

## EXISTING FIRST FLOOR PLAN PROGRAM DIAGRAM

SCALE:  $\frac{1}{16}$ " = 1'- 0"

## LEGEND



CHEZ JEAN-PIERRE (18 LEGAL PARKING SPACES)

**CURRENT PROGRAM** 

SANCTUARY

SUNDAY SCHOOL

PROJECT CONNECT

SOCIAL HALL
SYNAGOGUE STAFF OFFICES

LIBRARY

### 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"

# 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

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

SHUTTS & BOWEN LLP ATTORNEY 525 OKEECHOBEE BLVD # 1100 WEST PALM BEACH, FL 33401 PHONE: 561-835-8500

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

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

Revisions:

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

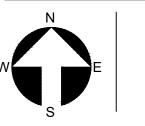
120-132 N. COUNTY RD PALM BEACH SYNAGOGUE

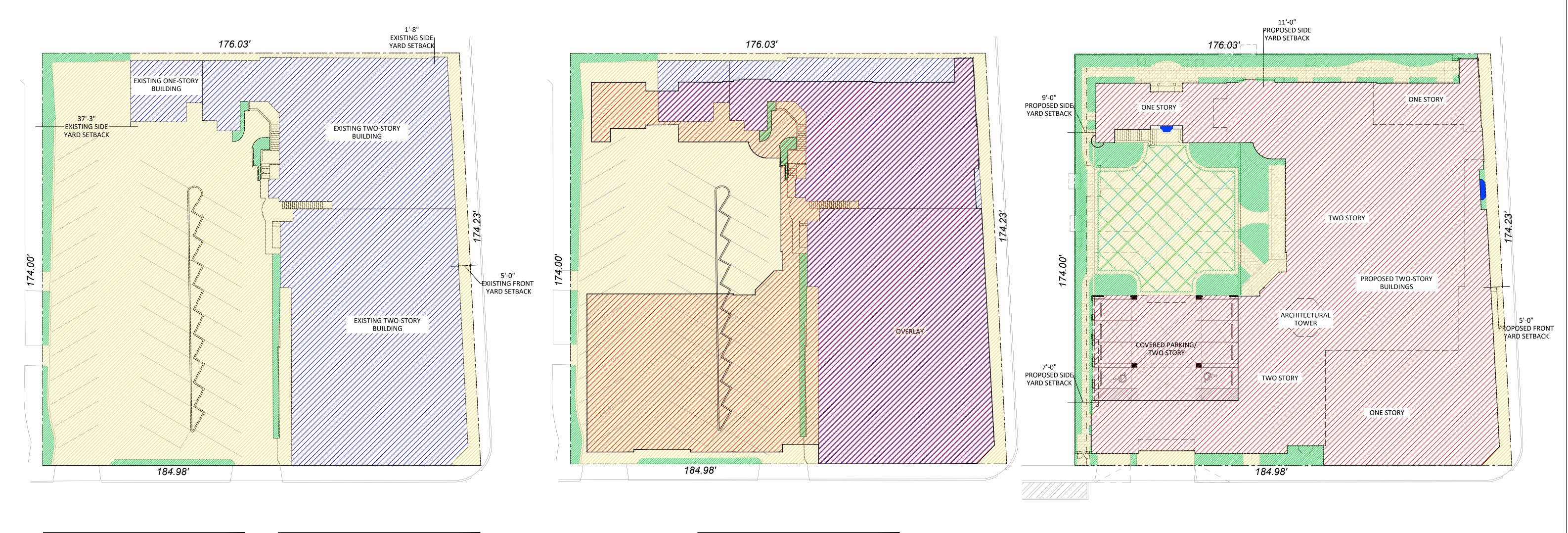
Project Address: 120-132 N. County Rd, Palm Beach, FL, 33480

