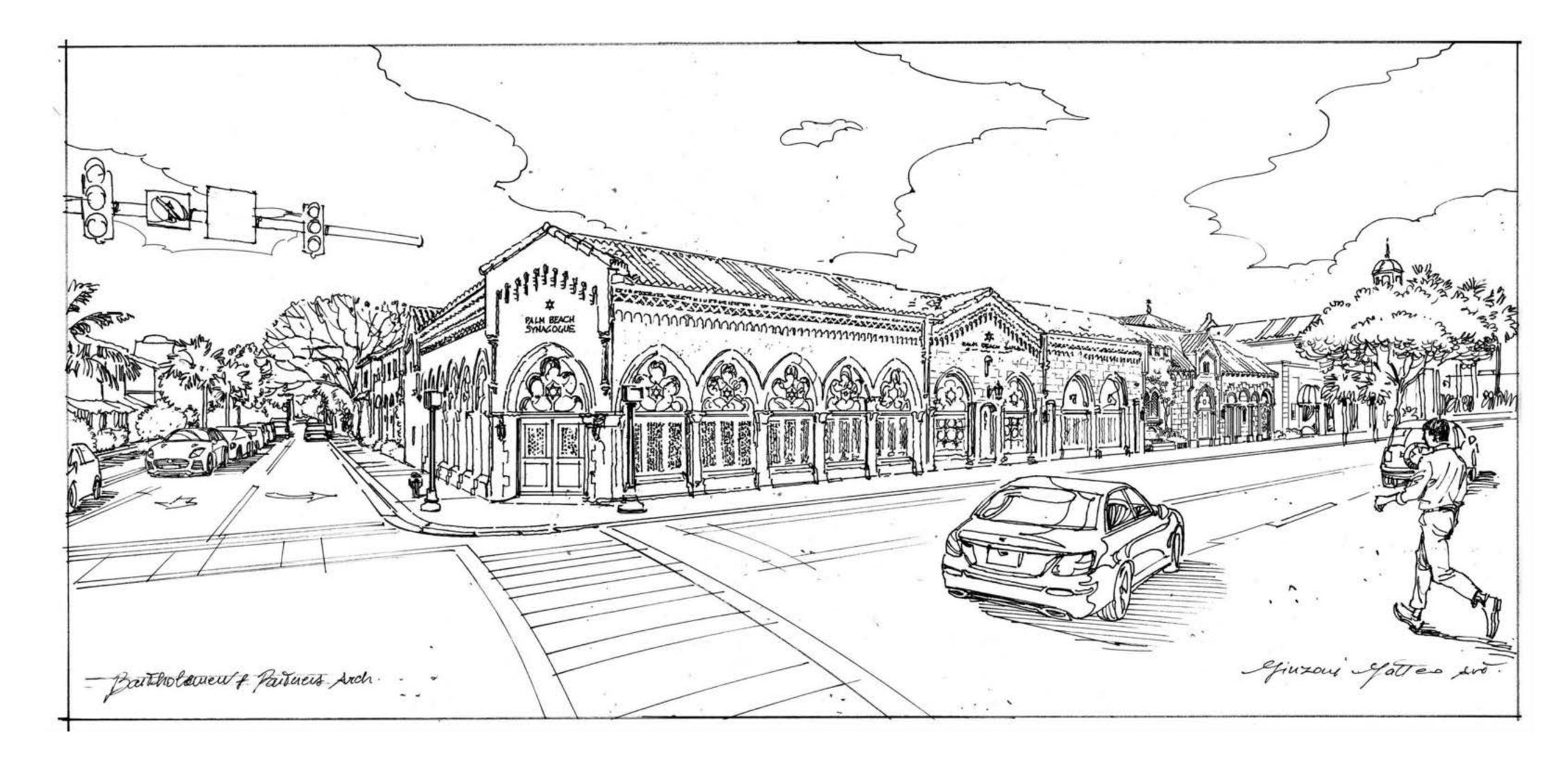
The Palm Beach Orthodox Synagogue **120-132 N COUNTY ROAD**

120-132 N. County Rd, Palm Beach, FL 33480



PRESENTATION SET 12.18.2024



THE PLAZA CENTER 251A ROYAL PALM WAY, PENTHOUSE 600A PALM BEACH, FLORIDA 33480

> T: 561 461 0108 F: 561 461 0106

FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT ARCHITECT #AR99255 INTERIOR DESIGNER #ID6422

SHUTTS & BOWEN LLP ATTORNEY 525 OKEECHOBEE BLVD # 1100 WEST PALM BEACH, FL 33401

PHONE: 561-835-8500 EMAIL: HOYER@SHUTTS.COM

ENVIRONMENT DESIGN GROUP LANDSCAPE ARCHITECT 139 N COUNTY ROAD, SUITE 20-B PALM BEACH, FL 33480 PHONE: 561-832-4600 E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

CONKLING & LEWIS CONSTRUCTION, INC PRE-CONSTRUCTION CONSTRUCTION MANAGER 1241 OLD OKEECHOBEE BLVD WEST PALM BEACH, FL 33401 PHONE: 561-833-4441 EMAIL: KLEWIS@CONKLINGANDLEWIS.COM

ZABIK AND ASSOCIATES **OWNER'S REPRESENTATIVE**

11398 OKEECHOBEE BLVD SUITE 2 ROYAL PALM BEACH, FL 33411 PHONE: 561-791-2468 EMAIL: LKRUTZ@ZABIKANDASSOCIATES.COM

SIMMONS & WHITE CIVIL & TRAFFIC ENGINEER 2581 METROCENTRE BLVD WEST, STE 3 WEST PALM BEACH, FL 33407 PHONE: 561-478-7848 EMAIL: BRYAN@SIMMONSANDWHITE.COM

VARIANCES: REQUIRED 35%. SPACE ON SITE.

