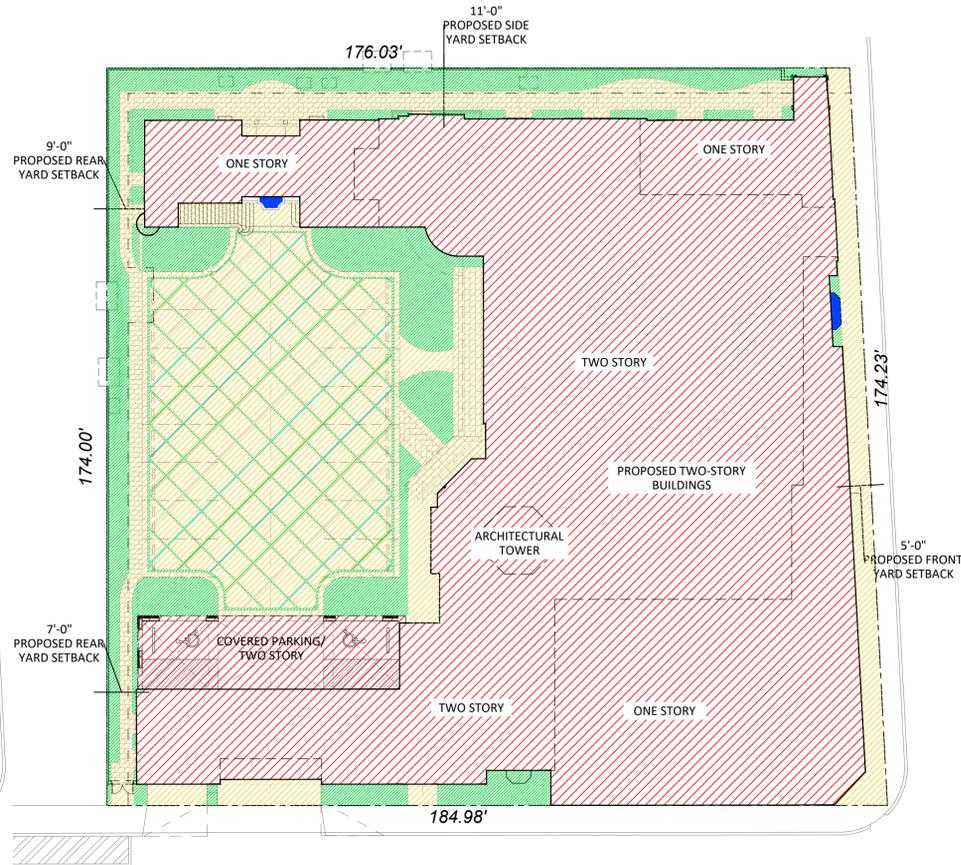
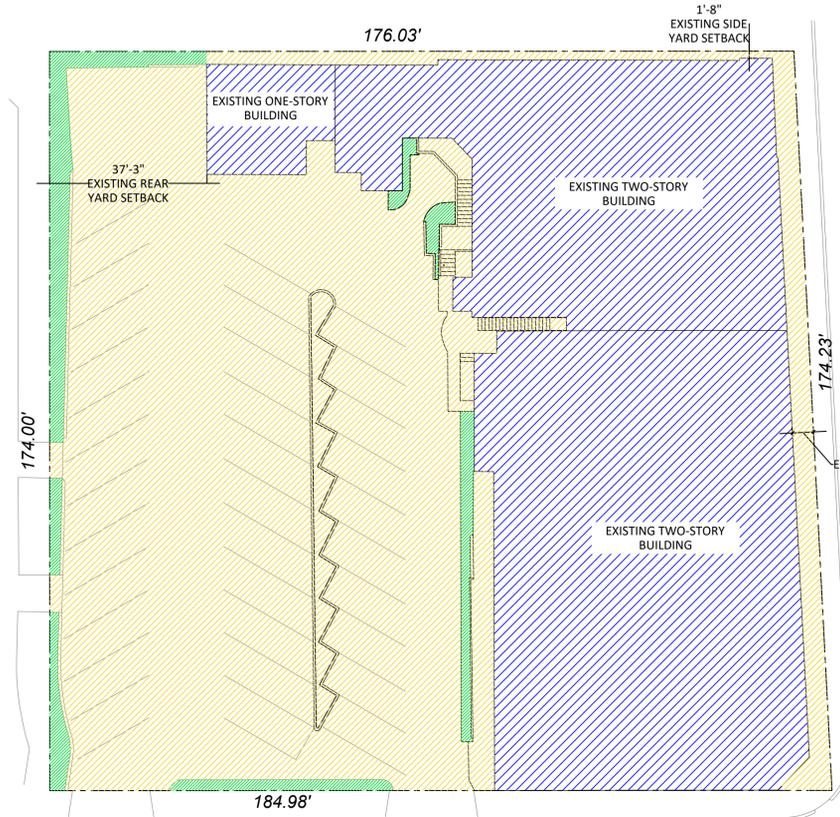


