

Outdoor Seating for:

Carriage House

264, 270 South County Road
Palm Beach, FL 33480

Request for (62) outdoor seats in existing private courtyard at
existing Private Club.

Seats are not visible from any public way and do not encroach on
existing sidewalk



Architecture • Interior Design
Keith M. Spina # AR13419

207 SIXTH STREET
WEST PALM BEACH, FLORIDA 33401
561.684.6844 • Fax 561.684.5594
gliddenspina.com
FL Lic. # AA26002399

FINAL SUBMITTAL 09-02-2022

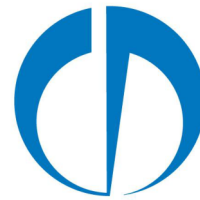
ZONING NUMBER: ZON-22-109

SHEET INDEX

| | |
|-------|--------------------------------------|
| CVR | COVER SHEET |
| SUR-1 | SURVEY - 264 S COUNTY RD |
| SUR02 | SURVEY - 270 S COUNTY RD |
| AER-1 | SITE AERIAL |
| A0.1 | EXISTING PHOTOGRAPHS |
| A0.2 | EXISTING PHOTOGRAPHS |
| A1.0 | EXISTING SEATING PLAN |
| A1.1 | PROPOSED SEATING PLAN WITH COURTYARD |
| A2.0 | ENLARGED COURTYARD SEATING PLAN |
| A3.0 | TOPB REQUEST REFERENCE SHEET INDEX |
| A3.1 | APPROVED VALET PLAN |
| A3.2 | AS-BUILT LANDSCAPE LIGHTING |
| A3.3 | AS-BUILT EXTERIOR ELEVATIONS |

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

SPINAOROURKE
+ P A R T N E R S

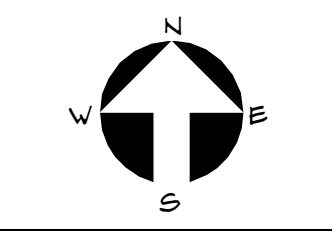


Outdoor Seating for:
Carriage House
264 & 270 S County Road
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
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ANY MANNER WITHOUT THE EXPRESS
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Revisions:

Project no: 17007
Date: August 21st 2019
Drawn by: Author
Project Architect: Checker