TOWN COUNCIL PRESENTATION 11.13.2024 LANDMARKS PRESENTATION 11.20.2024

SHEET INDEX CVR - COVER PART I - EXISTING SITE ANALYSIS SUR1.0 - VICINITY AND LOCATION MAP SUR1.1 - LOCATION DIAGRAM SUR1.2 - ENLARGED LOCATION DIAGRAM SP1.0 - ADJACENT BUILDING PHOTOS SP1.0.1 - ADJACENT BUILDING PHOTOS SP1.1 - EXISTING EXTERIOR CONDITIONS SP1.2 - EXISTING INTERIOR CONDITIONS SP2.0 - SP2.4 - STREET ELEVATIONS PART II - PROPOSED SITE ANALYSIS SP3.0 - COMBINED SITE PLAN SP3.1 - EXISTING CONDITIONS DIAGRAM SP3.2 - VARIANCE DIAGRAM SP3.3 - LOADING DIAGRAM SP3.4 - ZONING LEGEND PART III - PRECEDENT & RESEARCH SP4.0 - JERUSALEM ARCHITECTURE RESEARCH SP4.1 - SYNAOGUES RESEARCH SP4.2 - SACRED ARCHITECTURE RESEARCH SP4.3 - GOTHIC REVIVAL RESEARCH SP4.4 - MEDITERRANEAN ARCHIETCTURE RESEARCH PART IV - SITE AND FLOOR PLAN SP5.0 - EXISTING & PROPOSED FIRST FLOOR SF DIAGRAM SP5.1 - PROPOSED FIRST FLOOR SF DIAGRAM SP5.2 - PROPOSED FIRST FLOOR COLOR FLOOR PLAN SP5.3 - EXISTING & PROPOSED SECOND FLOOR SF DIAGRAM SP5.4 - PROPOSED SECOND FLOOR SF DIAGRAM SP5.5 - PROPOSED SECOND FLOOR COLOR FLOOR PLAN SP5.6 - PROPOSED ROOF COLOR PLAN SP5.7 - SURVEY SP5.8 - EXISTING SITE PLAN SP5.9 - DEMOLITION SITE PLAN SP5.10 - PROPOSED SITE PLAN A0.0 - EXISTING FIRST FLOOR PLAN A1.1 - PROPOSED FIRST FLOOR PLAN A0.1 - EXISTING SECONDFLOOR PLAN A1.1 - PROPOSED SECOND FLOOR PLAN A1.2 - PROPOSED ROOF PLAN PART V - DIAGRAMS & SKETCHES A2.0 - EXISTING DEMOLITION ELEVATION DIAGRAM A2.1 - EXISTING BUILDING DEMOLITION DIAGRAM A2.2- A2.4 - PROPOSED HEIGHT ANALYSIS A2.5 - A2.6 - PROPOSED STORYLINE DIAGRAMS A2.7 - ARCHITECTURAL FEATURE ANALYSIS PART VI - PROPOSED ELEVATIONS & DETAILS A3.0 - EXISTING SOUTH PHOTOS A3.1 - SOUTH ELEVATION OVERALL A3.2- A3.7 - PROPOSED COLOR SOUTH ELEVATIONS A3.8- A3.11- SOUTH ELEVATION DETAILS A4.0 - EXISTING EAST PHOTOS A4.1 - EAST ELEVATION OVERALL A4.2 - A4.6 - PROPOSED COLOR EAST ELEVATIONS A4.7 - A4.11 - EAST ELEVATION DETAILS A5.0 - EXSTING NORTH PHOTOS A5.1 - NORTH ELEVATION OVERALL A5.2 - A5.8 - PROPOSED COLOR NORTH ELEVATIONS A5.9 - A5.12 - NORTH ELEVATION DETAILS A6.0 - EXISTING WEST PHOTOS A6.1 - WEST ELEVATION OVERALL A6.2 - A6.10 - PROPOSED COLOR WEST ELEVATIONS A6.11 - A6.13 - WEST ELEVATION DETAILS A7.0 - PROPOSED COURTYARD ELEVATIONS A7.1- A7.2 - PROPOSED COLOR COURTYARD ELEVATIONS A7.3- A7.4 - COURTYARD ELEVATIONS DETAILS PART VII - PROPOSED SECTIONS A8.0.0 - MECHANICAL VISIBILITY DIAGRAM A8.0 - SECTION A-A A8.0.1 - SHADED SECTION A-A A8.1 - SECTION B-B — SHEETS OMITED A8.1.1 - SHADED SECTION B-B A8.2 - SECTION C-C A8.2.1 - SHADED SECTION C-C A8.3 - SECTION D-D — SHEETS OMITED A8.3.1 - SHADED SECTION D-D A8.4 - PROPOSED SECTION YARD DIAGRAMS PART VIII - PERSPECTIVE RENDERINGS & BIRD'S EYE A9.0 - A9.2 - EXISTING & PROPOSED COUNTY ROAD LOOKING NORTH-EAST A9.3 - A9.5 - EXISTING & PROPOSED COUNTY ROAD LOOKING NORTH A9.6 - A9.8 - EXISTING & PROPOSED SOUTH PERSPECTIVES A9.9 - A9.11 - EXISTING & PROPOSED EAST PERSPECTIVES A9.12- A9.14 - EXISTING & PROPOSED NORTH PERSPECTIVE A9.15 - A9.17 - EXISTING & PROPOSED COURTYARD PERSPECTIVES A9.18 - A9.19 - EXISTING & PROPOSED BIRD'S EYE A9.20 - A9.25 - PROPOSED INTERIOR PERSPECTIVES A10.0 - PROPOSED MATERIAL PALETTE PART IX - SITE & LANDSCAPE SUR2.0 - SURVEY L1.0 - EXISTING VEGETATION INVENTORY L2.0 - L2.1 - EXISTING SITE PHOTOS L3.0 - DEMOLITION & VEGETATION ACTION PLAN L4.0 - CONSTRUCTION SCREENING PLAN L5.0 - CONSTRUCTION STAGING PLAN L6.0 - TRUCK LOGISTICS PLAN L7.0 - SITE PLAN L7.1 - SITE CALCULATION/ LOT COVERAGE GRAPHICS L8.0 - LANDSCAPE PLAN L8.1 - PLANT SCHEDULE L8.2 - RENDERED LANDSCAPE PLAN L8.4 - PLANTING DETAI;S & SPECIFICATIONS L9.0 - PARKING LAYOUT L10.0- L1.2 - RENDERED LANDSCAPE ELEVATIONS

- VARIANCE #1: SECTION 134-1113(5): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK VARYING FROM 0.2' AT ITS CLOSEST POINT ALONG SUNSET AVENUE TO 5'-0" ALONG N COUNTY RD IN LIEU OF THE REQUIRED SETBACK RANGING FROM 5' TO 8' AND TO REDUCE A PORTION OF THE PEDESTRIAN WALKWAY TO 7'-1" ALONG SUNSET AVE WHERE 10' IS REQUIRED.