Part II

PROPOSED SITE ANALYSIS

Palm Beach Synagogue



EXISTING
<p>SETBACKS: FRONT (N COUNTY): 5'-0" FRONT (SUNSET): 0'-0" REAR YARD (WEST): 37'-4" SIDE YARD (NORTH): 1'-9"</p> <p>EXISTING LOT COVERAGE: 44.5%</p> <p>OPEN SPACE: 7%</p> <p>FRONT YARD LANDSCAPED: 10.06%</p>

VARIANCES
<p>FIRST FLOOR: 13,774 SF SECOND FLOOR: 5,523 SF TOTAL BUILDING: 19,297 SF</p> <p>VARIANCES FOR NON-CONFORMING LANDMARKED BUILDING:</p> <ol style="list-style-type: none"> SECTION 134-2176(3): TO ALLOW 18 SPACES IN LIEU OF 40 SPACES REQUIRED. SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-0" IN LIEU OF 5'-0" REQUIRED. SECTION 134-1113(11): TO ALLOW A 2% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED. SECTION 134-1113(11): TO ALLOW A 0% FRONT YARD LANDSCAPE OPEN SPACE IN LIEU OF 35% REQUIRED. SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 19,297 SF IN LIEU OF THE 15,000 SF MAXIMUM ALLOWED. SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 172'-9" ON N COUNTY ROAD IN LIEU OF 150' MAXIMUM ALLOWED

ALLOWABLE
<p>SETBACKS: FRONT: 5'-0" REAR: 10'-0" SIDE: 5'-6"</p> <p>LOT COVERAGE: 70% - 21,980 SF</p> <p>OPEN SPACE: 25%</p> <p>FRONT YARD LANDSCAPED: 35%</p> <p>PARKING REQUIREMENTS: - 2 ADA PARKING SPACES. EXISTING DOES NOT COMPLY - 15' DRIVE AISLE REQUIREMENT. EXISTING DOES NOT COMPLY</p>

PROPOSED
<p>SETBACKS: FRONT (SUNSET): 0'-0" FRONT YARD (N COUNTY): 5'-0" REAR YARD (WEST): 6'-9" REAR YARD (NORTH): 11'-0"</p> <p>PROPOSED LOT COVERAGE: 63.8% - 20,051 SF</p> <p>OPEN SPACE: 10.58%</p> <p>FRONT YARD LANDSCAPED: 29.9%</p>