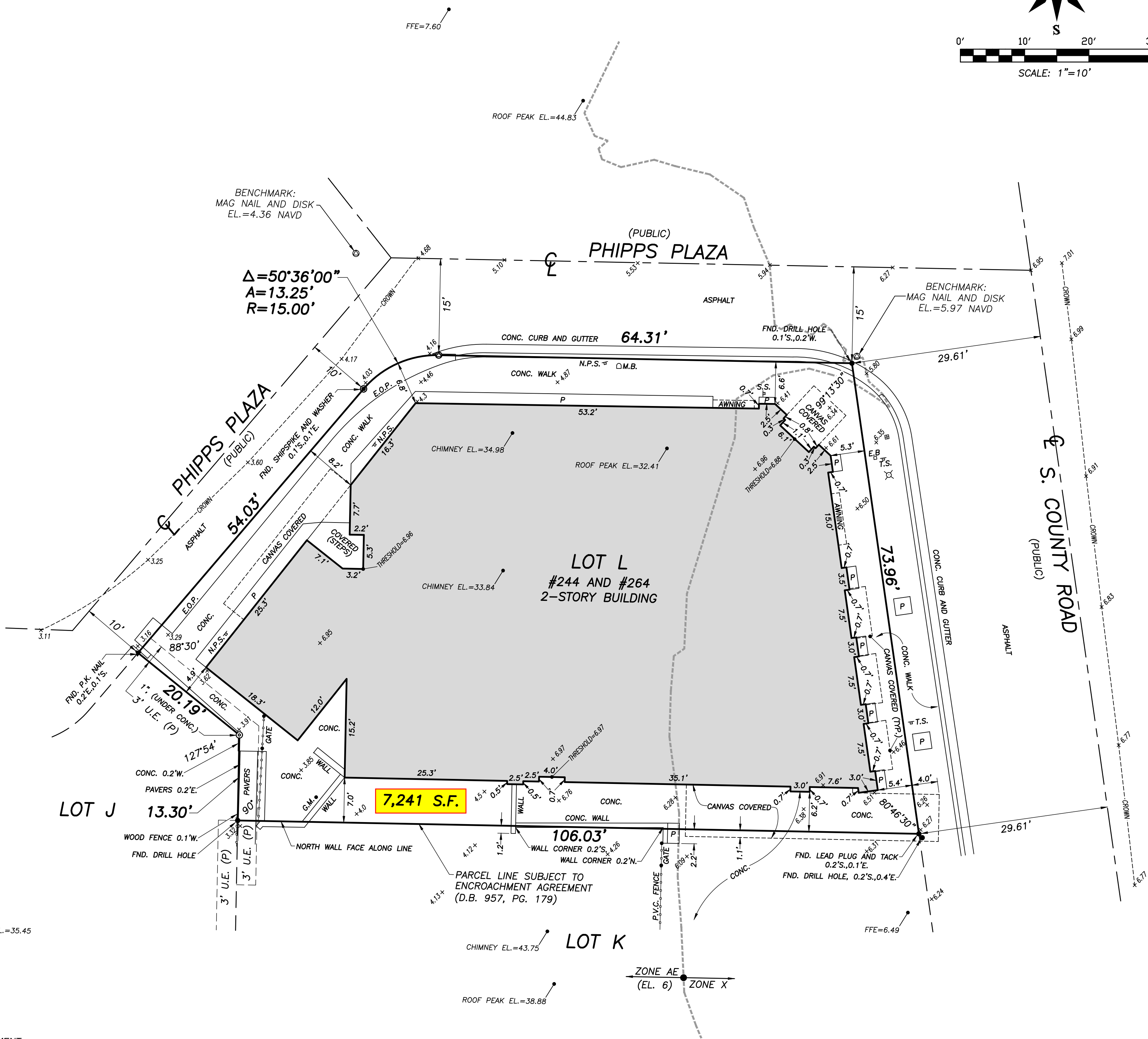


CVR-L

Landmarks Presentation

LEGEND

| | |
|--------------|---|
| A | = ARC LENGTH |
| A/C | = AIR CONDITIONING |
| A.E. | = ACCESS EASEMENT |
| A.K.A. | = ALSO KNOWN AS |
| ASPH. | = ASPHALT |
| BLDG. | = BUILDING |
| B.M. | = BENCHMARK |
| B.O.C. | = BACK OF CURB |
| B.O.W. | = BACK OF WALK |
| (C) | = CALCULATED |
| CATV | = CABLE ANTENNA TELEVISION |
| C.B. | = CHORD BEARING |
| C.B.S. | = CONCRETE BLOCK STRUCTURE |
| C.C.C.L. | = COASTAL CONSTRUCTION CONTROL LINE |
| CH | = CHORD |
| C.L.F. | = CHAIN LINK FENCE |
| CLR. | = CLEAR |
| C.M.P. | = CORRUGATED METAL PIPE |
| CONC. | = CONCRETE |
| (D) | = DESCRIPTION DATUM |
| D.B. | = DEED BOOK |
| D.E. | = DRAINAGE EASEMENT |
| D.H. | = DRILL HOLE |
| E.B. | = ELECTRIC BOX |
| EL. | = ELEVATION |
| ENC. | = ENCROACHMENT |
| E.O.P. | = EDGE OF PAVEMENT |
| E.O.W. | = EDGE OF WATER |
| ESMT | = EASEMENT |
| FFE | = FINISH FLOOR ELEVATION |
| FND. | = FOUND |
| G.M. | = GAS METER |
| I.D. | = INSIDE DIAMETER |
| INV. | = INVERT |
| I.T.W.C.D. | = INDIAN TRAIL WATER CONTROL DISTRICT |
| L.A.E. | = LIMITED ACCESS EASEMENT |
| L.B. | = LICENSE BOARD |
| L.W.D.D. | = LAKE WORTH DRAINAGE DISTRICT |
| (M) | = FIELD MEASUREMENT |
| M.B. | = MAILBOX |
| M.H.W.L. | = MEAN HIGH WATER LINE |
| M.L.W.L. | = MEAN LOW WATER LINE |
| N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM |
| N.P.B.C.I.D. | = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT |
| N.P.S. | = NO PARKING SIGN |
| N.T.S. | = NOT TO SCALE |
| O.D. | = OUTSIDE DIAMETER |
| O/H | = OVERHEAD UTILITY LINE |
| O.R.B. | = OFFICIAL RECORD BOOK |
| P | = PLANTER |
| (P) | = PLAT DATUM |
| P.B. | = PLAT BOOK |
| P.B.C. | = PALM BEACH COUNTY |
| P.C. | = POINT OF CURVATURE |
| P.C.C. | = POINT OF COMPOUND CURVATURE |
| P.C.P. | = PERMANENT CONTROL POINT |
| PG. | = PAGE |
| P.I. | = POINT OF INTERSECTION |
| P/O | = PART OF |
| P.O.B. | = POINT OF BEGINNING |