SHEET NAME

EXISTING CONDITIONS DIAGRAM

SHEET NUMBER





# **EXISTING**

SETBACKS: FRONT (N COUNTY): 5'-0" FRONT (SUNSET): 0'-0" SIDE YARD (WEST): 37'-4" SIDE YARD (NORTH): 1'-9"

EXISTING LOT COVERAGE: 44.5%

OPEN SPACE: 7%

EXISTING SITE PLAN

SCALE: N.T.S

FRONT YARD LANDSCAPED: 10.06%

## **VARIANCES**

FIRST FLOOR: 13,774 SF SECOND FLOOR: 5,523 SF

TOTAL BUILDING: 19,297 SF

- VARIANCES FOR NON-CONFORMING LANDMARKED BUILDING: 1. SECTION 134-2176(3): TO ALLOW 18 SPACES IN LIEU OF 40 SPACES REQUIRED.
- 2. SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-0" IN LIEU OF
- 5'-0" REQUIRED.
- 3. SECTION 134-1113(11): TO ALLOW A 2% LANDSCAPE OPEN SPACE IN LIEU OF 25% REQUIRED.
- 4. SECTION 134-1113(11): TO ALLOW A 0% FRONT YARD LANDSCAPE OPEN SPACE IN LIEU OF 35% REQUIRED.
- 5. SECTION 134-1113(12): TO ALLOW A GROSS BUILDING AREA OF 19,297 SF IN LIEU OF THE 15,000 SF MAXIMUM ALLOWED.
- 6. SECTION 134-1113(10): TO ALLOW A BUILDING LENGTH OF 172'-9" ON N COUNTY ROAD IN LIEU OF 150'

MAXIMUM ALLOWED

**ALLOWABLE** 

SETBACKS: FRONT: 5'-0" REAR: 10'- 0" SIDE: 5'-6"

LOT COVERAGE: 70% - 21,980 SF

**OPEN SPACE: 25%** 

FRONT YARD LANDSCAPED: 35%

## **PROPOSED**

FRONT (SUNSET): 0'-0" SIDE YARD (N COUNTY): 5'-0" SIDE YARD (WEST): 6'-9" REAR YARD (NORTH): 11'-0"

PROPOSED LOT COVERAGE: 69.4% - 21,793 SF

OPEN SPACE: 10.03%

FRONT YARD LANDSCAPED: 18.05%

# **VARIANCES**

FIRST FLOOR UNDER AIR: 17,393 SF SECOND FLOOR UNDER AIR: 14,528 SF

TOTAL BUILDING UNDER AIR: 31,921 SF

**VARIANCES:** 

VARIANCE 1: SECTION 134-2176(3): TO ALLOW THE PROPOSED OF 18 PARKING SPACES IN LIEU OF OF THE 58 SPACES REQUIRED. **EXISTING SPACES TO REMAIN** VARIANCE 2: SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-2" IN LIEU OF 5'-0" REQUIRED. IN LIEU OF EXISTING

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LOADING BERTHS IN LIEU OF 2 REQUIRED. **TWO** EXISTING ON-STREET LOADING ZONES TO BE USED. VARIANCE 10: SEC. 134-113 (5) (C). - TO ALLOW A 7'- 1" PEDESTRIAN SIDEWALK IN SUNSET AVENUE IN LIEU OF 10'-0" REQUIRED. IN LIEU OF EXISTING LANDMARKED SYNAGOGUE.

PROPOSED SITE PLAN

SCALE: N.T.S

# Bartholemew + Partners

ARCHITECTURE AND DESIGN PROGETTO DI ARCHITETTURA

THE PLAZA CENTER 251 ROYAL PALM WAY PENTHOUSE 600A

FL LIC. # AA26003943 BARTHOLEMEWPARTNERS.COM

PALM BEACH, FLORIDA 33480

T: 561 461 0108

F: 561 461 0106

CONSULTANTS

SHUTTS & BOWEN LLP ATTORNEY 525 OKEECHOBEE BLVD # 1100

WEST PALM BEACH, FL 33401 PHONE: 561-835-8500 EMAIL: HOYER@SHUTTS.COM

LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B

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

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

ZABIK AND ASSOCIATES

SIMMONS & WHITE CIVIL & TRAFFIC ENGINEER 2581 METROCENTRE BLVD WEST, STE 3 WEST PALM BEACH, FL 33407 PHONE: 561-478-7848

EMAIL: BRYAN@SIMMONSANDWHITE.COM

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Project Manager: K. Fant

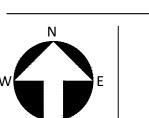
120-132 N. COUNTY RD **PALM BEACH SYNAGOGUE** 