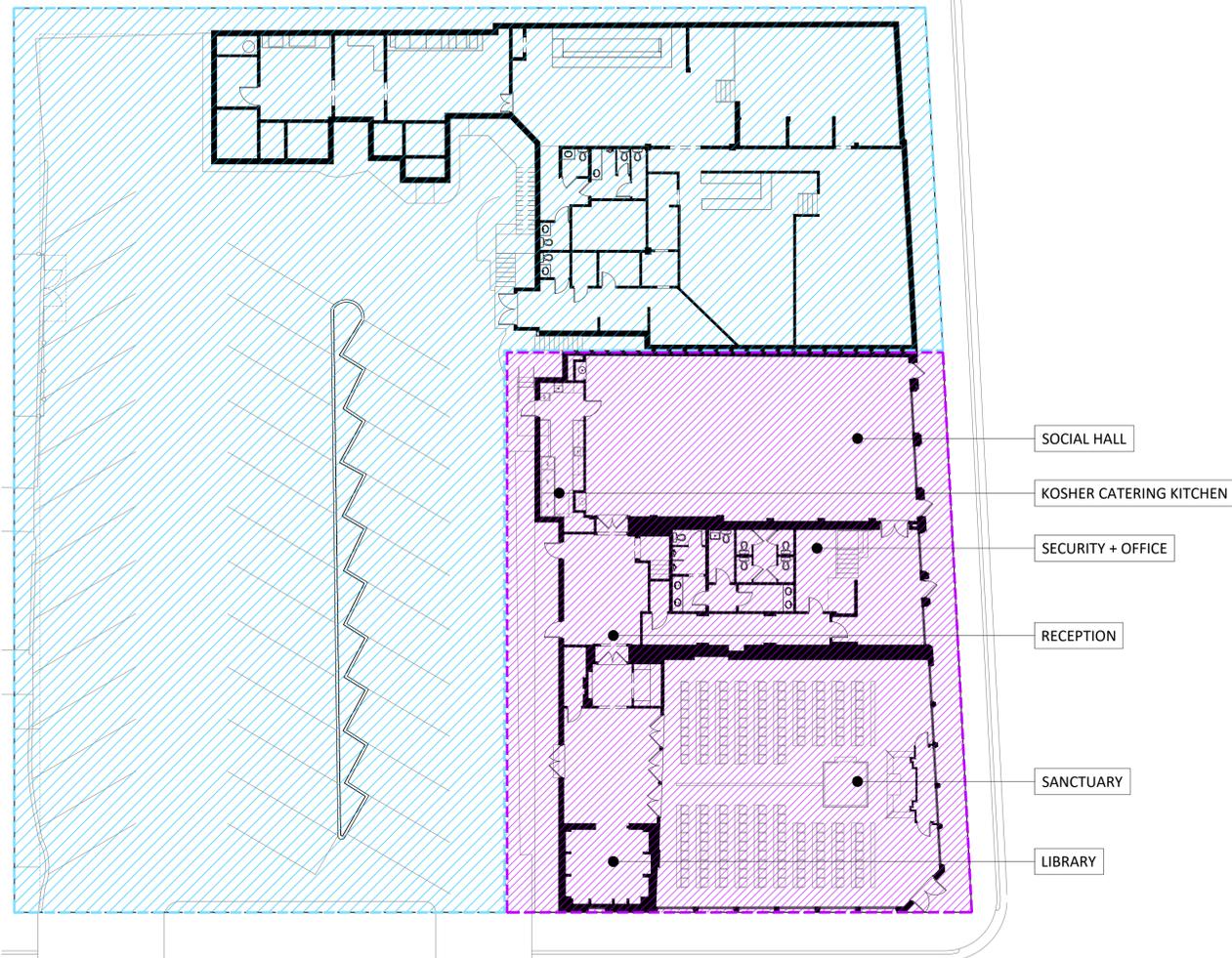
VARIANCES
<p>FIRST FLOOR UNDER AIR: 17,410 SF SECOND FLOOR UNDER AIR: 12,531 SF TOTAL BUILDING UNDER AIR: 29,941 SF</p> <p>VARIANCES:</p> <ol style="list-style-type: none"> VARIANCE #1: SECTION 134-1113(5): A VARIANCE TO REDUCE THE MINIMUM REQUIRED FRONT YARD SETBACK VARYING FROM 0.2' AT ITS CLOSEST 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 REQUIRED 35%. 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 32,398 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 SPACE ON SITE. 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".