| P.O.C. | = POINT OF COMMENCEMENT |
| P.R.C. | = POINT OF REVERSE CURVATURE |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| PROP. | = PROPOSED |
| P.T. | = POINT OF TANGENCY |
| PVMT | = PAVEMENT |
| (R) | = RADIAL |
| R | = RADIUS |
| RGE. | = RANGE |
| R.P.B. | = ROAD PLAT BOOK |
| R/W | = RIGHT OF WAY |
| (S) | = SURVEY DATUM |
| S.B. | = SETBACK |
| SEC. | = SECTION |
| S/D | = SUBDIVISION |
| S.F. | = SQUARE FEET |
| S.F.W.M.D. | = SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| S.I.R.W.C.D. | = SOUTH INDIAN RIVER WATER CONTROL DISTRICT |
| S.R. | = STATE ROAD |
| S.S. | = STOP SIGN |
| STY. | = STORY |
| S/W | = SIDEWALK |
| T.O.B. | = TOP OF BANK |
| T.S. | = TRAFFIC SIGN |
| TWP. | = TOWNSHIP |
| TYP. | = TYPICAL |
| U/C | = UNDER CONSTRUCTION |
| U.E. | = UTILITY EASEMENT |
| U.R. | = UNRECORDED |
| W.C. | = WITNESS CORNER |
| W.M.E. | = WATER MANAGEMENT EASEMENT |
| W.M.M.E. | = WATER MANAGEMENT MAINTENANCE EASEMENT |
| W.M.T. | = WATER MANAGEMENT TRACT |
| ± | = BASELINE |
| ± | = CENTERLINE |
| ± | = CENTRAL ANGLE/DELTA |
| ■ | = CONCRETE MONUMENT FOUND (AS NOTED) |
| □ | = CONCRETE MONUMENT SET (LB #4569) |
| □ | = ROD & CAP FOUND (AS NOTED) |
| ● | = 5/8" ROD & CAP SET (LB #4569) |
| ○ | = IRON PIPE FOUND (AS NOTED) |
| ○ | = IRON ROD FOUND (AS NOTED) |
| ▲ | = NAIL FOUND |
| ● | = NAIL & DISK FOUND (AS NOTED) |
| ○ | = MAG NAIL & DISK SET (LB #4569) |
| ⊙ | = PROPERTY LINE |
| ⊙ | = UTILITY POLE |
| ⊙ | = FIRE HYDRANT |
| ⊙ | = WATER METER |
| ⊙ | = WATER VALVE |
| ⊙ | = LIGHT POLE |
| ⊙ | = PINE TREE |
| ⊙ | = SABAL PALM |

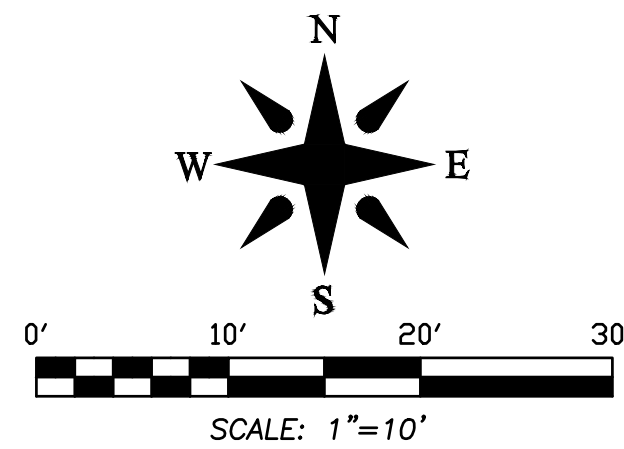


FLOOD ZONES:

This property is located in Flood Zones X & AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5287454, issued by Fidelity National Title Insurance Company, dated May 11, 2015. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

BOUNDARY SURVEY FOR:
ROCKHOPPER PROPERTIES LLC.

