

Outdoor Seating for:

Carriage House

264, 270 South County Road
Palm Beach, FL 33480

Request for (40) outdoor seats in existing private courtyard at existing Private Club.

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

NOTE: As club parking requirements are governed by membership & not seats, NO ADDITIONAL PARKING IS REQUIRED AS PART OF THE OUTDOOR SEAT REQUEST.

RECEIVED
By yfigueroa at 7:45 am, Feb 23, 2024

SHEET INDEX

CVR	COVER SHEET
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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
+ PARTNERS



Architecture • Interior Design
Keith M. Spina # AR13419

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

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF GLIDDEN SPINA +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF GLIDDEN SPINA
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

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

CVR-L
Landmarks Presentation



Architecture • Interior Design
Keith M. Spina # AR13419

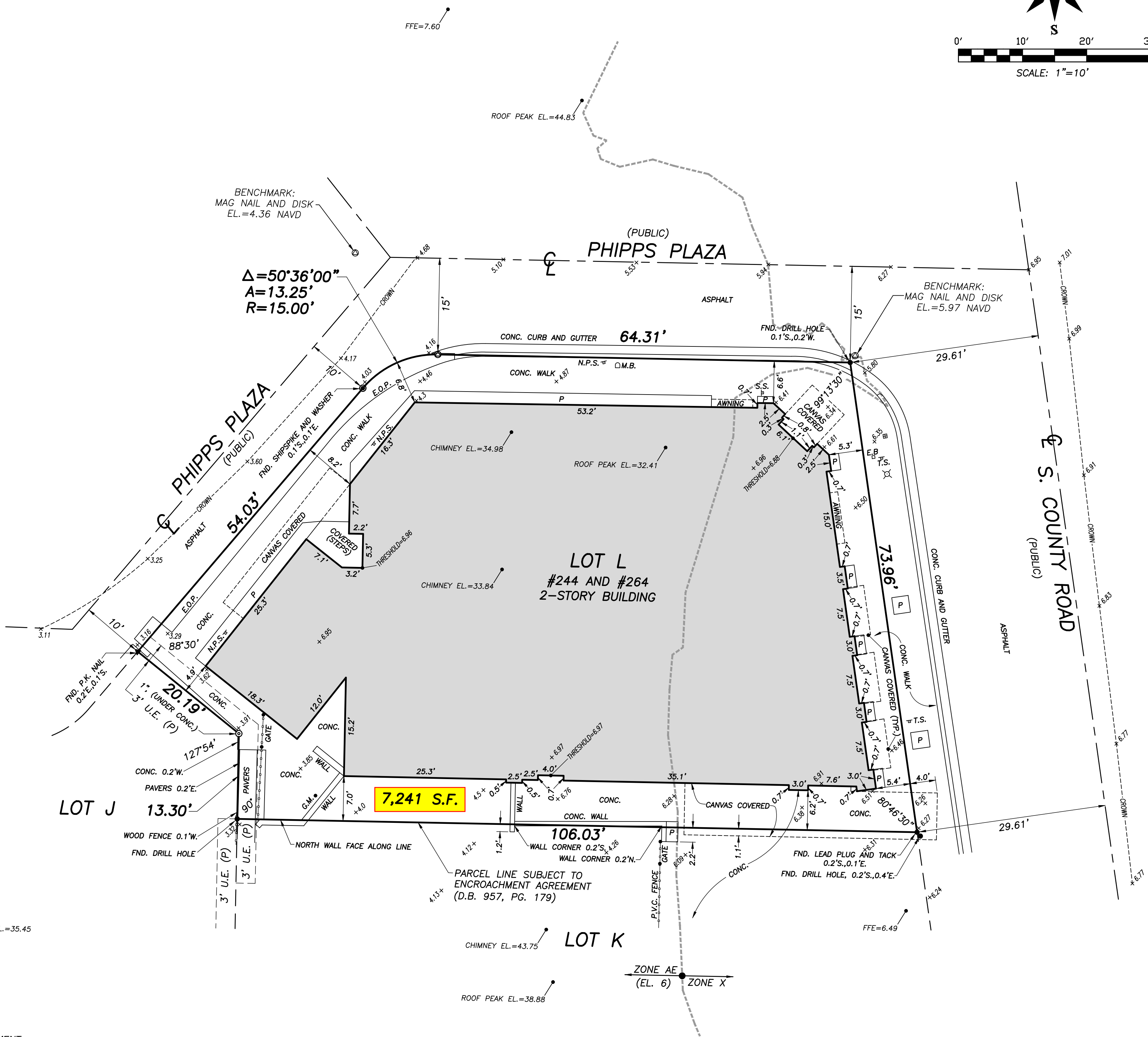
207 SIXTH STREET
WEST PALM BEACH, FLORIDA 33401
561.684.6844 • Fax 561.684.5594
gliddenspina.com
FL Lic. # AA26002399

FINAL SUBMITTAL 02/23/24

ZONING (#ZON-24-052) APRIL 10, 2024

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

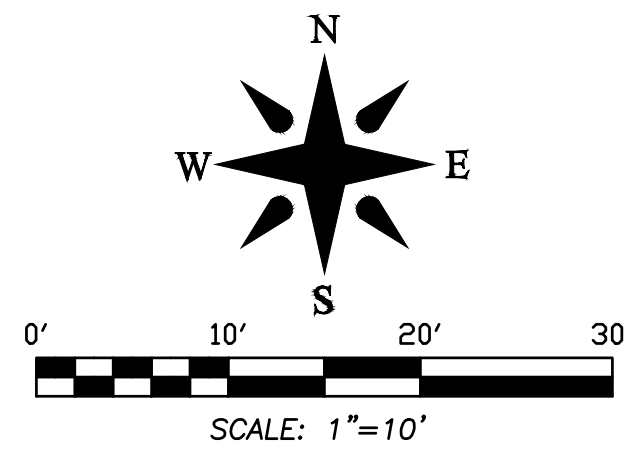


FLOOD ZONES:

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

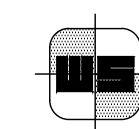
CLIENT:	DLJ, INC.	COMMITMENT NO. :	5287454	DATE:	MAY 11, 2015
REVIEWED BY:	CRAIG L. WALLACE	JOB NO. :	15-1446		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED	
1 TO 7	N/A	Standard Exceptions	Y	N	
8	PB 20, PG 72	Plat of Phipps Plaza	Y	Y	
9	DB 957, PG 179	Agreement	Y	Y	
10a	ORB 3107, PG 1143	Certificate 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:

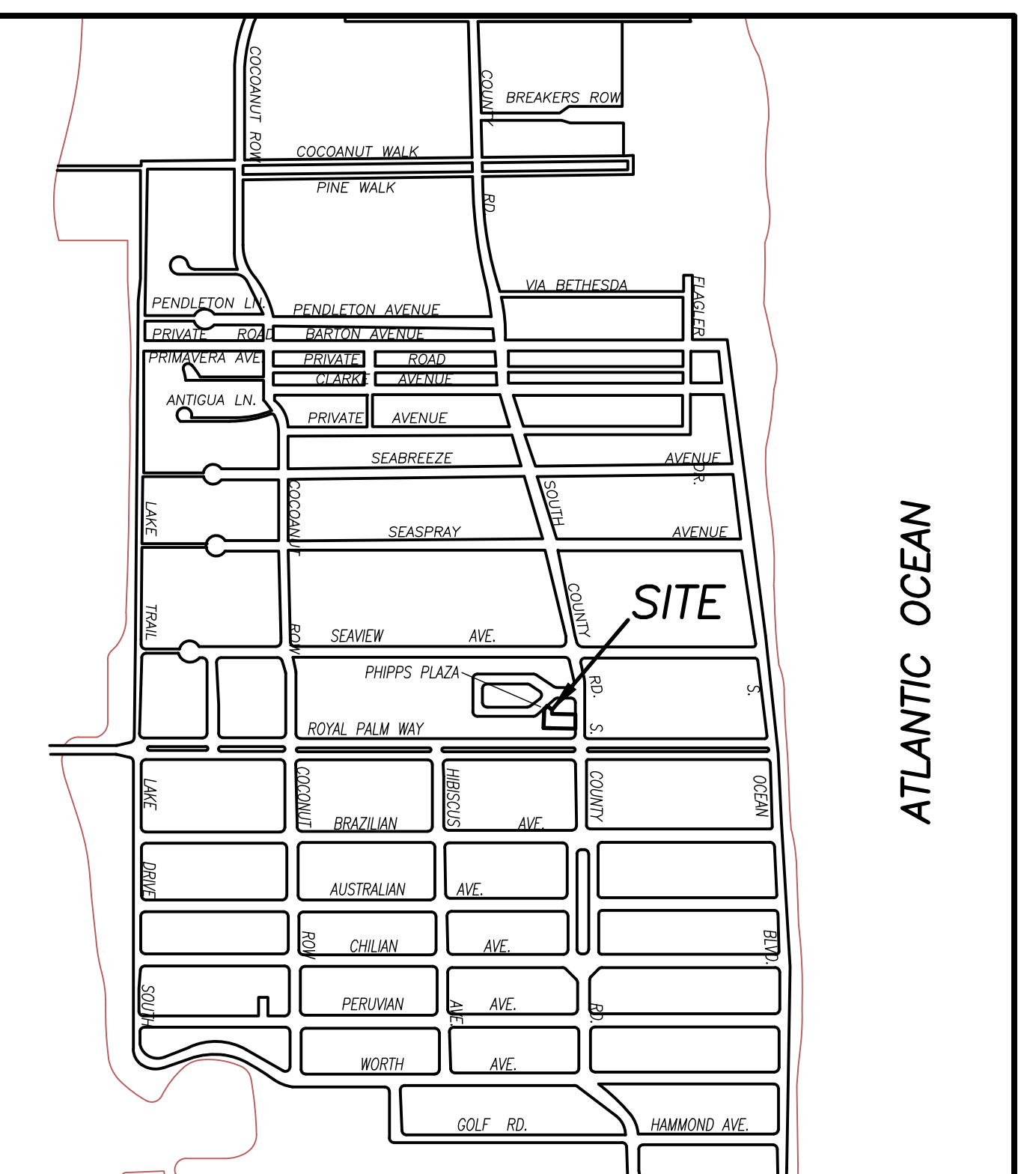
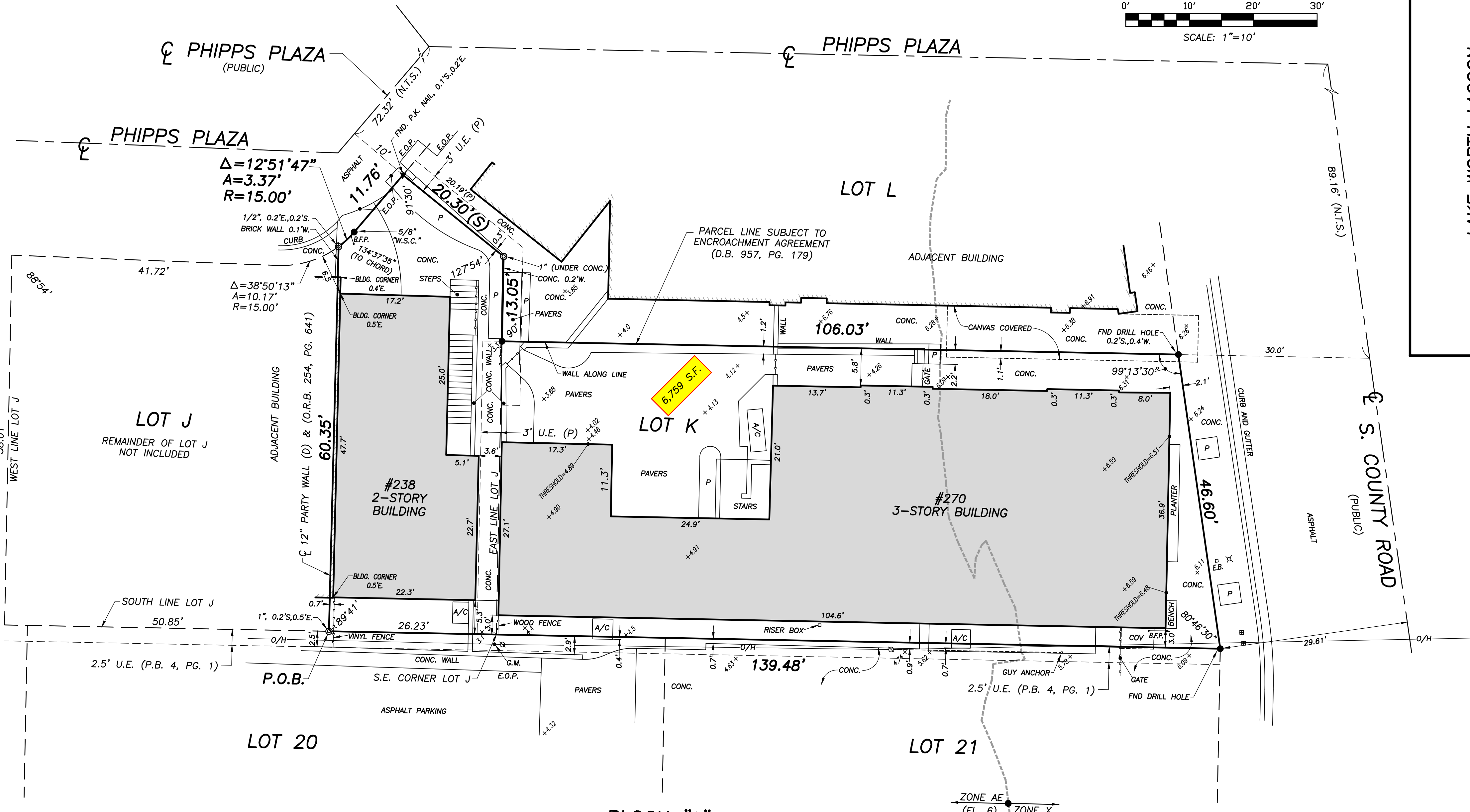
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