1 EXISTING SITE PLAN
SCALE: N.T.S

2 SITE PLAN OVERLAY
SCALE: N.T.S

3 PROPOSED SITE PLAN
SCALE: N.T.S

**COA-24-0022
ZON-24-0055**



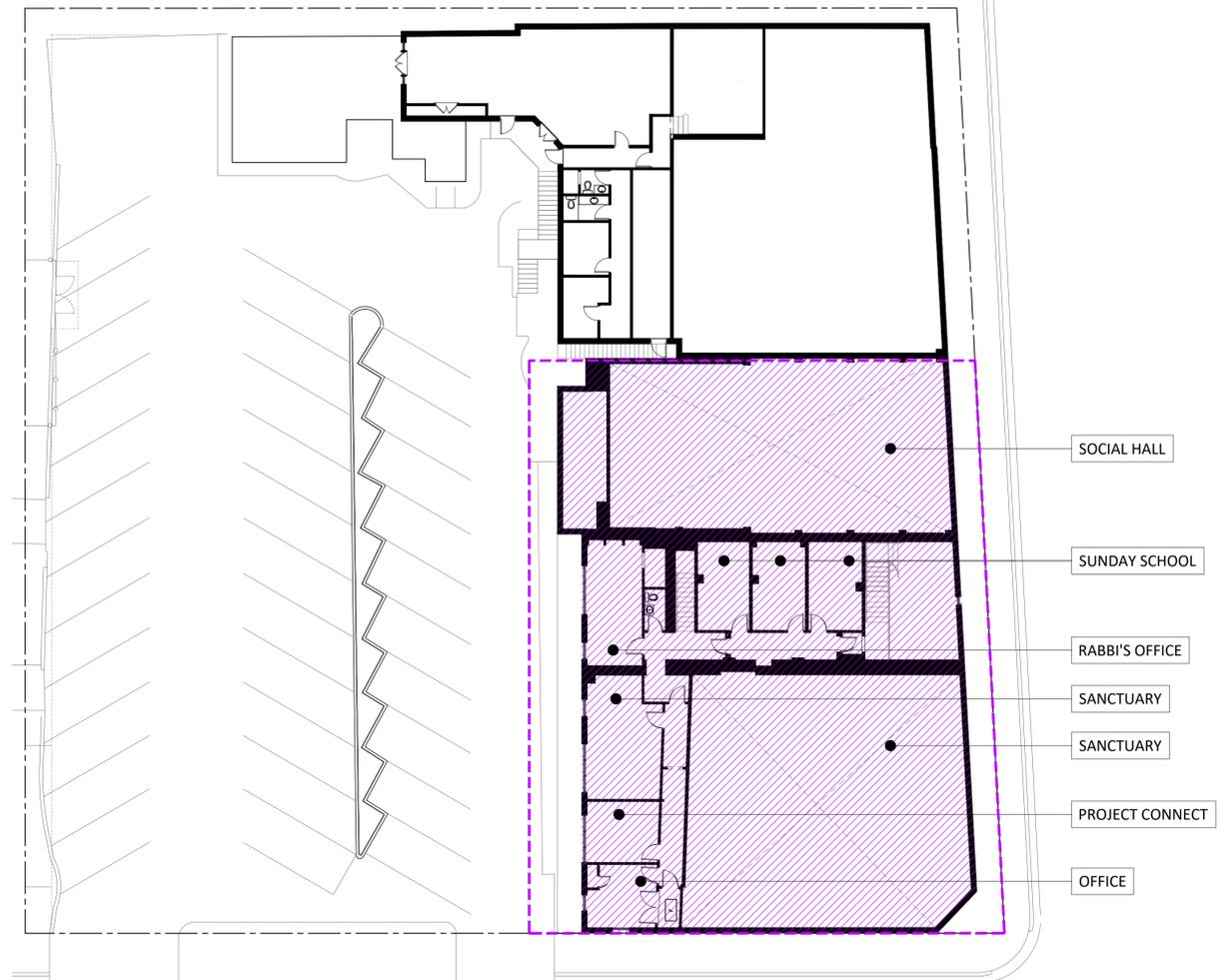
EXISTING FIRST FLOOR PLAN PROGRAM DIAGRAM
SCALE: 1/16" = 1'-0"

LEGEND	CURRENT PROGRAM
PALM BEACH SYNAGOGUE (0 PARKING SPACES)	- SANCTUARY - LIBRARY - SOCIAL HALL - SYNAGOGUE STAFF OFFICES - SUNDAY SCHOOL - PROJECT CONNECT
CHEZ JEAN-PIERRE (18 LEGAL PARKING SPACES)	