- VARIANCE #2: SECTION 134-1113(11): A VARIANCE TO REDUCE THE MINIMUM REQUIRED OVERALL LANDSCAPE OPEN SPACE BY 15% TO PERMIT 10% IN LIEU OF THE REQUIRED 25%.

- VARIANCE #3: SECTION 134-1113(11): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD LANDSCAPE OPEN SPACE TO 18% ALONG SUNSET AVE AND 15% ALONG N COUNTY ROAD IN LIEU OF THE

- VARIANCE #4: SECTION 134-1113(10): A VARIANCE TO EXCEED THE MAXIMUM BUILDING LENGTH OF 150'-0" ALONG SUNSET AVE TO ALLOW FOR A BUILDING 173'-0" IN LENGTH AND ALONG N COUNTY ROAD TO ALLOW FOR A BUILDING 172'-0" IN LENGTH.

- VARIANCE #5: SECTION 134-2176(3): A VARIANCE TO REDUCE THE REQUIRED PARKING SPACES BY 97 IN ORDER TO PROVIDE 18 SPACES IN LIEU OF THE REQUIRED 115.

- VARIANCE #6: SECTION 134-1113(12): A VARIANCE TO EXCEED THE MAXIMUM FLOOR AREA (GROSS BUILDING AREA) OF 15,000 SF BY 21,815 SF TO ALLOW A BUILDING WITH 36,815 SF. - VARIANCE #7: SECTION 134-2211: A VARIANCE TO ELIMINATE THE MINIMUM REQUIRED NUMBER OF BERTHS (OFF-STREET LOADING SPACES) IN ORDER TO NOT PROVIDE THE ONE (1) REQUIRED 12' X 25' LOADING

- VARIANCE #8: SECTION 134-1113(6): A VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD (NORTH) SETBACK TO 1.8' IN LIEU OF THE REQUIRED SETBACK OF 7'-0". - VARIANCE #9: SECTION 134-1113(7): A VARIANCE TO REDUCE THE MINIMUM REQUIRED REAR YARD (WEST)

SETBACK TO 7' IN LIEU OF THE REQUIRED SETBACK OF 13'-0".



ARCHITECTURE AND DESIGN **PROGETTO DI ARCHITETTURA**

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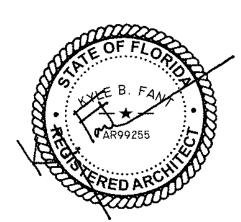
1241 OLD OKEECHOBEE BLVD

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EMAIL: LKRUTZ@ZABIKANDASSOCIATES.C



KYLE B FANT ARCHITECT # AR99255 AIA # 30425933 NCARB # 87929

Revisions:

Project no: 24.04.130 Date: 05.17.24 Drawn by: V. Antico Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

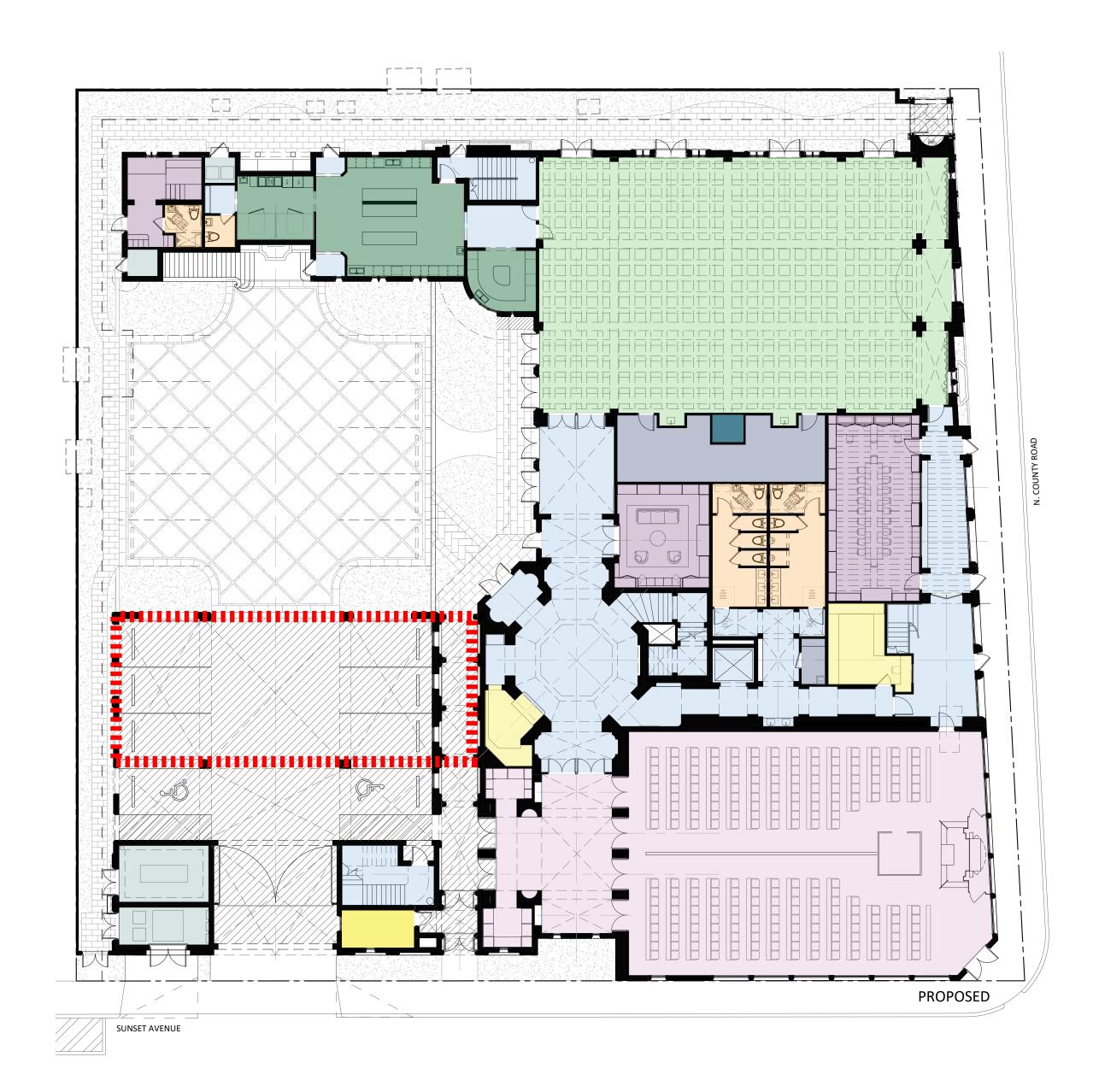
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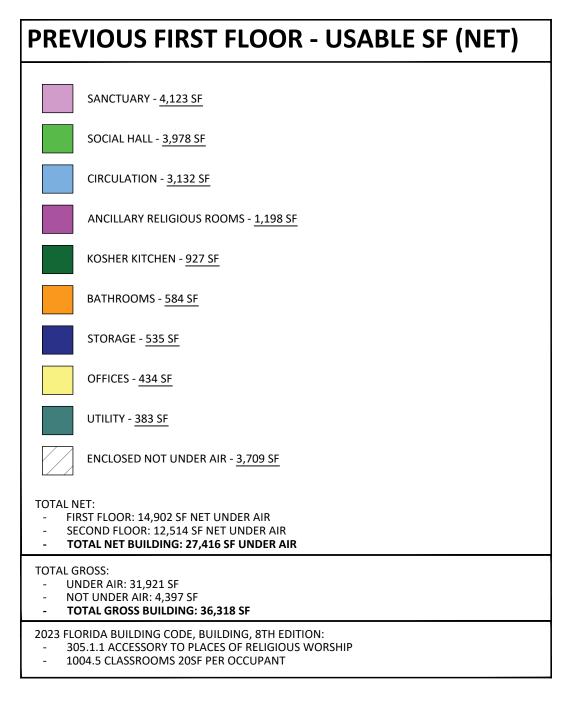
COVER