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Rockhopper Properties LLC.
Fidelity National Title Insurance Company
Roman V. Hammes, P.L.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

264 S. County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot L, PHIPPS PLAZA, according to the Plat thereof, as recorded in Plat Book 20, Page 72, of the Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW

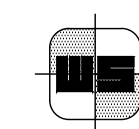
| | | | | | |
|--------------|-------------------|--|---------|---------|--------------|
| CLIENT: | DLJ, INC. | COMMITMENT NO. : | 5287454 | DATE: | MAY 11, 2015 |
| REVIEWED BY: | CRAIG L. WALLACE | JOB NO. : | 15-1446 | | |
| B2 ITEM NO. | DOCUMENT | DESCRIPTION | AFFECTS | PLOTTED | |
| 1 TO 7 | N/A | Standard Exceptions | Y | N | |
| 8 | PB 20, PG 72 | Plat of Phipps Plaza | Y | Y | |
| 9 | DB 957, PG 179 | Agreement | Y | Y | |
| 10a | ORB 3107, PG 1143 | Certificate of Notification of Designation of Certain Properties as Landmarks | Y | N | |
| 10b | ORB 3737, PG 1824 | Certificate of Notification of Designation of Certain Properties Comprising and being included within an Historic District | Y | N | |

REVISIONS:

05/22/19 SPOT ELEVATIONS J.O./S.W. 15-1446.5 PB275/62
05/16/19 SPOT ELEVATIONS T.H./M.B. 15-1446.5 J95/42
06/30/15 SPOT ELEVATIONS E.G./M.B. 15-1443.2 PB200/61

BOUNDARY SURVEY FOR:

ROCKHOPPER PROPERTIES LLC.



WALLACE SURVEYING
CORP. LICENSED SURVEYOR # 4569
3553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

| | | | | | | | |
|----------|------|----------|-------------|-----------|---------|------|----|
| FIELD: | E.G. | JOB NO.: | 15-1446 | F.B.: | PB200 | PG.: | 61 |
| OFFICE: | M.B. | DATE: | 6/20/15 | DWG. NO.: | 15-1446 | | |
| CHECKED: | C.W. | REF.: | 15-1446.DWG | SHEET: | 1 | OF | 1 |

CERTIFICATION:

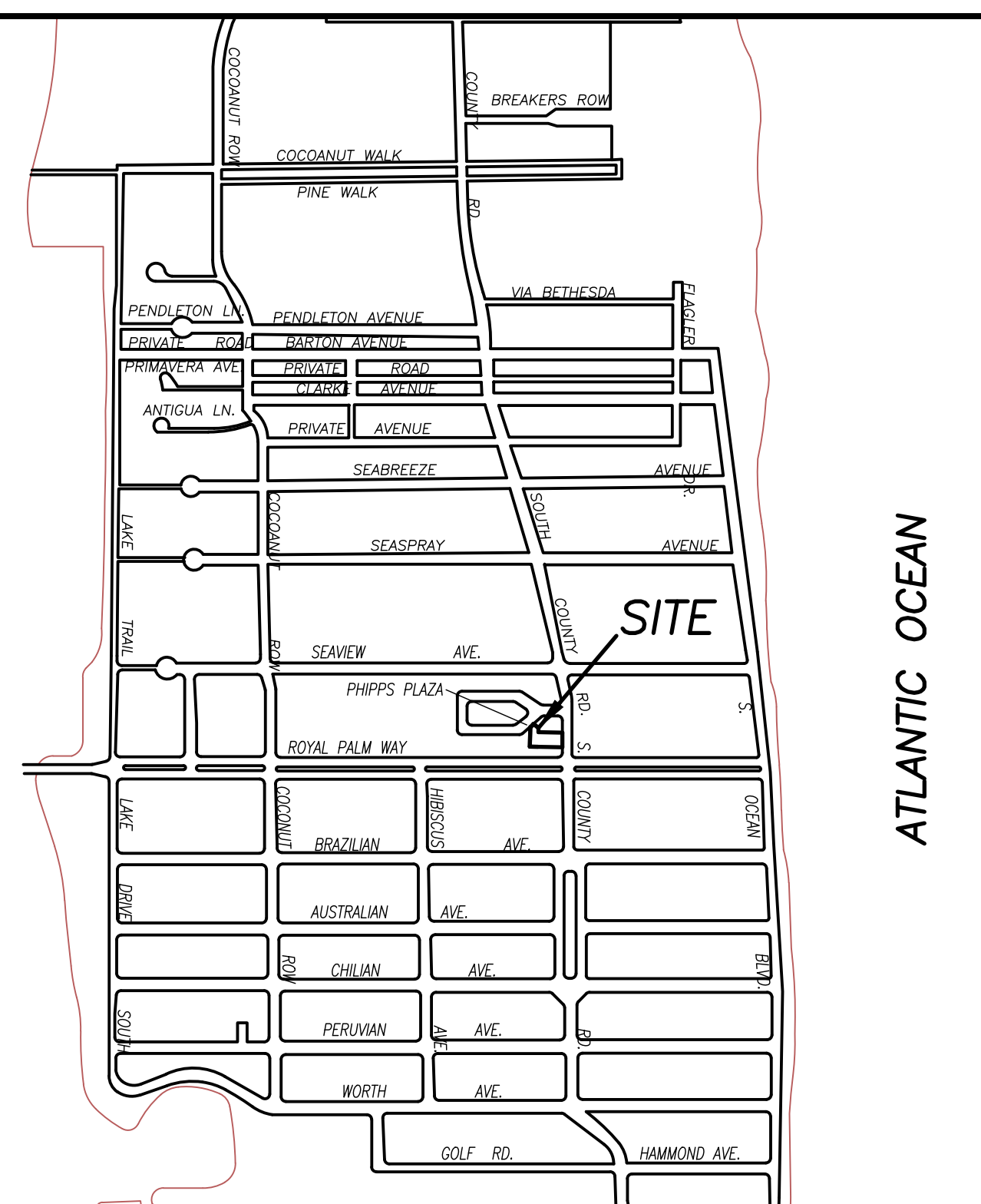
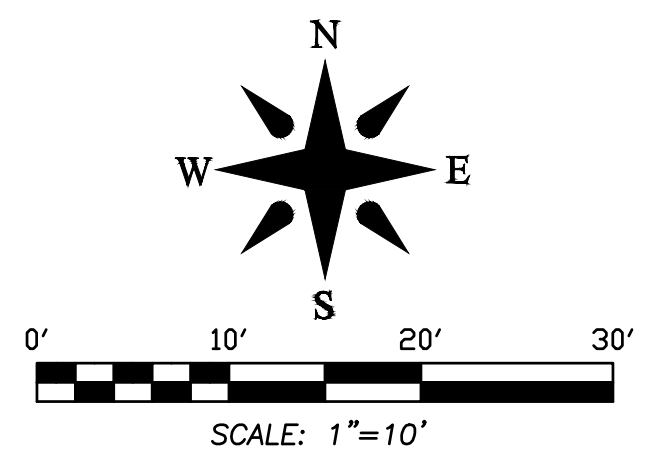
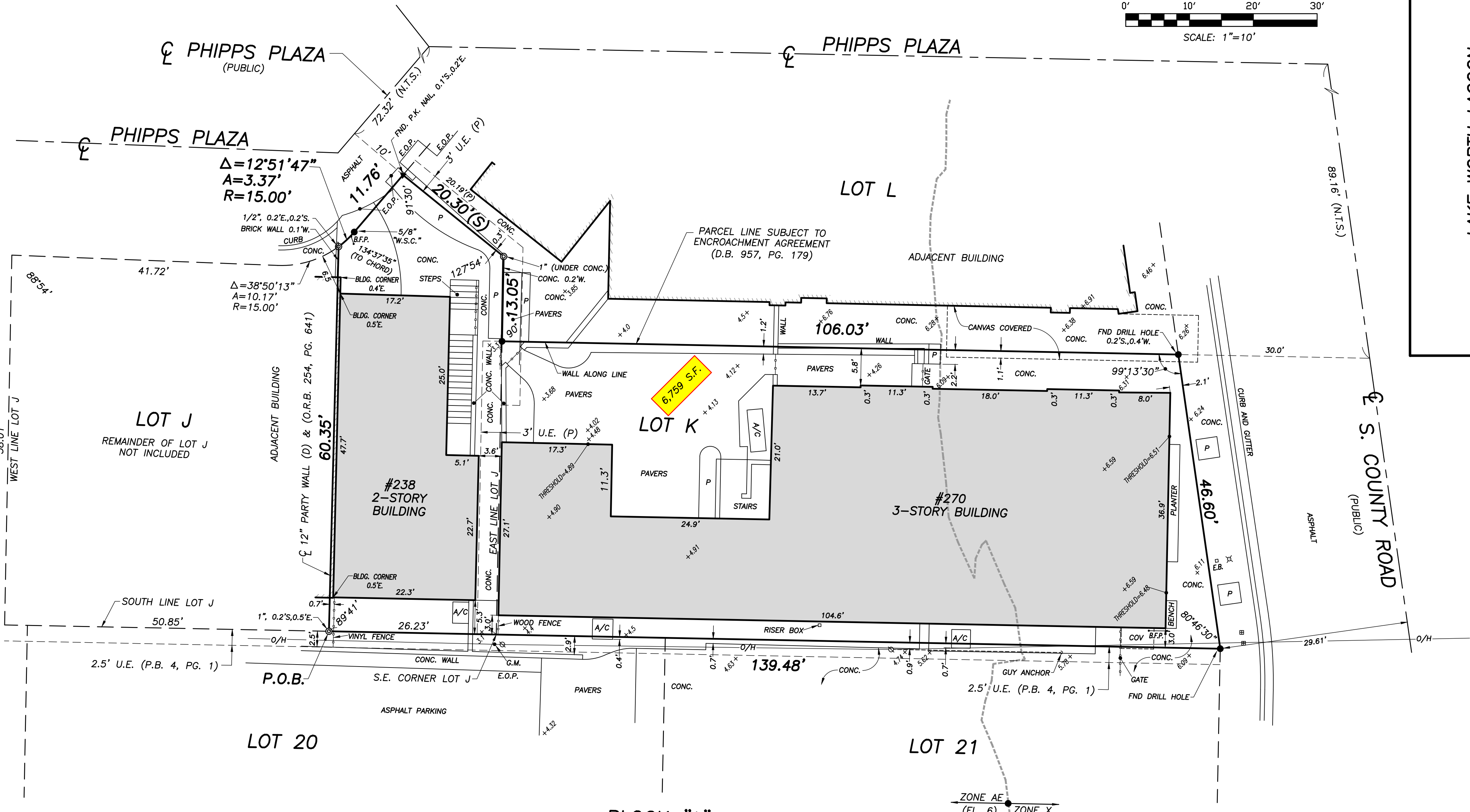
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/20/2015