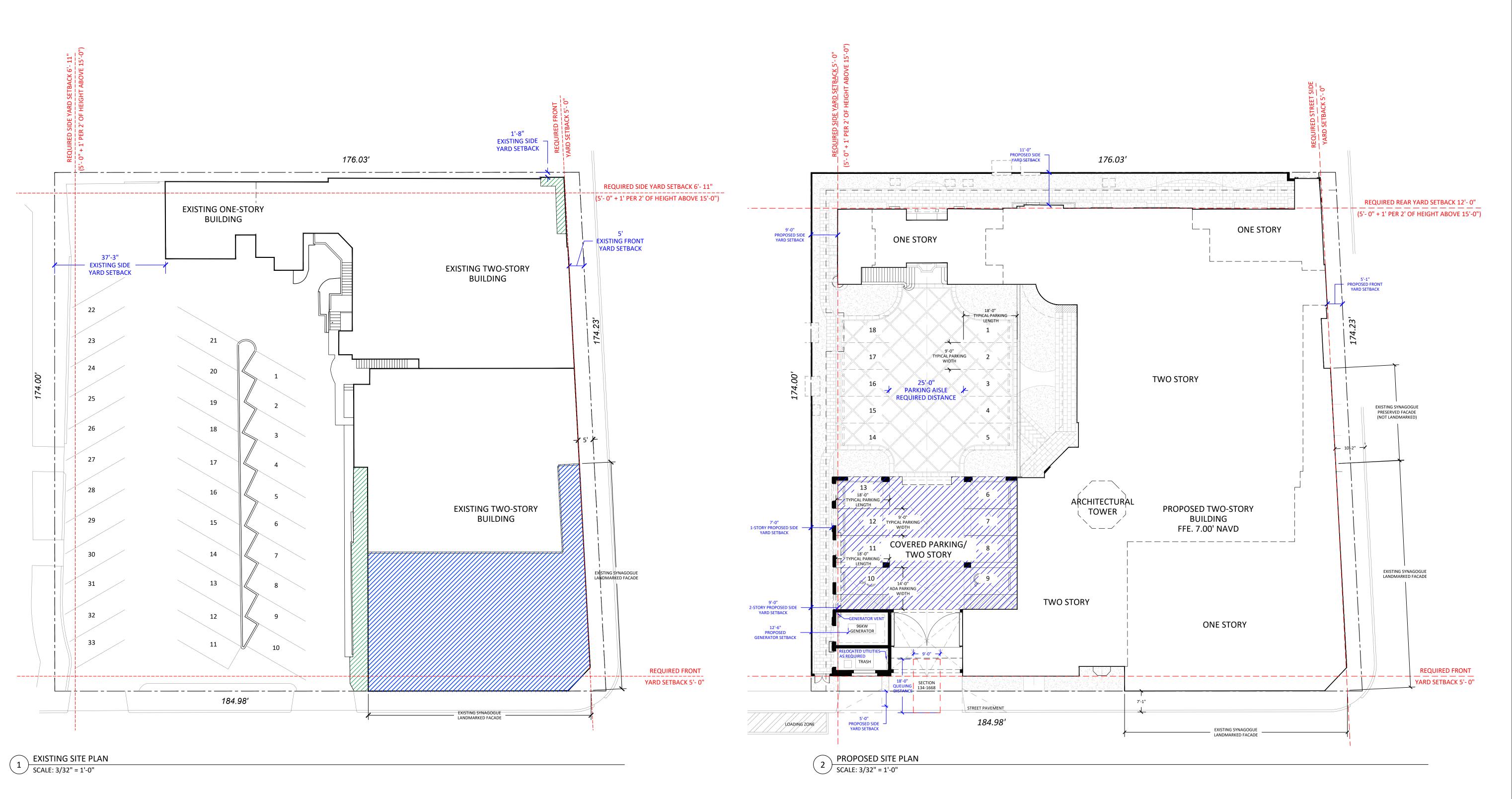
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SHEET NAME