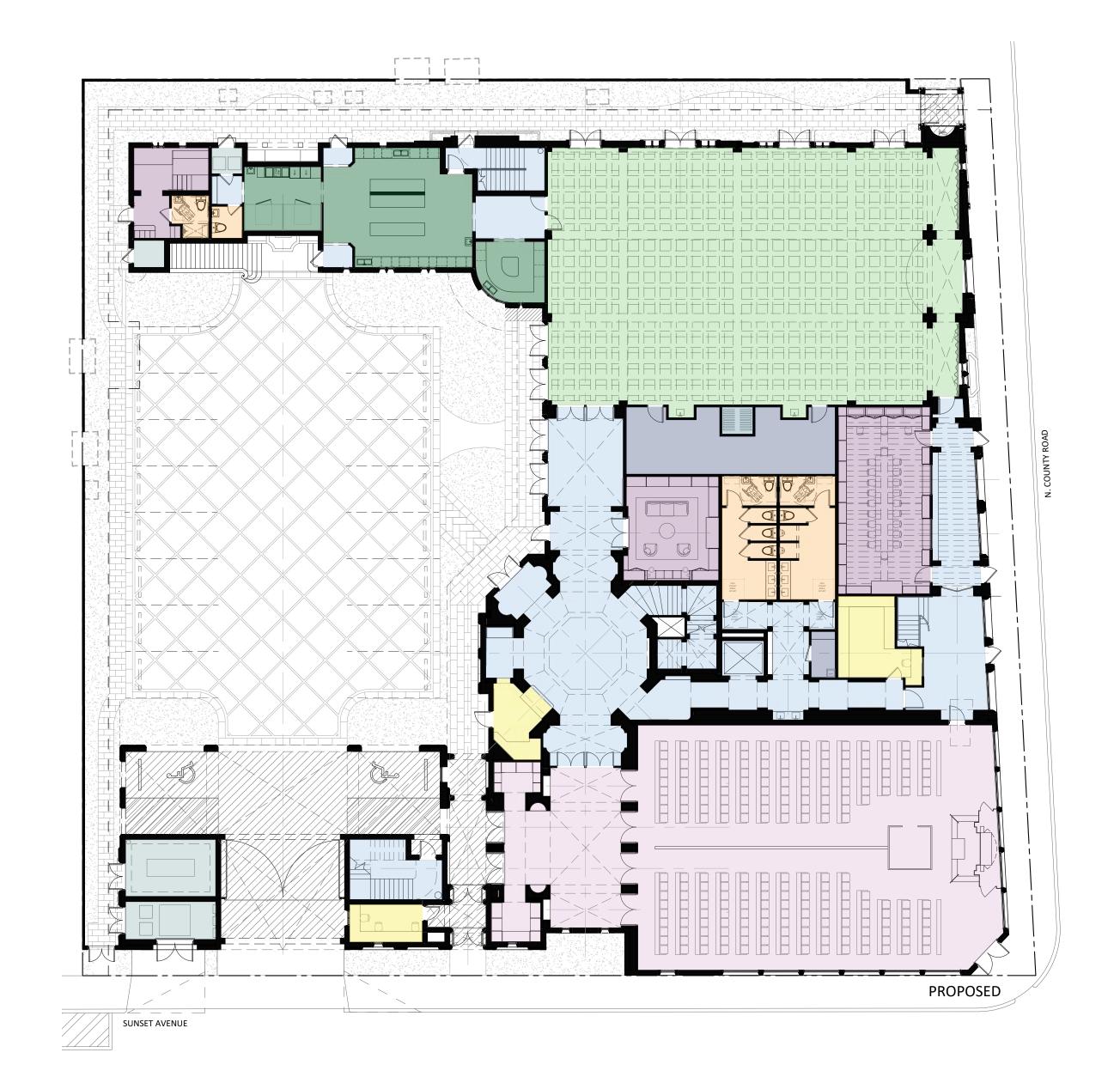


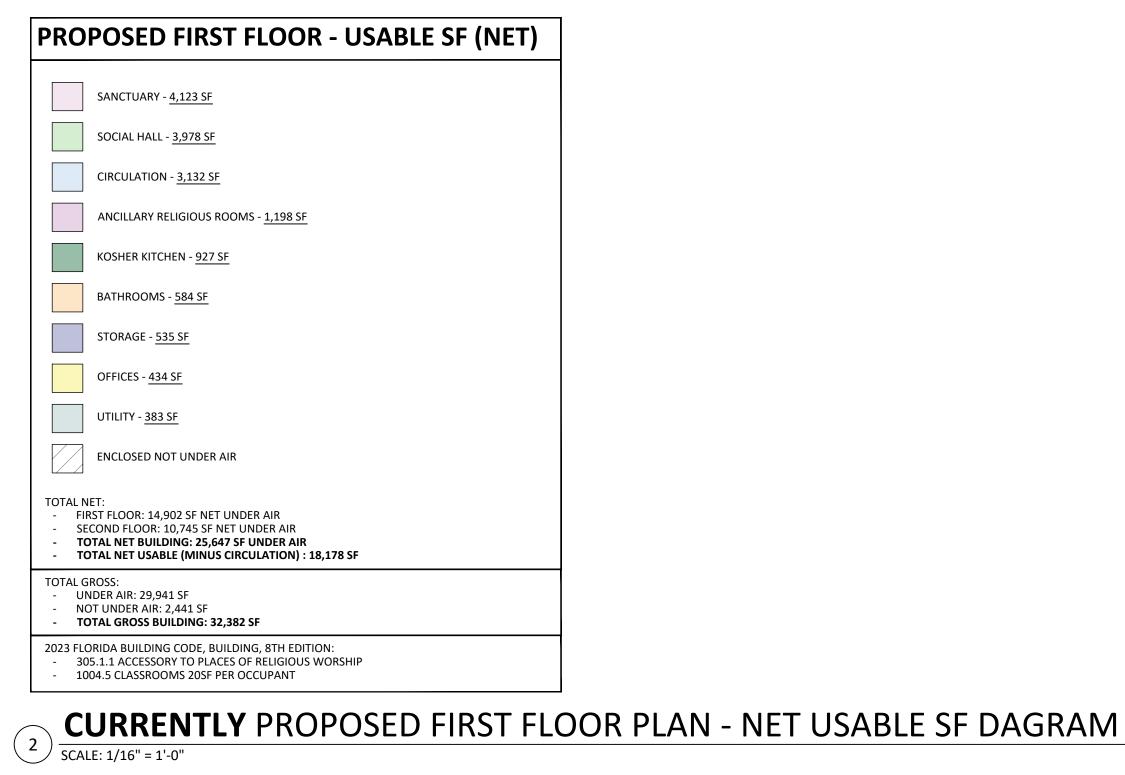
Part 0 **UPDATES FROM NOVEMBER LPC & TC** Palm Beach Synagogue





PREVIOUSLY PROPOSED FIRST FLOOR PLAN - NET USABLE SF DAGRAM 1 SCALE: 1/16" = 1'-0"





Bartholemew + Partners

ARCHITECTURE AND DESIGN PROGETTO DI ARCHITETTURA

THE PLAZA CENTER 251 ROYAL PALM WAY PENTHOUSE 600A PALM BEACH, FLORIDA 33480 T: 561 461 0108 F: 561 461 0106 FL LIC. # AA26003943

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KYLE B FANT ARCHITECT # AR99255 INTERIOR DESIGNER # ID6422 AIA # 30425933 NCARB # 87929

Revisions:

Project no: 24.04.130

Date: 07.29.24 Drawn by: V. Antico Project Manager: K. Fant

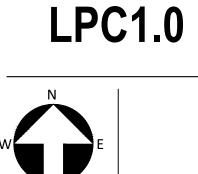
120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