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
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D.H. = DRILL HOLE
DW. = DRIVEWAY
EL. = ELEVATION
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STA. = STATION
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□ = CONCRETE MONUMENT SET (LB #4569)
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○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
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P. = WATER METER
P. = WATER VALVE
P. = LIGHT POLE
P. = PINE TREE
P. = 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
Stonegate 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.

#238

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 AND NOT PLOTTED	AFFECTS AND NOT 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 119	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

#270

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 NOT PLOTTED	AFFECTS AND NOT PLOTTED	DOES NOT AFFECT
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

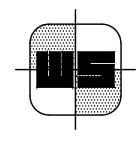
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

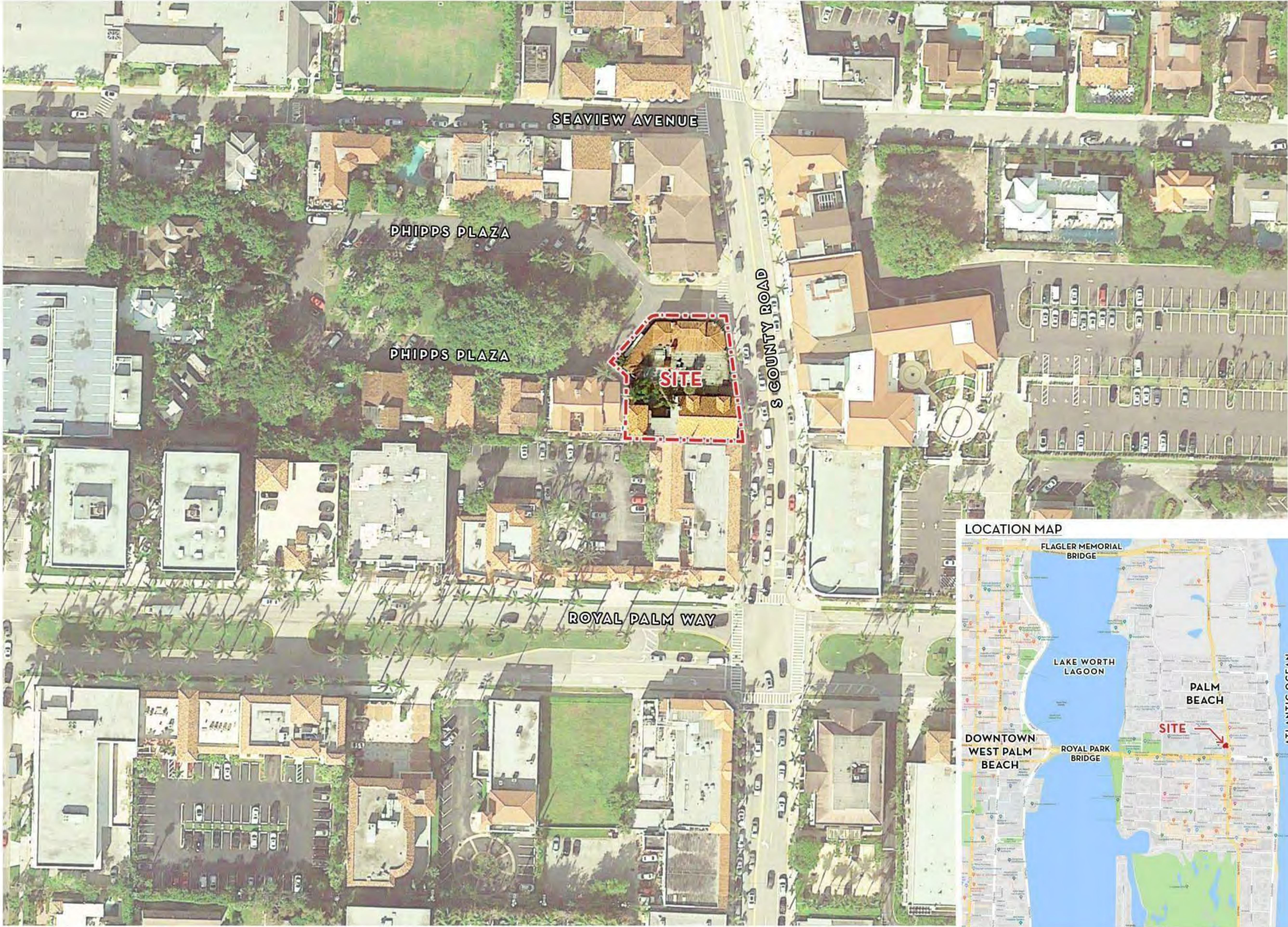
REVISIONS:

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'KD:	C.W.	REF:	15-1446-ANDK-LONG
F.B.:	PB221 PG. 74	DWG. NO.:	15-1446-1
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

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF GLODDEN SPINA +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF GLODDEN SPINA +
PARTNERS, INC. ALL RIGHTS RESERVED

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

EXISTING PHOTOGRAPHS - EXTERIOR OF BUILDING

OUTDOOR SEATING FOR:
CARRIAGE HOUSE
264 & 270 S COUNTY ROAD
PALM BEACH, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no:	17007
Date:	07.28.22
Drawn by:	NF/FV
Project Architect:	NF