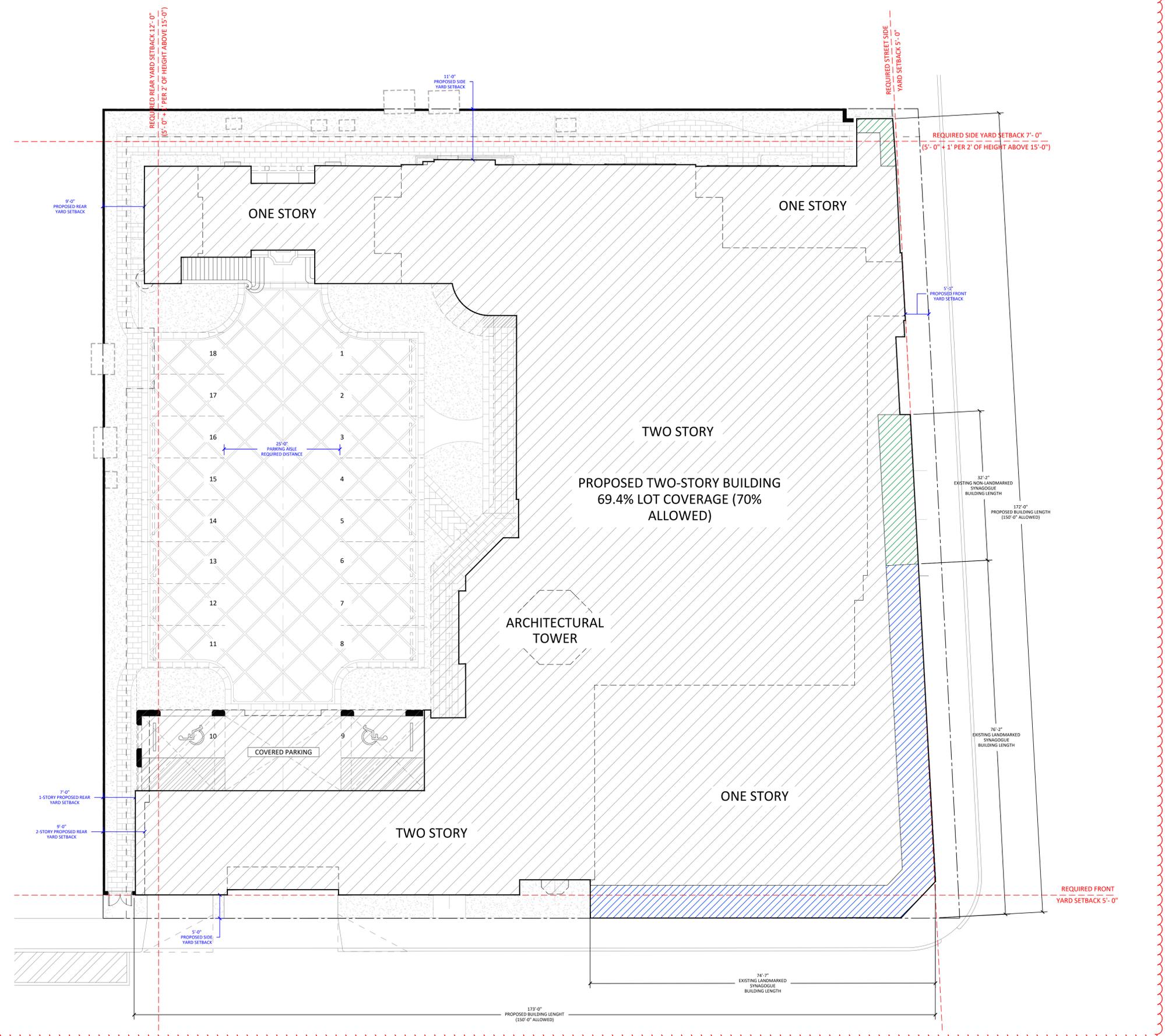
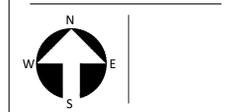
IMPORTANT NOTE

PALM BEACH SYNAGOGUE HAS 727 MEMBERS (INCLUDING CHILDREN)

198 FAMILIES WITHIN THIS NUMBER LIVE WITHIN A MILE AWAY, AND WALK TO SERVICE AND HOLIDAYS



EXISTING SECOND FLOOR PLAN PROGRAM DIAGRAM
SCALE: 1/16" = 1'-0"



LEGEND

	LANDMARKED FACADE
	EXISTING FACADE PRESERVED (NOT LANDMARKED)

VARIANCE LEGEND

VARIANCES:

- 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 29.9% ALONG SUNSET AVE AND 0% ALONG N COUNTY ROAD IN LIEU OF THE REQUIRED 35%.
- 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 17,382 SF TO ALLOW A BUILDING WITH 32,382 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 SPACE ON SITE.
- 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".

