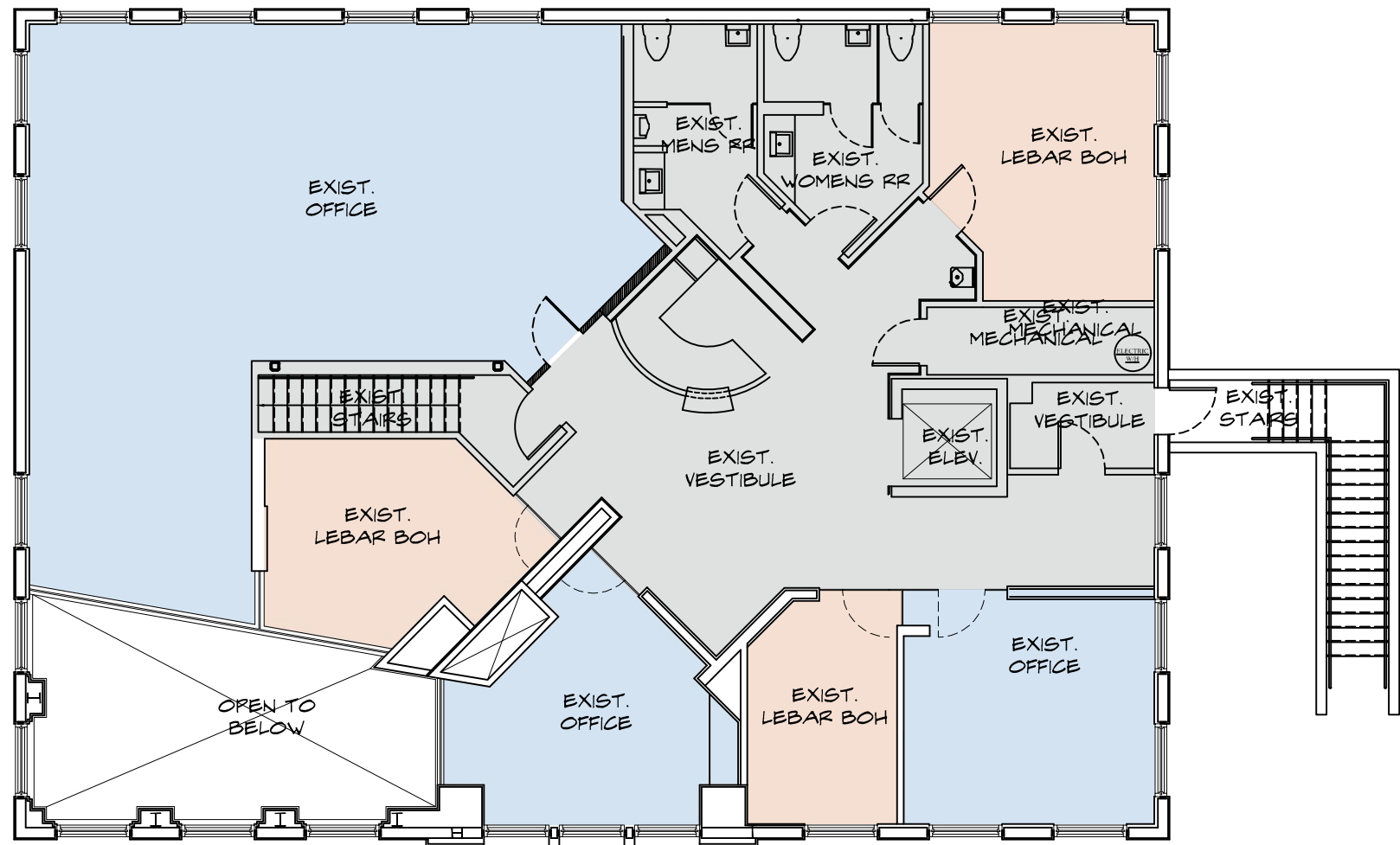
1 EXISTING GROUND FLOOR PLAN
AC 1.5 SCALE: 3/32" = 1'-0"