A0.1

PROGRESS SET
NOT FOR CONSTRUCTION



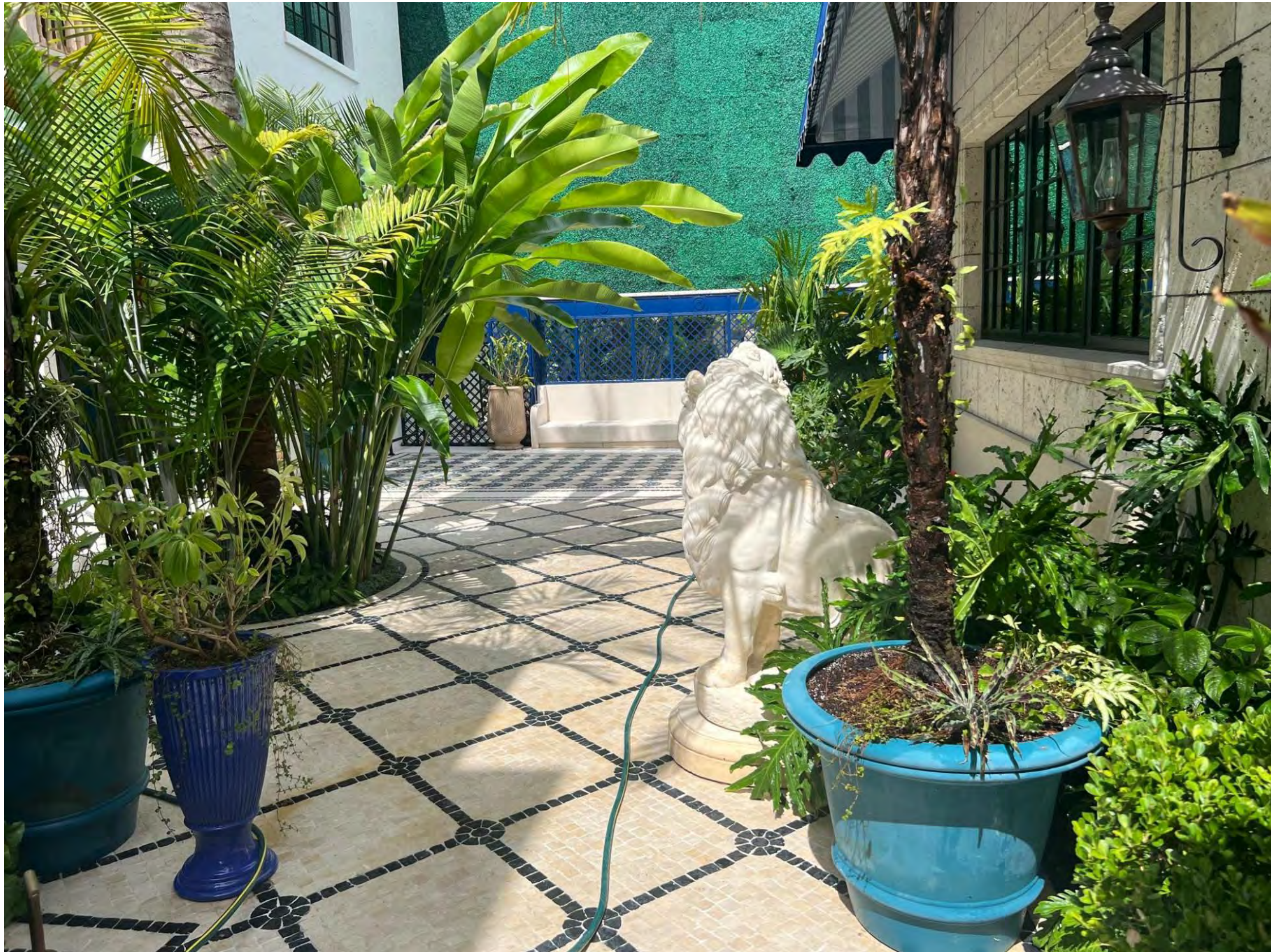
COURTYARD LOOKING SOUTH



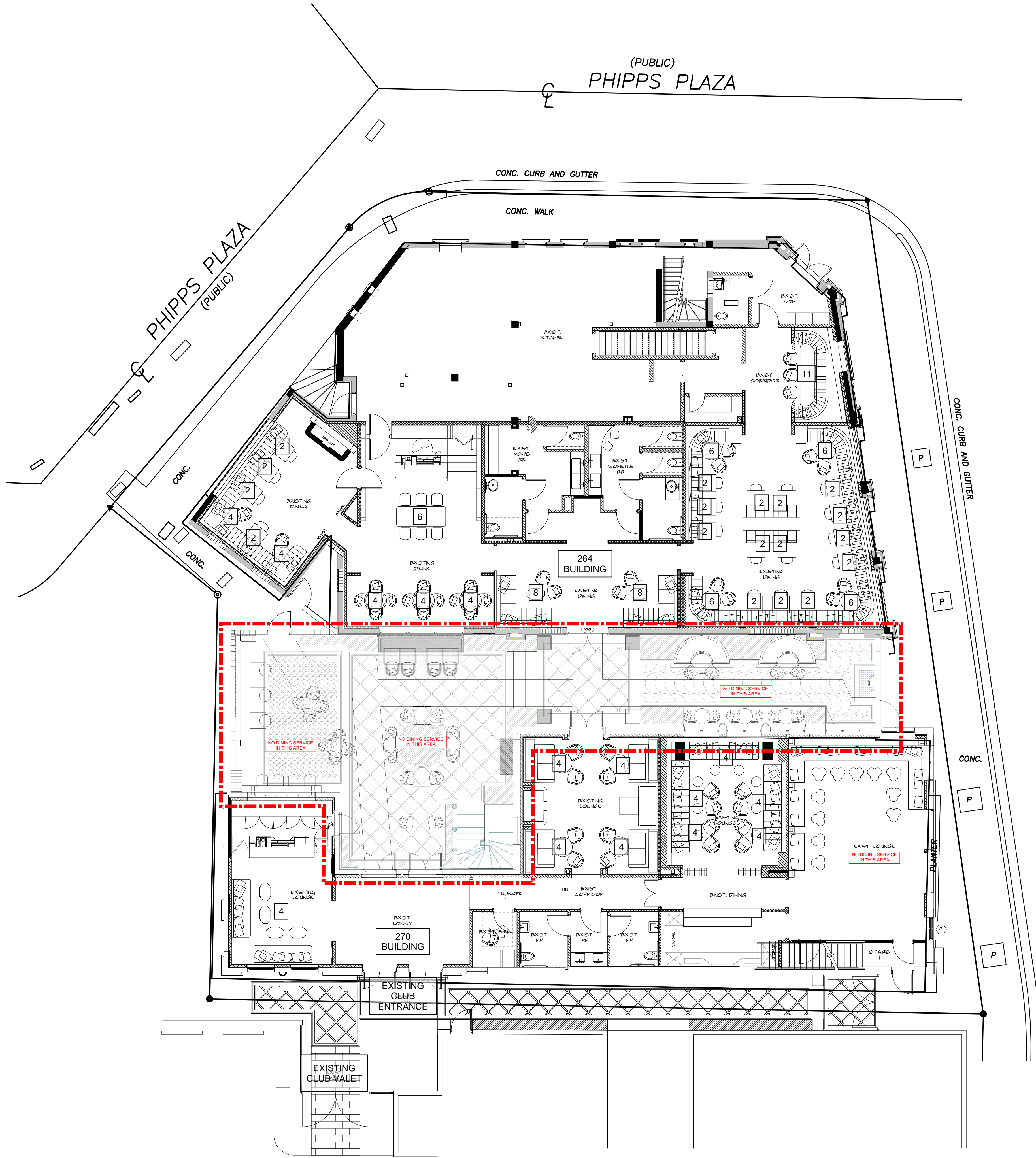
COURTYARD LOOKING EAST



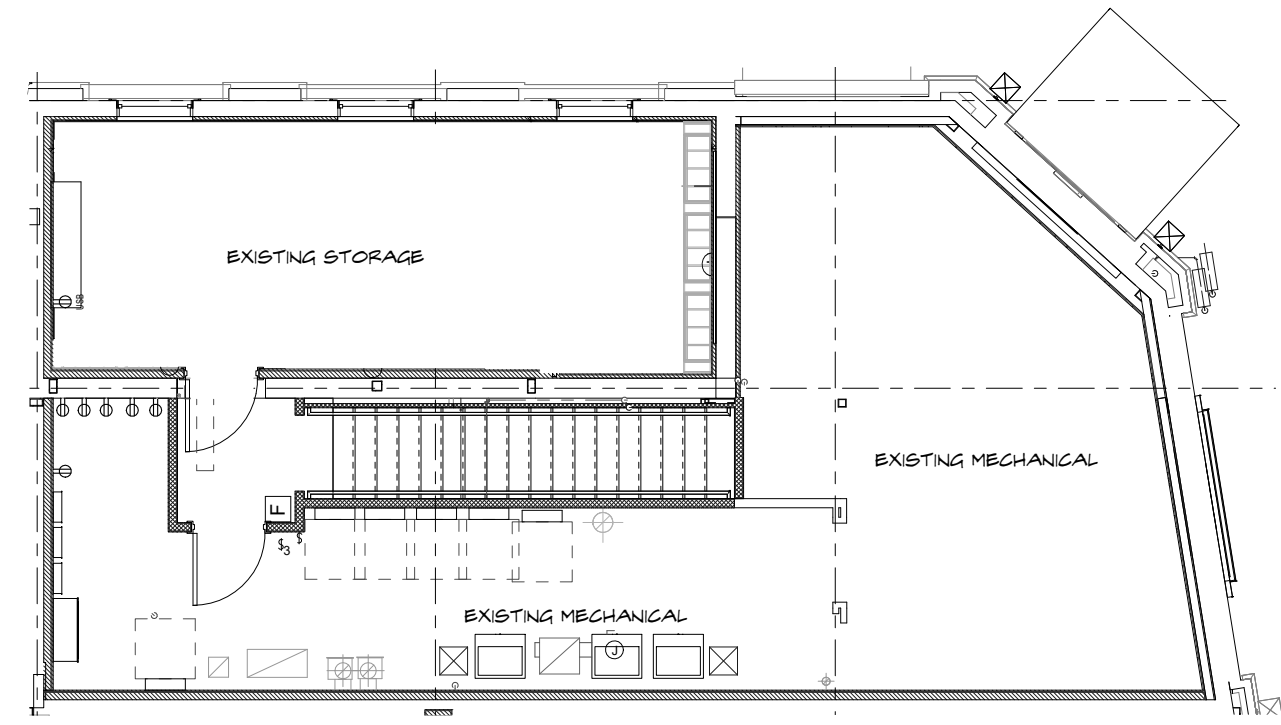
COURTYARD LOOKING NORTH



COURTYARD LOOKING WEST



1
A1.0
EXISTING SEATING PLAN
SCALE: 1/8" = 1'-0"



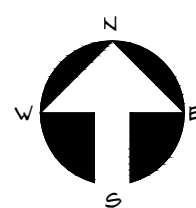
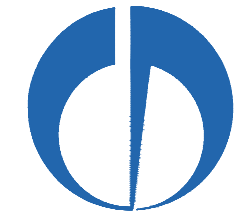
1
A1.0
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