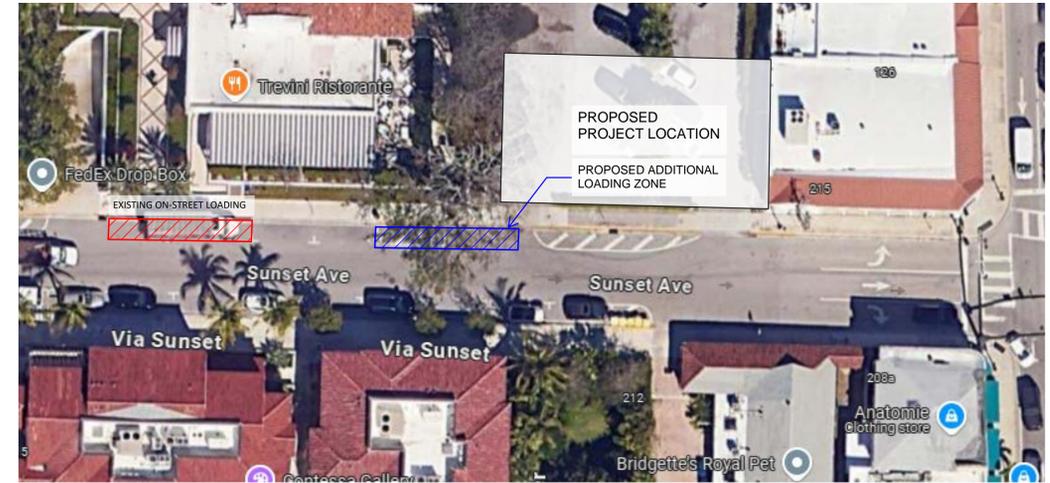
1 VARIANCE DIAGRAM
SCALE: 3/32" = 1'-0"