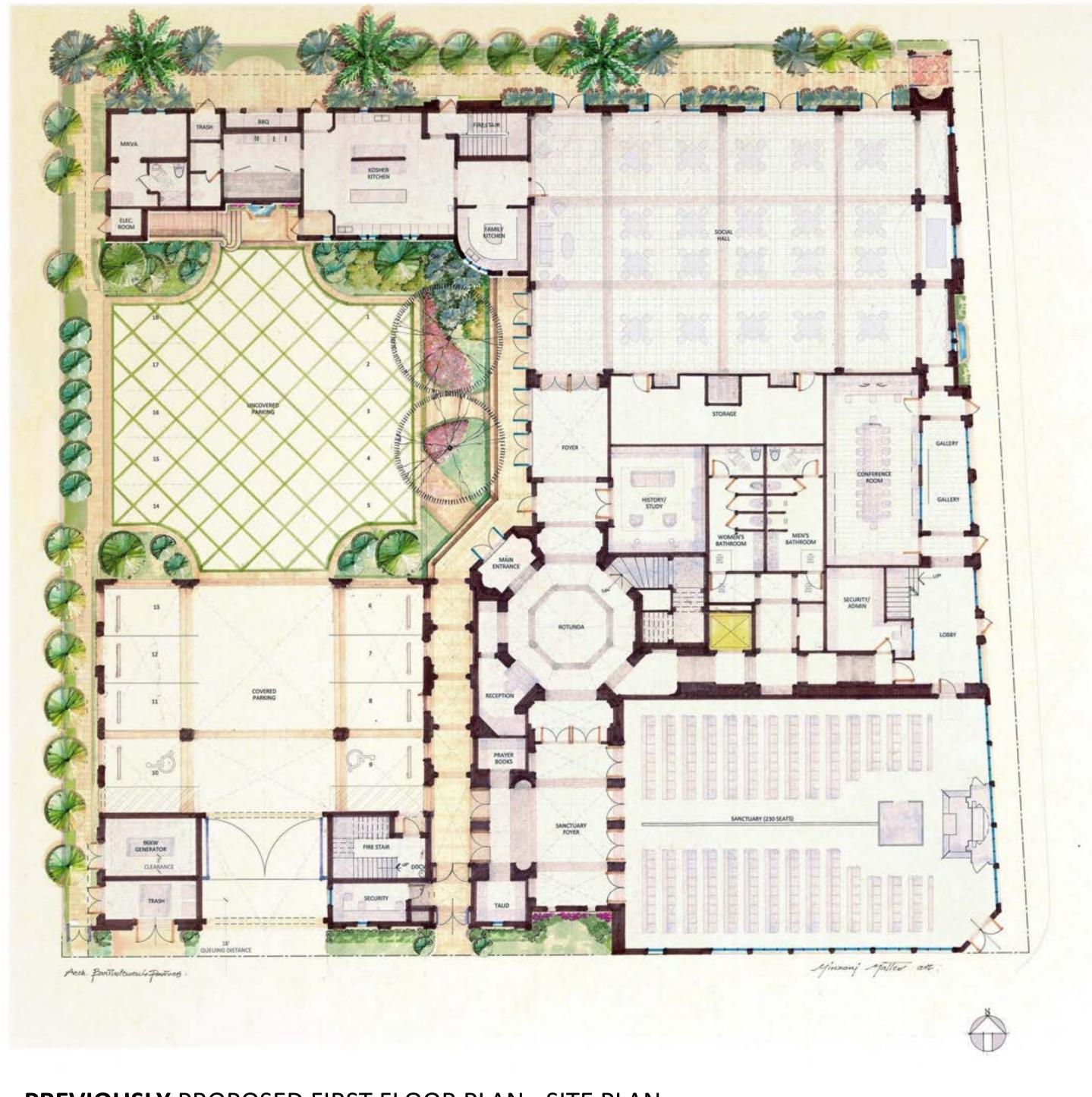
SHEET NAME

USABLE SQUARE FOOTAGE DIAGRAM

SHEET NUMBER



COA-24-0022 ZON-24-0055



PREVIOUSLY PROPOSED FIRST FLOOR PLAN - SITE PLAN



CURRENTLY PROPOSED FIRST FLOOR PLAN - SITE PLAN

COA-24-0022 ZON-24-0055

PROPOSED COLOR FIRST FLOOR

SHEET NUMBER LPC1.1

SHEET NAME

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

Project no: 24.04.130 Date: 05.17.24 Drawn by: Project Manager: K. Fant

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ARCHITECTURE AND DESIGN PROGETTO DI ARCHITETTURA

THE PLAZA CENTER 251 ROYAL PALM WAY PENTHOUSE 600A

T: 561 461 0108 F: 561 461 0106 FL LIC. # AA26003943

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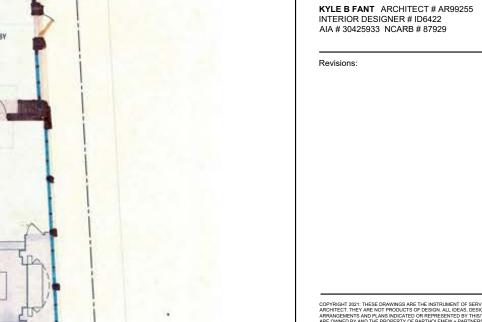