COMBINED SITE PLAN

SHEET NUMBER





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BARTHOLEMEWPARTNERS.COM

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ENVIRONMENT DESIGN GROUP

LANDSCAPE ARCHITECT

139 N COUNTY ROAD, SUITE 20-B

DAI M BEACH EL 33480

PHONE: 561-832-4600
E-MAIL:DUSTIN@ENVIRONMENTDESIGNGROUP.COM

CONKLING & LEWIS CONSTRUCTION, INC

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1241 OLD OKEECHOBEE BLVD

WEST PALM BEACH, FL 33401

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ZABIK AND ASSOCIATES

OWNER'S REPRESENTATIVE

11398 OKEECHOBEE BLVD SUITE 2

ROYAL PALM BEACH, FL 33411

ROYAL PALM BEACH, FL 33411
PHONE: 561-791-2468
EMAIL: LKRUTZ@ZABIKANDASSOCIATES.COM
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PALM BEACH
SYNAGOGUE

Project Address:

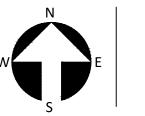
120-132 N. COUNTY RD

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

SHEET NAME

ZONING PLAN

SHEET NUMBER





# **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:	120-132 N COUNTY ROAD		
2	Zoning District:	C-TS		
3	Lot Area (sq. ft.):	31,400 SF		
4	Lot Width (W) & Depth (D) (ft.):	144' (W) & 185' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	COMMERCIAL RELIGIOUS		
6	FEMA Flood Zone Designation:	ZONE AE		
7	Zero Datum for point of meas. (NAVD)	7.0' NAVD		
8	Crown of Road (COR) (NAVD)	7'-5" NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	70% - 21,980 SF	44.5% - 13,774 SF	69.4% - 21,793 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF MAX	19,297 SF	36,318 SF
12	*Front Yard Setback (Ft.)	7'- 0" SOUTH	0'- 2" SOUTH	N/C
13	* Side Yard Setback (1st Story) (Ft.)	5'- 0"	5'- 0" EAST 37'- 4" WEST	5'- 1" EAST 7'- 0" WEST
14	* Side Yard Setback (2nd Story) (Ft.)	5'- 0" EAST 8'- 7" WEST	5'- 0" EAST 37'- 4" WEST	5'- 0" EAST 9'- 0" WEST
15	*Rear Yard Setback (Ft.)	12'- 0" NORTH	2'- 0" NORTH	12'- 0" NORTH
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'- 0"	21'- 0"	21'- 0" & 22'-10"
18	Overall Building Height (Ft.)	35'- 0" PICTHED 30'- 0" FLAT	24'- 6"	27'- 10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0	0	0
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	7.00' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	25% - 7,852 SF	7% - 2,240 SF	10.03% - 3,152 SF
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35% - 475 SF (SUNSET) 447 SF (N COUNTY)	10.6% - 146 SF (SUNSET) 0.5% - 6 SF (COUNTY)	18.05% - 245 SF (SUNSET) 15.2% - 194 SF (COUNTY)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

<sup>\*</sup> Indicate each yard area with cardinal direction (N,S,E,W)

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE -COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as requited by <u>Ord. 003-2023</u> on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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ENVIRONMENT DESIGN GROUP