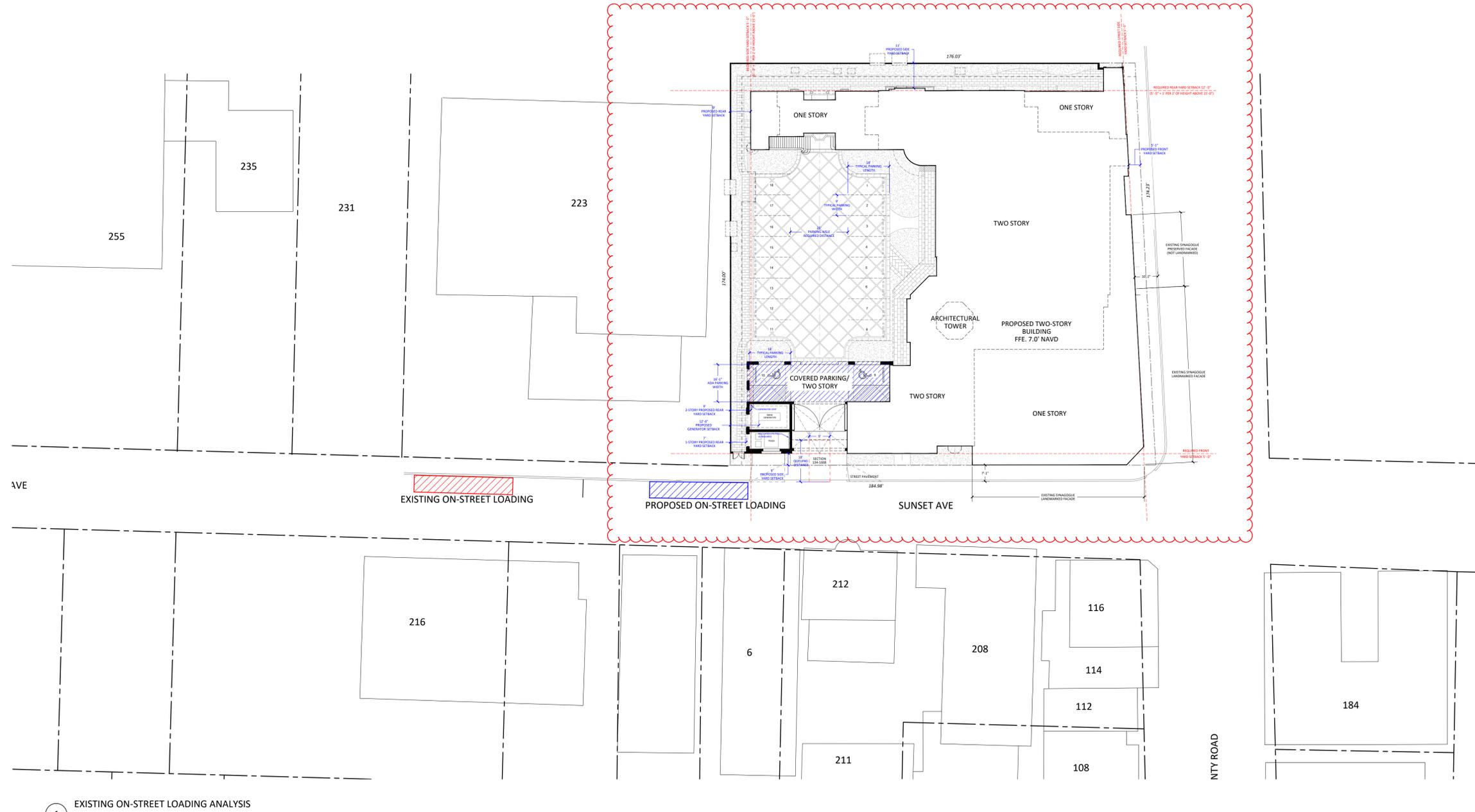
EXISTING ON-STREET LOADING AREA LOCATION - LOOKING EAST



EXISTING ON-STREET LOADING AREA LOCATION - LOOKING WEST



EXISTING ON-STREET LOADING AREA LOCATION - PLAN VIEW



1 EXISTING ON-STREET LOADING ANALYSIS

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
201 ROYAL PALM WAY
PENTHOUSE 60A
PALM BEACH, FLORIDA 33480
T: 561 481 0108
F: 561 481 0106
FL LIC. # AA2600943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

SHUTTS & BOWEN LLP
ATTORNEYS
525 OKEECHOBEE BLVD # 1100
WEST PALM BEACH, FL 33401
PHONE: 561-832-8500
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: DUSTING@ENVIRONMENTDESIGNGROUP.COM

CONKLING & LEWIS CONSTRUCTION, INC.
PRE-CONSTRUCTION CONSTRUCTION MANAGER
1241 OLD OKEECHOBEE BLVD
WEST PALM BEACH, FL 33401
PHONE: 561-833-4411
EMAIL: KLEWIS@CONKLINGANDLEWIS.COM

ZABIK AND ASSOCIATES
DESIGNER REPRESENTATIVE
11388 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: 561-478-7868
EMAIL: BRYAN@SIMMONSANDWHITE.COM

KYLE B FANT ARCHITECT # AR92255

INTERIOR DESIGNER # 034642

AIA # 30425933 NCARB # 87929

Revisions:

Copyright 2024. All rights reserved. The information contained herein is the property of Bartholemew + Partners, Inc. and is not to be distributed, copied, or reproduced in any form without the prior written consent of Bartholemew + Partners, Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision.

Project no: 24.04.130

Date: 07.25.24

Drawn by: V. Antico

Project Manager: K. Fant

120-132 N. COUNTY RD
PALM BEACH
SYNAGOGUE

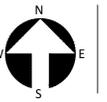
Project Address:
120-132 N. County Rd, Palm Beach,
FL, 33480

SHEET NAME

LOADING DIAGRAM

SHEET NUMBER

SP3.3



COA-24-0022
ZON-24-0055