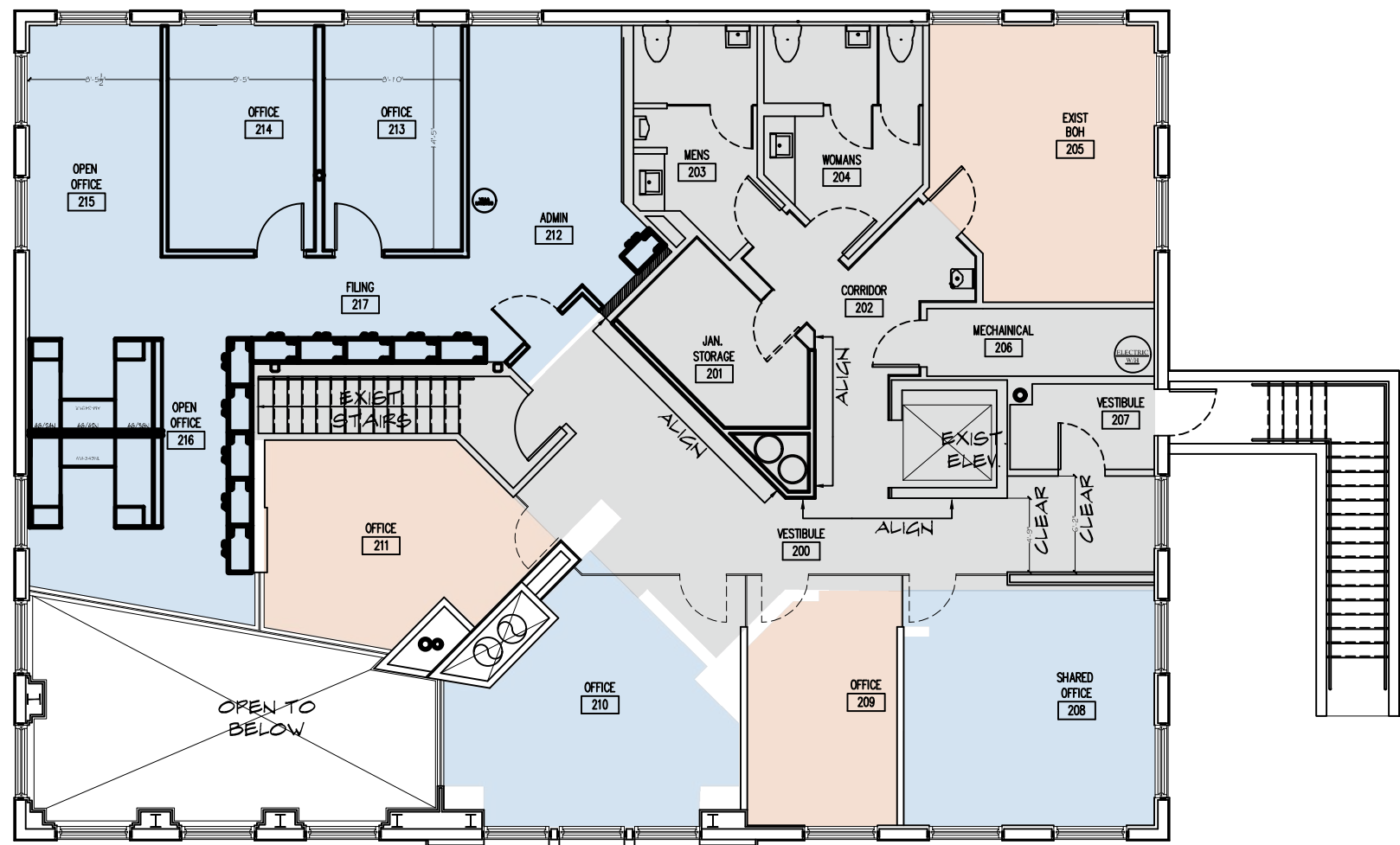
3 PROPOSED GROUND FLOOR PLAN
AC 1.5 SCALE: 3/32" = 1'-0"

SEAT COUNT (108 APPROVED)		
GROUND FLOOR	EXISTING	PROPOSED
INTERIOR	100 SEATS	88 SEATS
EXTERIOR	8 SEATS	22 SEATS
TOTAL	108 SEATS	108 SEATS

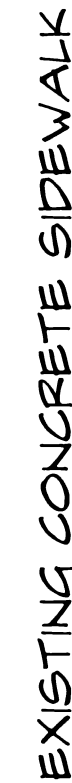
SQUARE FOOTAGE		
GROUND FLOOR GLA	EXISTING	PROPOSED
- COMMON AREA	281 SF	194 SF
- EXIST. RESTAURANT	1,825 SF	1,827 SF
- NEW BOH	0 SF	519 SF
- COVERED SEATING	0 SF	370 SF
SUBTOTAL	2,076 SF	2,910 SF
SECOND FLOOR GLA	EXISTING	PROPOSED
- COMMON AREA	1,119 SF	1,119 SF
- EXIST. OFFICE	1,601 SF	1,601 SF
- EXIST. RESTAURANT	535 SF	535 SF
SUBTOTAL	3,255 SF	3,255 SF
TOTAL	5,331 SF	6,165 SF



2 EXISTING SECOND FLOOR PLAN
AC 1.5 SCALE: 3/32" = 1'-0"



4 PROPOSED SECOND FLOOR PLAN
AC 1.5 SCALE: 3/32" = 1'-0"



SEAT COUNT (108 APPROVED)		
GROUND FLOOR	EXISTING	PROPOSED
INTERIOR	100 SEATS	86 SEATS
EXTERIOR	8 SEATS	22 SEATS
TOTAL	108 SEATS	108 SEATS