PHONE: 561-478-7848 EMAIL: BRYAN@SIMMONSANDWHITE.COM

ZABIK AND ASSOCIATES OWNER'S REPRESENTATIVE 11398 OKEECHOBEE BLVD SUITE 2

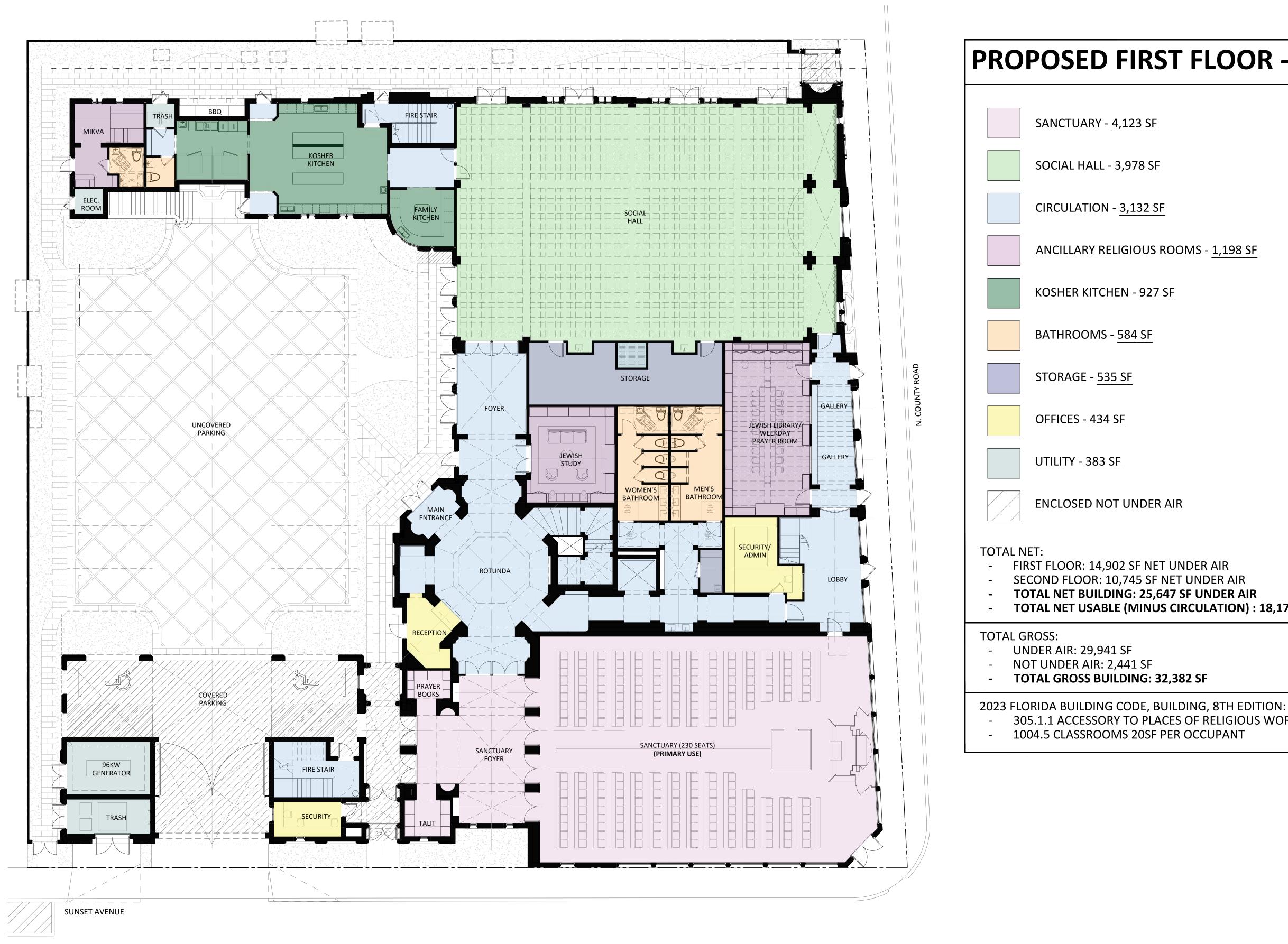
ROYAL PALM BEACH, FL 33411 PHONE: 561-791-2468

PALM BEACH, FLORIDA 33480

BARTHOLEMEWPARTNERS.COM



CURRENTLY PROPOSED FIRST FLOOR PLAN - NET USABLE SF DAGRAM SCALE: 3/32" = 1'-0"



PROPOSED FIRST FLOOR - USABLE SF (NET)

ANCILLARY RELIGIOUS ROOMS - 1,198 SF

TOTAL NET USABLE (MINUS CIRCULATION) : 18,178 SF

305.1.1 ACCESSORY TO PLACES OF RELIGIOUS WORSHIP



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KYLE B FANT ARCHITECT # AR99255 INTERIOR DESIGNER # ID6422 AIA # 30425933 NCARB # 87929