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
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BLDG. = BUILDING
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C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
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D.H. = DRILL HOLE
DW. = DRIVEWAY
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ENC. = ENCROACHMENT
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S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W. = SIDEWALK
T.O.B. = TOP OF BANK
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W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
B. = BASELINE
C. = CENTERLINE
Δ. = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
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● = MAG NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
H. = FIRE HYDRANT
M. = WATER METER
V. = WATER VALVE
L. = LIGHT POLE
T. = PINE TREE
S. = SABAL PALM



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
CARRIAGE HOUSE PROPERTIES PARTNERS LLC

This survey is made specifically and only for the following parties for the purpose of a discovery and a closing on the surveyed property.

Carriage House Properties Partners LLC
Stoneware Bank, its successors and/or assigns as their interests may appear
Broad and Cassel
Old Republic National Title Insurance Company
Dickenson Law, P.A.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
270 S. County Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
A parcel of land in Section 23, Township 43 South, Range 43 East, in the Town of Palm Beach, Palm Beach County, Florida, being a part of Lot J, PHIPPS PLAZA, according to the plat thereof, recorded in Plat Book 20, Page 72, Public Records of Palm Beach County, Florida; and being more particularly described as follows:

All of that part of said Lot J, lying east of the following described line:
Beginning at a point in the south line of said Lot J at a distance of 26.23 feet west of the southeast corner thereof;
thence northerly, making an angle with the south line of said Lot J, measured from east to north, of 86°41' and along the southerly extension of the center line of a party wall, along the center line of said wall and along its northerly extension, a distance of 60.35 feet, more or less, to a point in the northerly line of said Lot J.