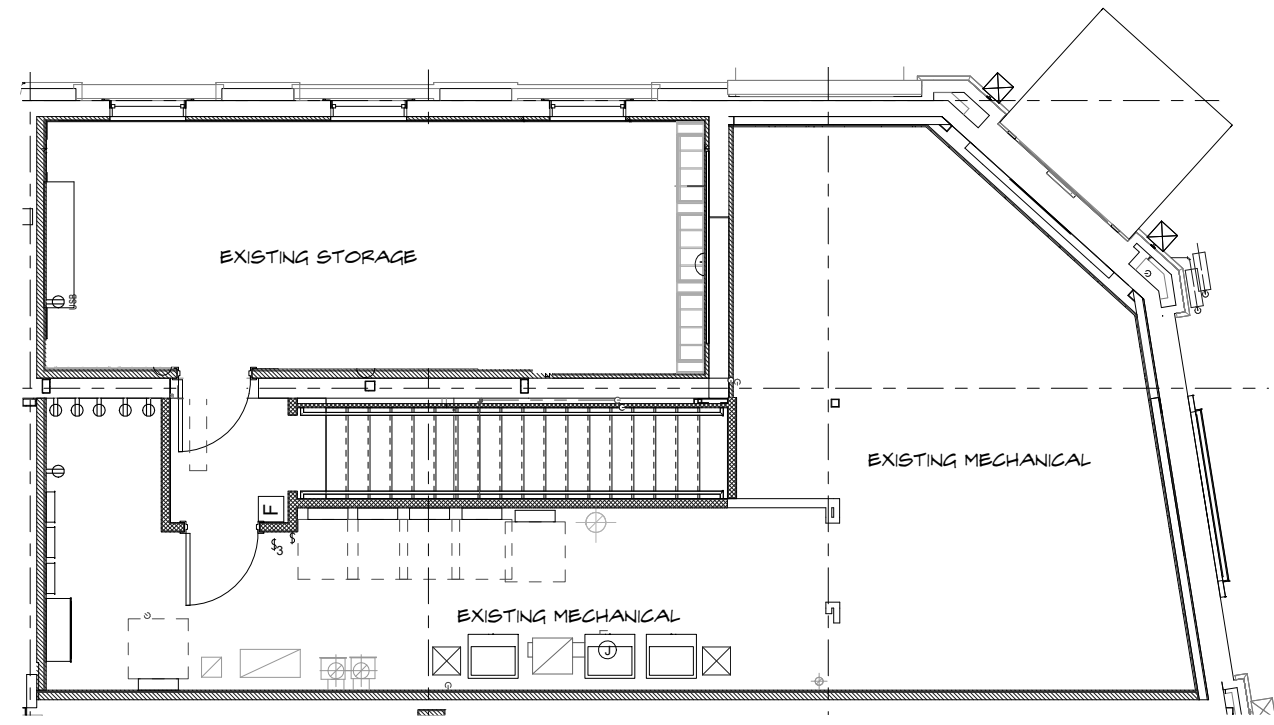
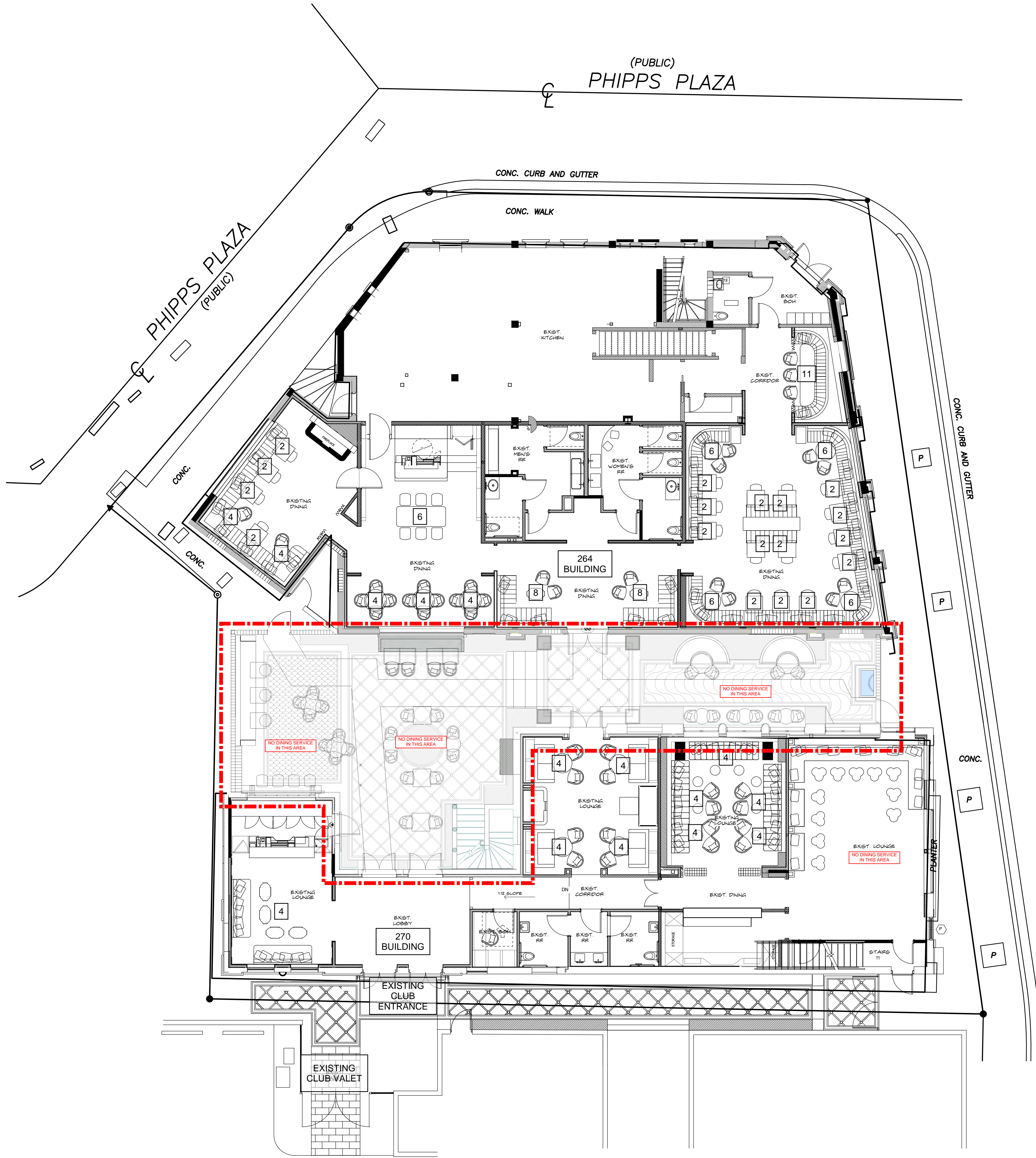
DINING SEAT COUNT			
	EXISTING	INCLEMENT	FAIR
264 INTERIOR	113 SEATS	113 SEATS	113 SEATS
270 INTERIOR	40 SEATS	40 SEATS	0 SEATS
COURTYARD	0 SEATS	0 SEATS	40 SEATS
TOTAL	153 SEATS	153 SEATS	153 SEATS

NOTE: PRIVATE CLUB PARKING BASED ON
MEMBERSHIP, NOT SEAT COUNT

NOTE:

**EXTERIOR FURNITURE
IS PLACED WITHIN A
PRIVATE COURTYARD
AND IS NOT VISIBLE
FROM ANY PUBLIC
WAY**





1
A1.0
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

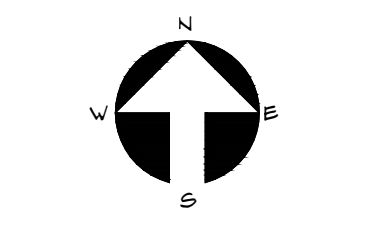
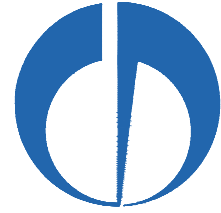
1
A1.0
INCLEMENT WEATHER SEATING PLAN
SCALE: 1/8" = 1'-0"