Revisions

Project no: 24.04.130 Date: 07.29.24 Drawn by: V. Antico Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

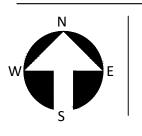
Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

USABLE SQUARE FOOTAGE DIAGRAM

SHEET NUMBER





COA-24-0022 ZON-24-0055



CURRENTLY PROPOSED RENDERED FIRST FLOOR PLAN - SITE PLAN

FIRST FLOOR PROGRAM:

- Sanctuary
- Sanctuary Foyer
- Storage
- Social Hall
- Foyer
- Bathrooms
- Kitchen
- Library
- Conference Room
- Mikvah
- Lecture Hall/Theatre
- Judaica Gift Shop
- Talid
- Gallery
- Reception
- Security
- Rotunda
- Baberque

Bartholemew + Partners

ARCHITECTURE AND DESIGN PROGETTO DI ARCHITETTURA

THE PLAZA CENTER 251 ROYAL PALM WAY PENTHOUSE 600A PALM BEACH, FLORIDA 33480 T: 561 461 0108 F: 561 461 0106 FL LIC. # AA26003943

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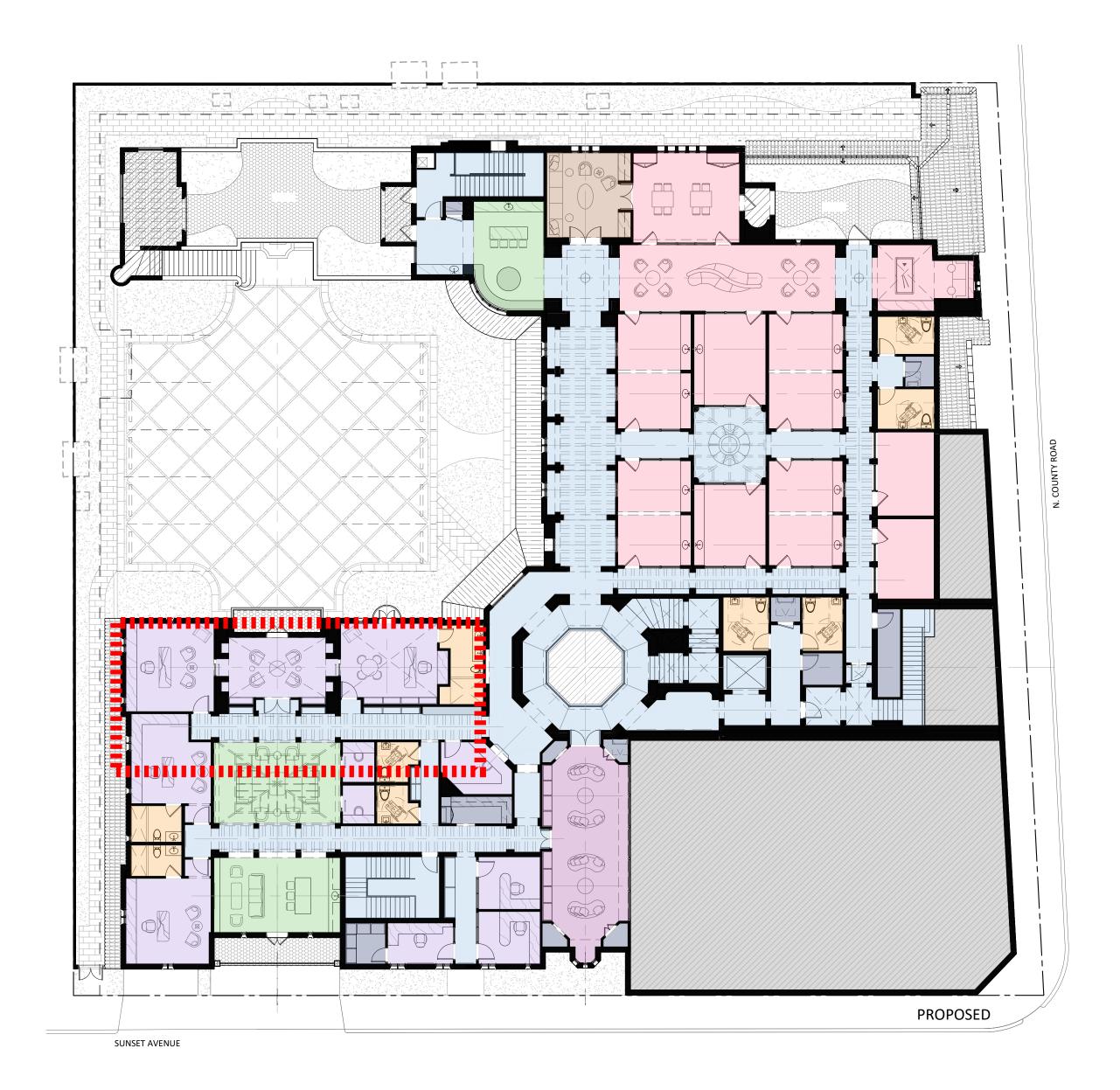
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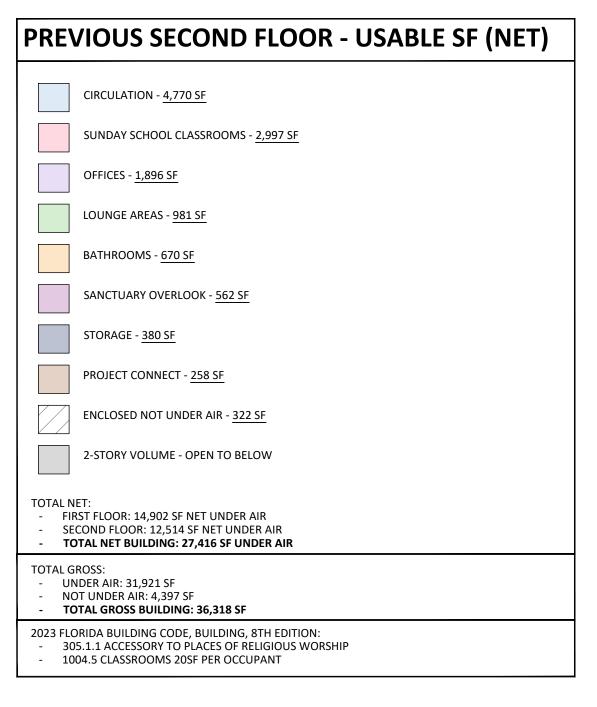
PROPOSED COLOR FIRST FLOOR