AND
Lot K, PHIPPS PLAZA, according to the plat thereof as recorded in Plat Book 20, Page 72, of the Public Records of Palm Beach County, Florida.

| TITLE COMMITMENT REVIEW | | | | | | |
|-------------------------|--------------------------|---|---------------------|----------------------------|-------------------|---------------------|
| CLIENT: | GREEN LIGHT PARTNERS LLC | COMMITMENT NO. : | 16101158 | DATE: | SEPTEMBER 5, 2016 | |
| REVIEWED BY: | CRAIG L. WALLACE | JOB NO. : | 15-1446.3 | | | |
| B2 ITEM NO. | DOCUMENT | DESCRIPTION | AFFECTS AND PLOTTED | AFFECTS AND NOT PLOTT-ABLE | DOES NOT AFFECT | NOT A SURVEY MATTER |
| 1 | N/A | Standard Exceptions | • | | | • |
| 2 | N/A | Standard Exceptions | • | | | |
| 3 TO 6 | N/A | Standard Exceptions | | | | • |
| 7 | PB 20, PG 72 | Plat of PHIPPS PLAZA | • | | | |
| 8 | DB 957, PG 179 | Boundary line agreement between William A. Shawcross and Charles Sawyer | • | | | |
| 9 | ORB 3311, PG 555 | Certificate of Notification of designation of certain properties as landmarks | | | | • |

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 12/1/2016

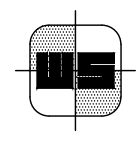
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

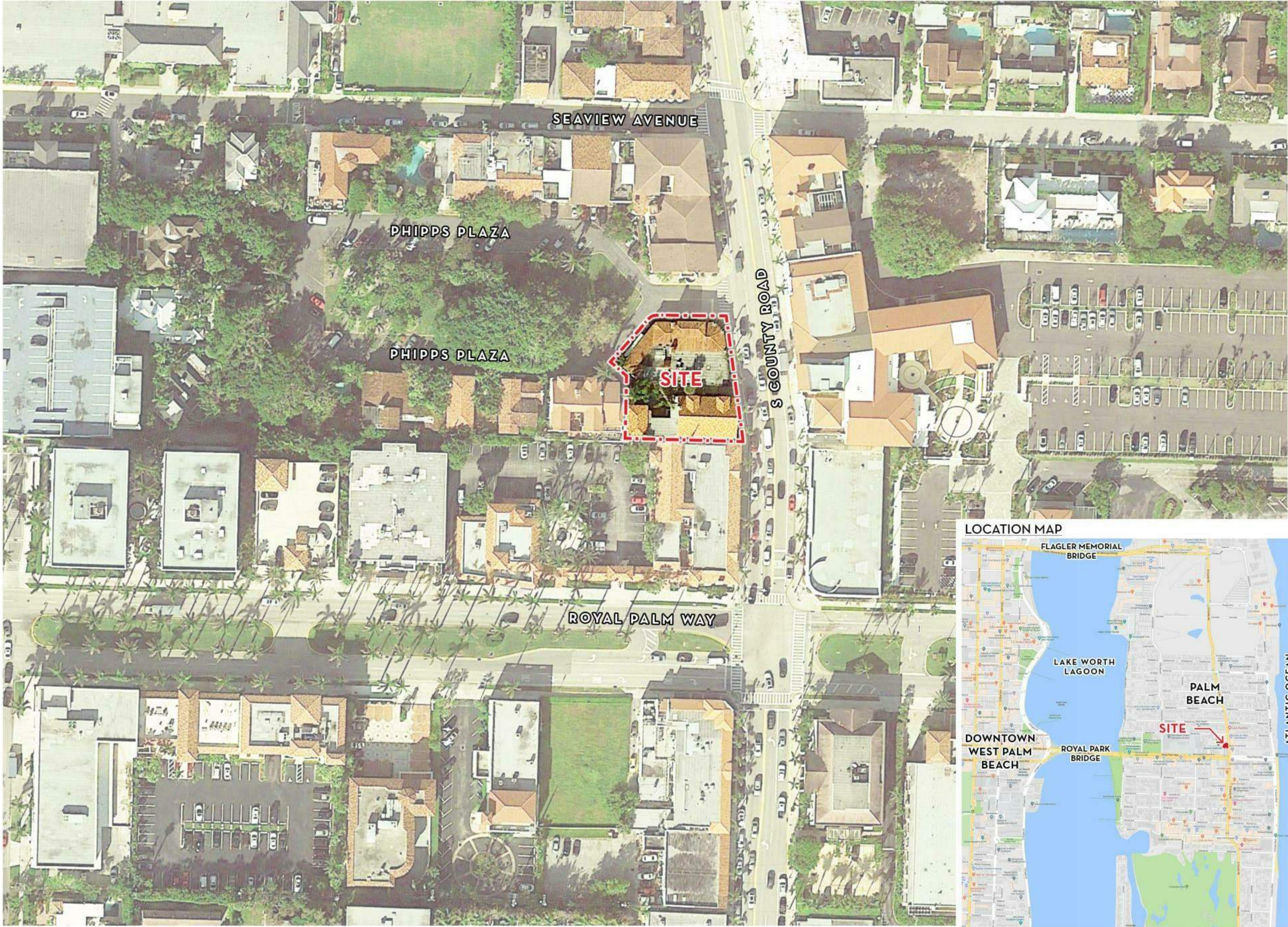
| TITLE COMMITMENT REVIEW | | | | |
|-------------------------|-------------------|--|---------|--------------------|
| CLIENT: | DLJ, INC. | COMMITMENT NO. : | 5287454 | DATE: MAY 11, 2015 |
| REVIEWED BY: | CRAIG L. WALLACE | JOB NO. : | 15-1446 | |
| B2 ITEM NO. | DOCUMENT | DESCRIPTION | AFFECTS | PLOTTED |
| 1 TO 7 | N/A | Standard Exceptions | Y | N |
| 8 | PB 20, PG 72 | Plat of Phipps Plaza | Y | Y |
| 9 | DB 957, PG 179 | Agreement | Y | Y |
| 10a | ORB 3107, PG 1143 | Certificate of Notification of Designation of Certain Properties as Landmarks | Y | N |
| 10b | ORB 3737, PG 1824 | Certificate of Notification of Designation of Certain Properties Comprising and being included within an Historic District | Y | N |