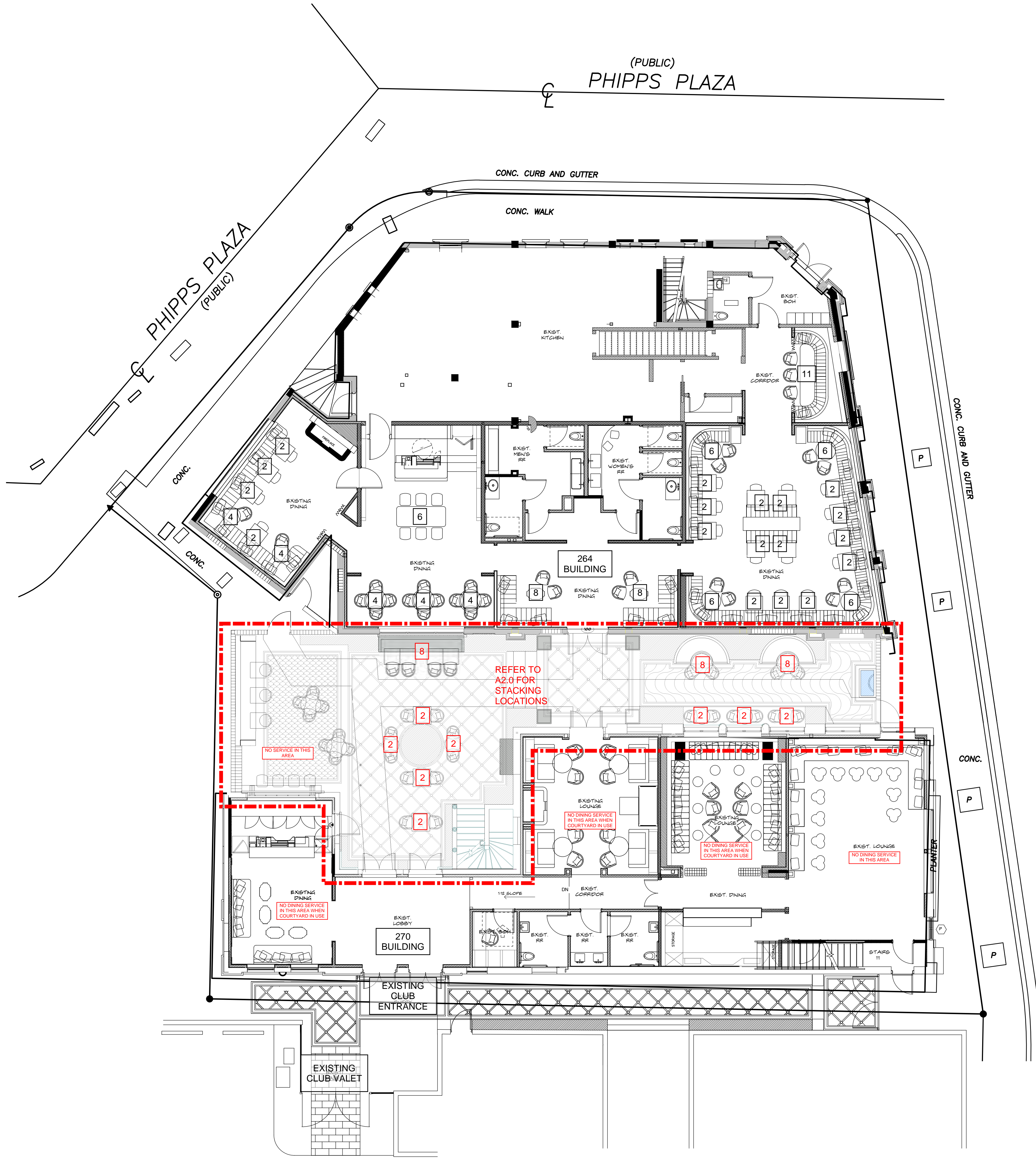
DINING SEAT COUNT			
	EXISTING	INCLEMENT	FAIR
264 INTERIOR	113 SEATS	113 SEATS	113 SEATS
270 INTERIOR	40 SEATS	40 SEATS	0 SEATS
COURTYARD	0 SEATS	0 SEATS	40 SEATS
TOTAL	153 SEATS	153 SEATS	153 SEATS

NOTE: PRIVATE CLUB PARKING BASED ON MEMBERSHIP, NOT SEAT COUNT

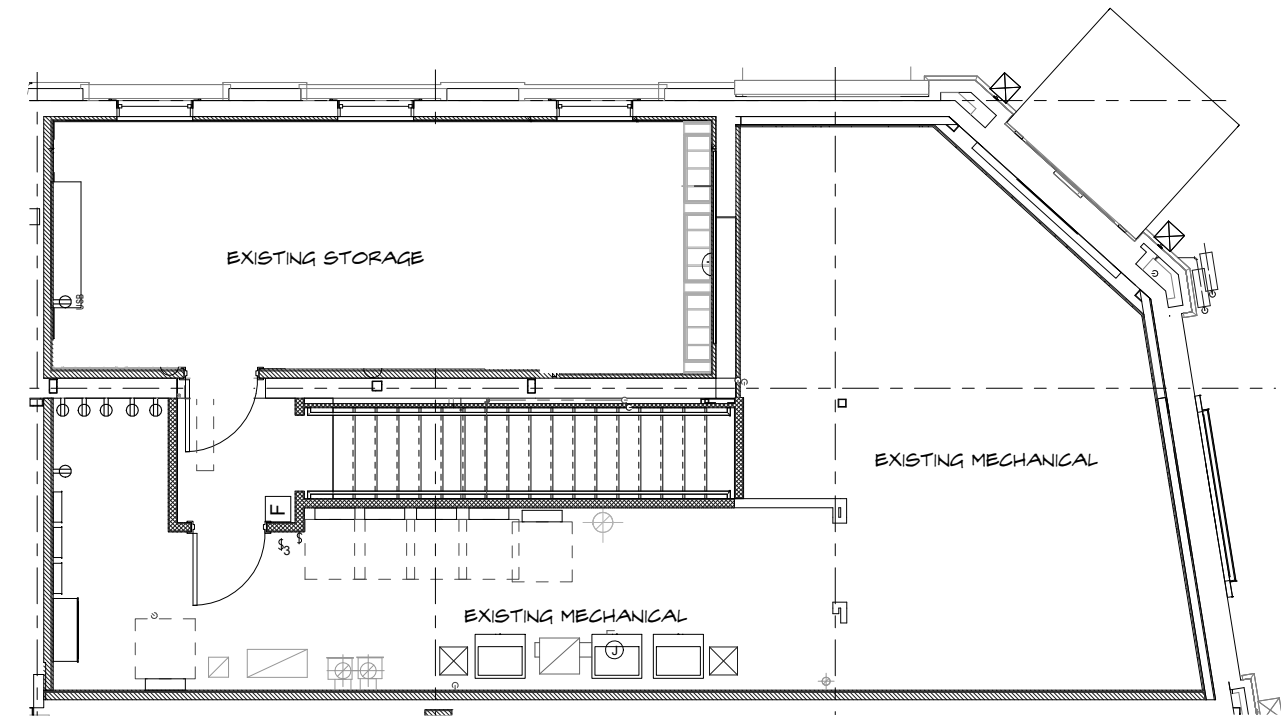
NOTE:

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1
A1.0
FAIR WEATHER SEATING PLAN
SCALE: 1/8" = 1'-0"



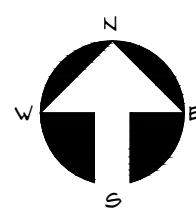
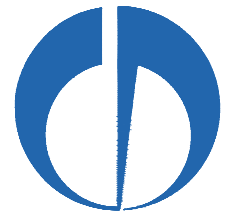
1
A1.0
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

DINING SEAT COUNT			
	EXISTING	INCLEMENT	FAIR
264 INTERIOR	113 SEATS	113 SEATS	113 SEATS
270 INTERIOR	40 SEATS	40 SEATS	0 SEATS
COURTYARD	0 SEATS	0 SEATS	40 SEATS
TOTAL	153 SEATS	153 SEATS	153 SEATS

NOTE: PRIVATE CLUB PARKING BASED ON
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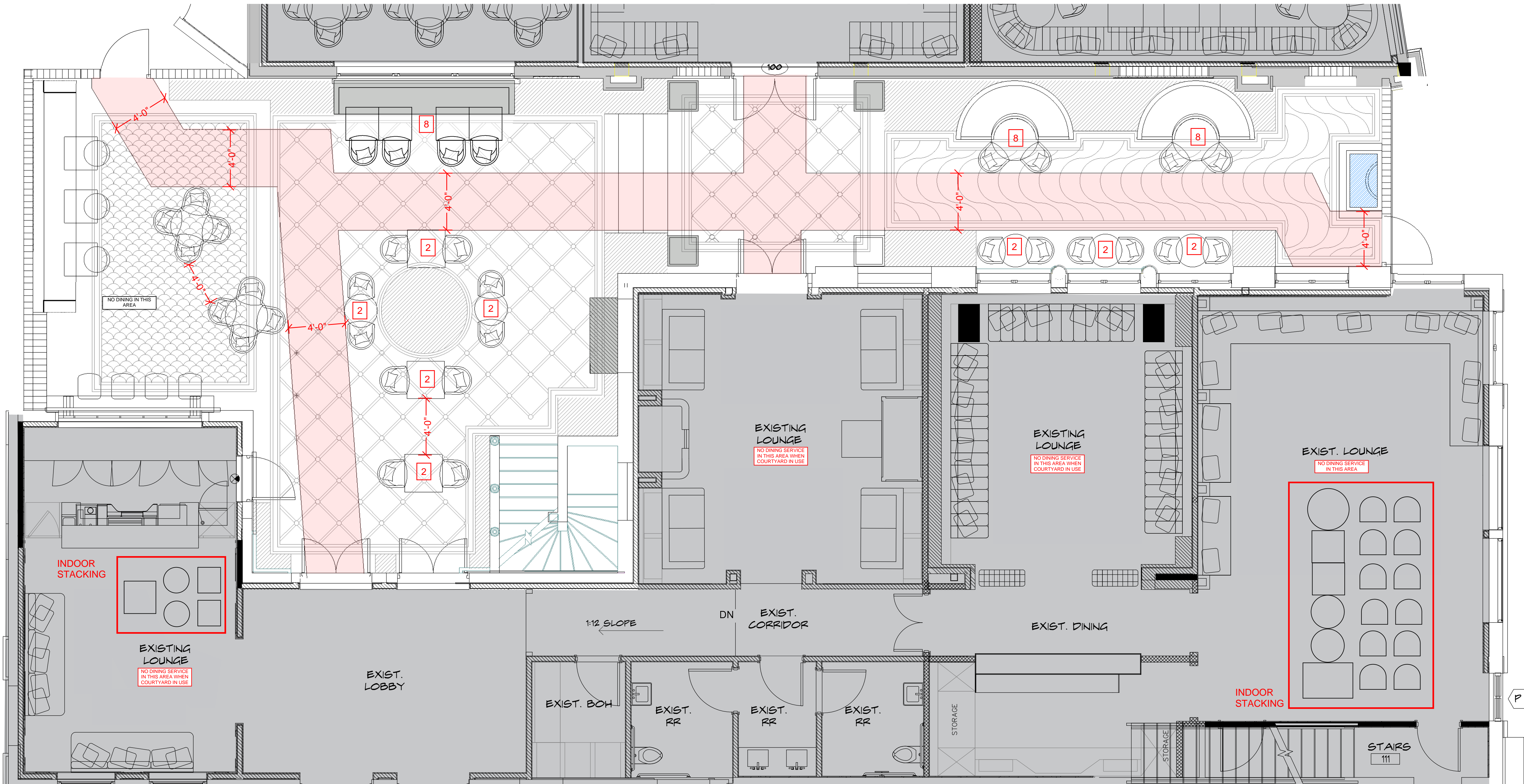
PROPOSED TABLES & CHAIRS - CUSTOM FABRICATED



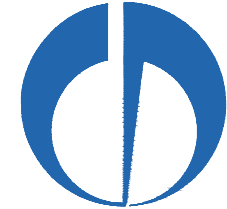
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DINING SEAT COUNT			
	EXISTING	INCLEMENT	FAIR
264 INTERIOR	113 SEATS	113 SEATS	113 SEATS
270 INTERIOR	40 SEATS	40 SEATS	0 SEATS
COURTYARD	0 SEATS	0 SEATS	40 SEATS
TOTAL	153 SEATS	153 SEATS	153 SEATS

NOTE: PRIVATE CLUB PARKING BASED ON MEMBERSHIP, NOT SEAT COUNT



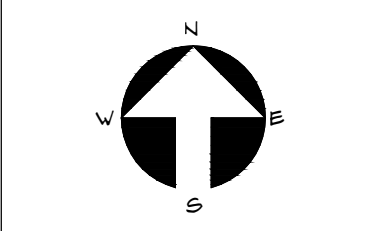
1 ENLARGED COURTYARD PLAN
A2.0 SCALE: 1/4" = 1'-0"



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Revisions:

Project no:	17007
Date:	07.28.22
Drawn by:	NF/FV
Project Architect:	NF



APPROVED VALET PLAN INCLUDED FOR REFERENCE (Z-18-00149)

THERE ARE NO CHANGES PROPOSED FROM **APPROVED** CONDITIONS AS PART OF THIS APPLICATION.