LANDSCAPE ARCHITECT

139 N COUNTY ROAD, SUITE 20-B

PALM BEACH, FL 33480

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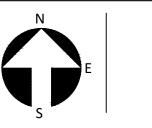
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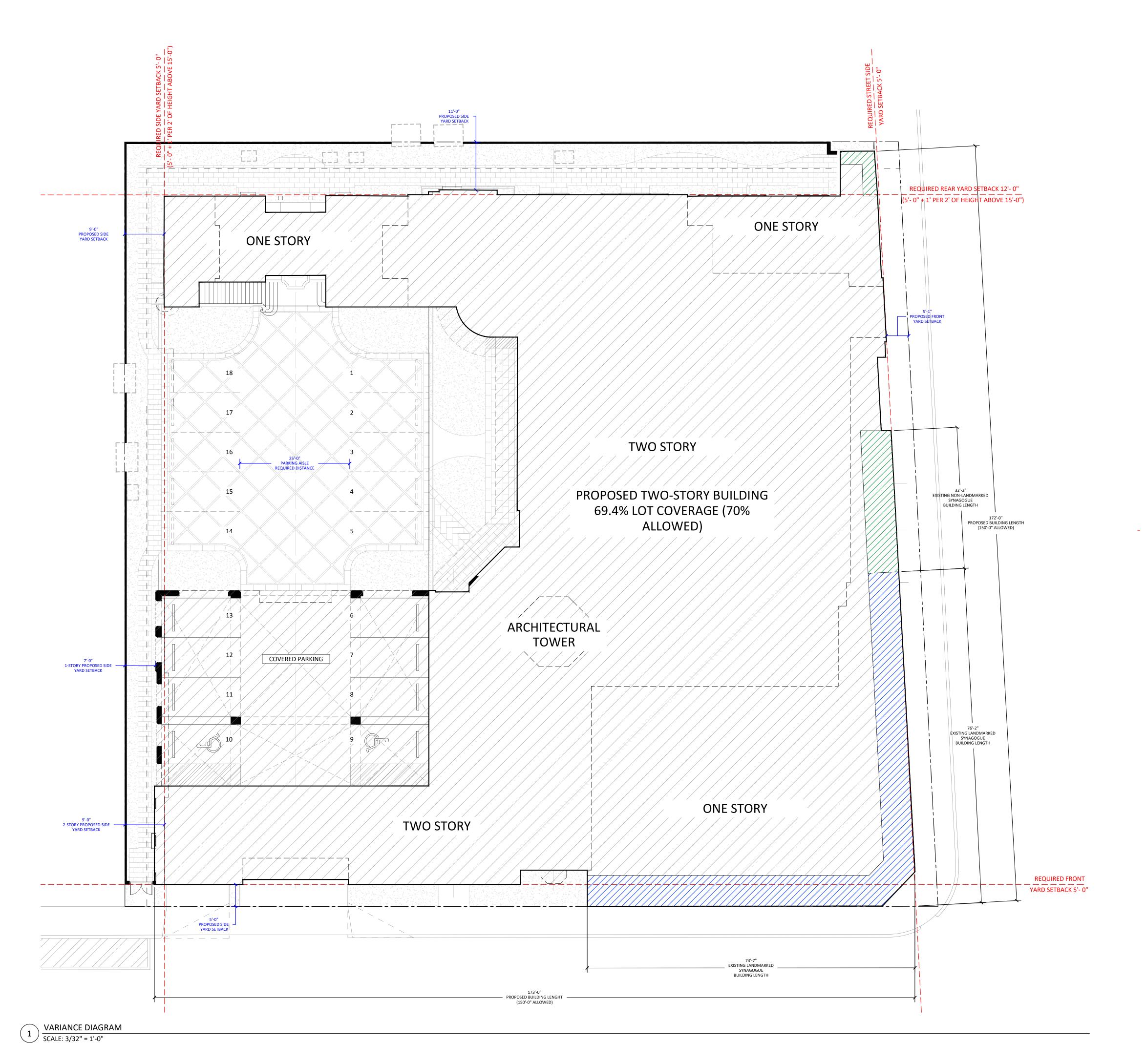
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SHEET NAME