SHEET NUMBER

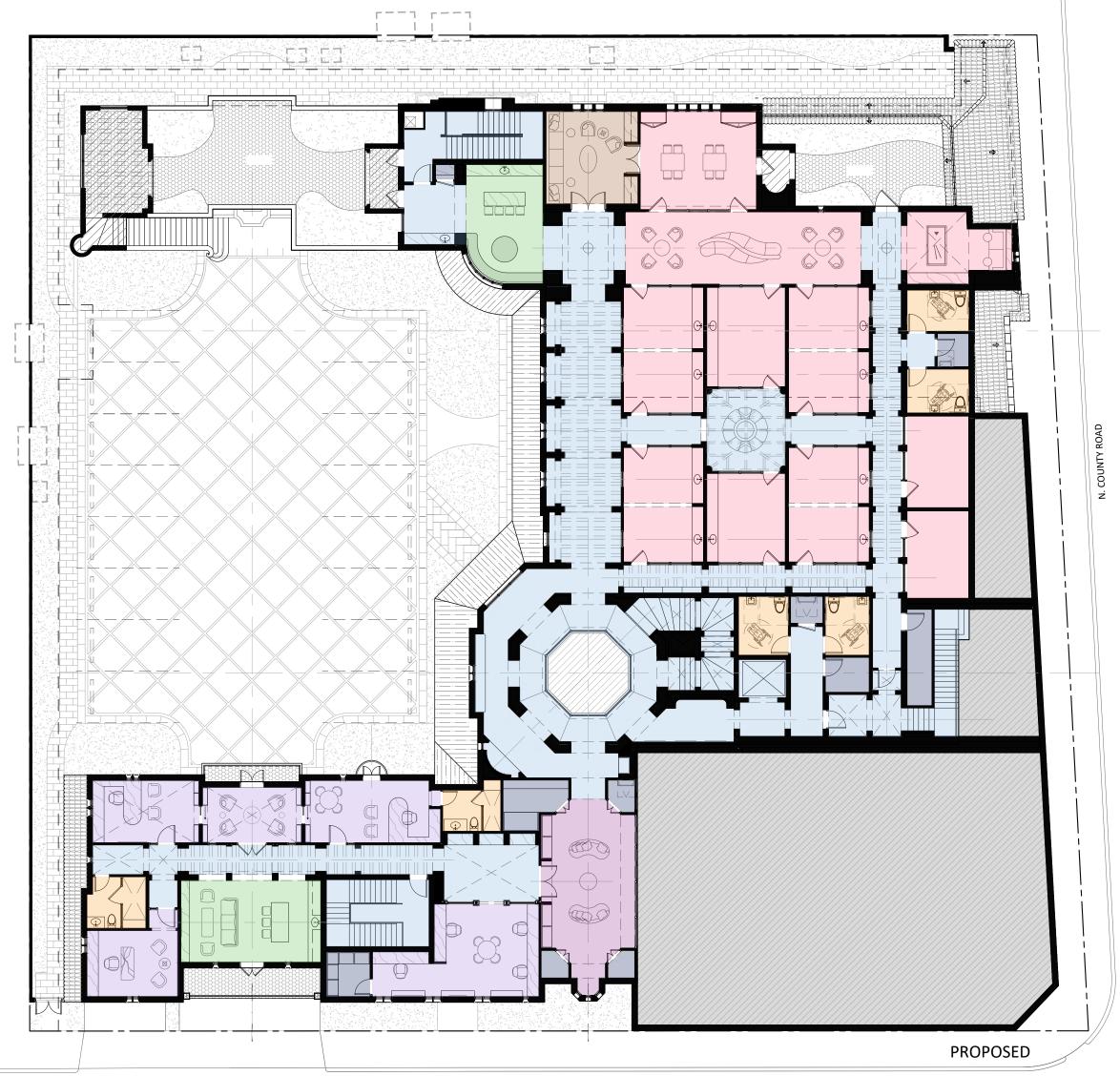
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COA-24-0022 ZON-24-0055





PREVIOUSLY PROPOSED SECOND FLOOR PLAN - NET USABLE SF DAGRAM 1 SCALE: 1/16" = 1'-0"



SUNSET AVENUE

PROPOSED SECOND FLOOR - USABLE SF (NET) CIRCULATION - 4,337 SF SUNDAY SCHOOL CLASSROOMS - 2,997 SF OFFICES - <u>1,199 SF</u> LOUNGE AREAS - 615 SF BATHROOMS - 494 SF SANCTUARY OVERLOOK - 453 SF STORAGE - <u>392 SF</u> PROJECT CONNECT - 258 SF ENCLOSED NOT UNDER AIR 2-STORY VOLUME - OPEN TO BELOW TOTAL NET: FIRST FLOOR: 14,902 SF NET UNDER AIR SECOND FLOOR: 10,745 SF NET UNDER AIR TOTAL NET BUILDING: 25,647 SF UNDER AIR TOTAL NET USABLE (MINUS CIRCULATION): 18,178 SF TOTAL GROSS: UNDER AIR: 29,941 SF NOT UNDER AIR: 2,441 SF TOTAL GROSS BUILDING: 32,382 SF 2023 FLORIDA BUILDING CODE, BUILDING, 8TH EDITION: 305.1.1 ACCESSORY TO PLACES OF RELIGIOUS WORSHIP 1004.5 CLASSROOMS 20SF PER OCCUPANT 2 SCALE: 1/16" = 1'-0"

Bartholemew + Partners

ARCHITECTURE AND DESIGN **PROGETTO DI ARCHITETTURA**

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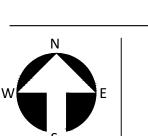
120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

USABLE SQUARE FOOTAGE DIAGRAM

SHEET NUMBER LPC1.4



CURRENTLY PROPOSED SECOND FLOOR PLAN - NET USABLE SF DAGRAM **COA-24-0022** ZON-24-0055



PREVIOUSLY PROPOSED SECOND FLOOR PLAN - SITE PLAN



CURRENTLY PROPOSED SECOND FLOOR PLAN - SITE PLAN

COA-24-0022 ZON-24-0055



SHEET NUMBER

FIRST FLOOR

PROPOSED COLOR

SHEET NAME

Project no: 24.04.130 Date: 05.17.24 Drawn by: Project Manager: K. Fant

120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

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AIA # 30425933 NCARB # 87929 Revisions:

KYLE B FANT ARCHITECT # AR99255



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