REVISIONS:
05/22/19 SPOT ELEVATIONS J.O./S.W. 15-1446.5 PB275/62
05/16/19 SPOT ELEVATIONS T.H./M.B. 15-1446.5 J95/42

BOUNDARY SURVEY FOR:

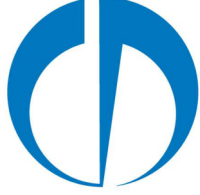
CARRIAGE HOUSE PROPERTIES PARTNERS LLC

| | | | |
|---|------|---------|-------------------|
|  WALLACE SURVEYING CORP. LICENSED BUSINESS # 4089 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-6551 | | | |
| FIELD: | B.M. | JOB NO: | 15-1446.3 |
| OFFICE: | M.B. | DATE: | 12/1/16 |
| C/K'D: | C.W. | REF: | 15-1446-ANDK-LONG |
| | | SHEET | 1 OF 1 |



EXISTING SITE AERIAL

NO PROPOSED CHANGES FROM
PREVIOUSLY APPROVED APPLICATION

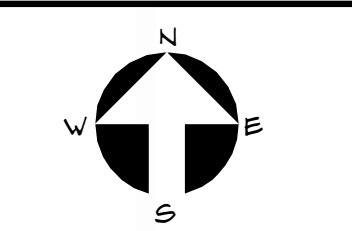


Outdoor Seating for:
Carriage House
264 & 270 S County Road
Palm Beach, FL 33480

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ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF GLODDEN SPINA +
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Revisions:

Project no: 17007
Date: June 17th 2019
Drawn by: Author
Project Architect: Checker



AER 1

Landmark Submittal

EXISTING SITE AERIAL



COURTYARD EGRESS FROM SOUTH COUNTY ROAD



COURTYARD EGRESS FROM PHIPPS PLAZA



COURTYARD EGRESS FROM PHIPPS PLAZA



VIEW FROM SOUTH COUNTY ROAD