ZONING LEGEND

SHEET NUMBER







LANDMARKED FACADE



EXISTING FACADE PRESERVED (NOT LANDMARKED)

## **VARIANCE LEGEND**

### VARIANCES:

- VARIANCE 1: SECTION 134-2176(3): TO ALLOW THE PROPOSED OF 18 PARKING SPACES IN LIEU OF OF THE 58
- SPACES REQUIRED. **EXISTING SPACES TO REMAIN**VARIANCE 2: SECTION 134-1113(5): TO ALLOW A FRONT YARD SETBACK ALONG SUNSET AVENUE TO BE 0'-2" IN LIEU OF 5'-0" REQUIRED. **IN LIEU OF EXISTING VARIANCE TO**
- REMAIN.

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- VARIANCE 10: SEC. 134-113 (5) (c). TO ALLOW A 7'- 1"

  PEDESTRIAN SIDEWALK IN SUNSET AVENUE IN LIEU OF

  10'-0" REQUIRED. IN LIEU OF EXISTING LANDMARKED

  SYNAGOGUE

Bartholemew + Partners

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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

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ZABIK AND ASSOCIATES
OWNER'S REPRESENTATIVE
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SHEET NAME

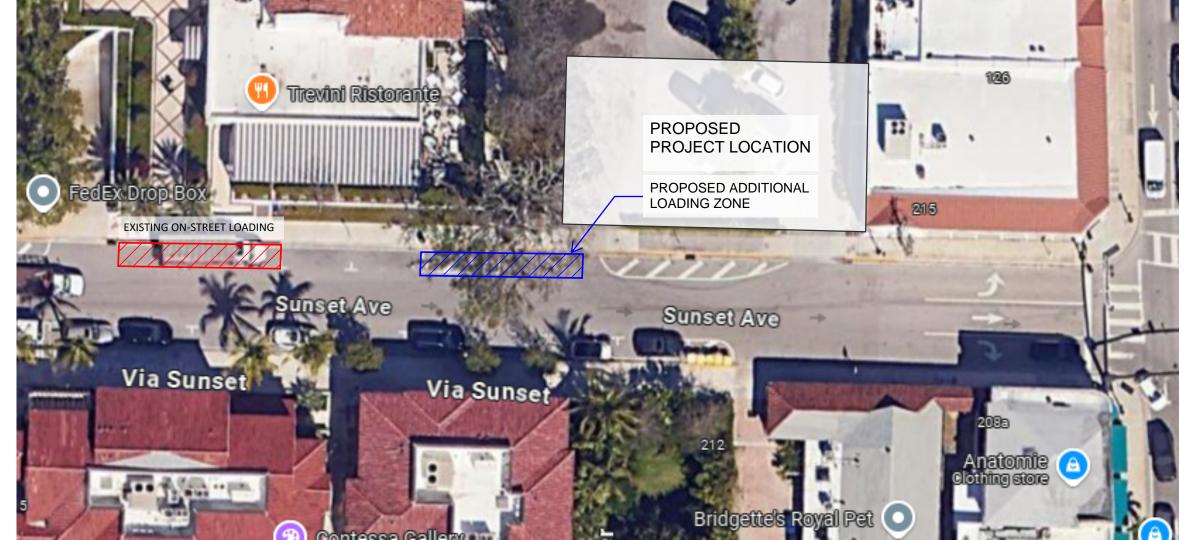
VARIANCE DIAGRAM

SP3.4

N E



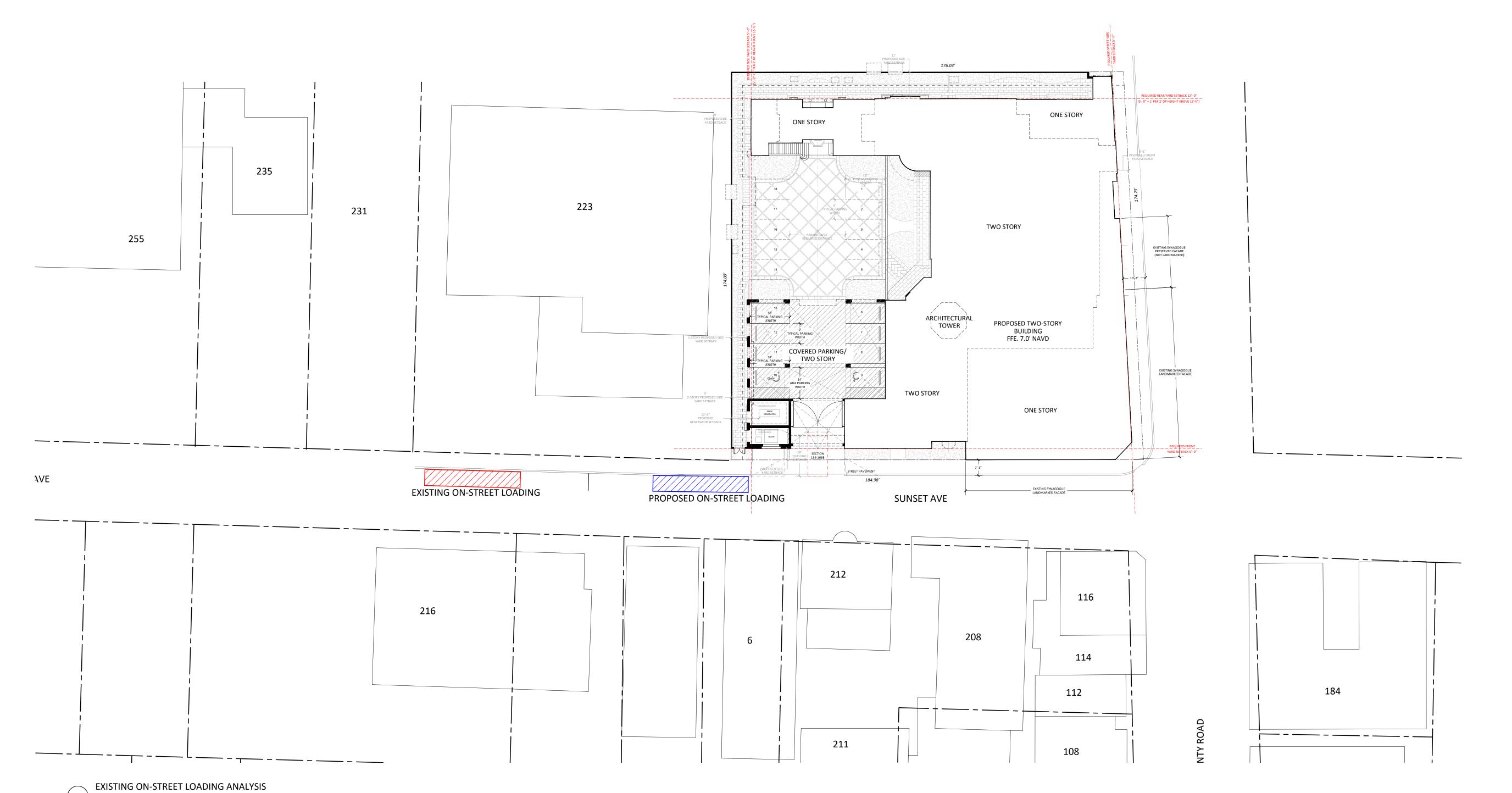




EXISTING ON-STREET LOADING AREA LOCATION - LOOKING EAST

EXISTING ON-STREET LOADING AREA LOCATION - LOOKING WEST

EXISTING ON-STREET LOADING AREA LOCATION - PLAN VIEW



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

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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

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

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

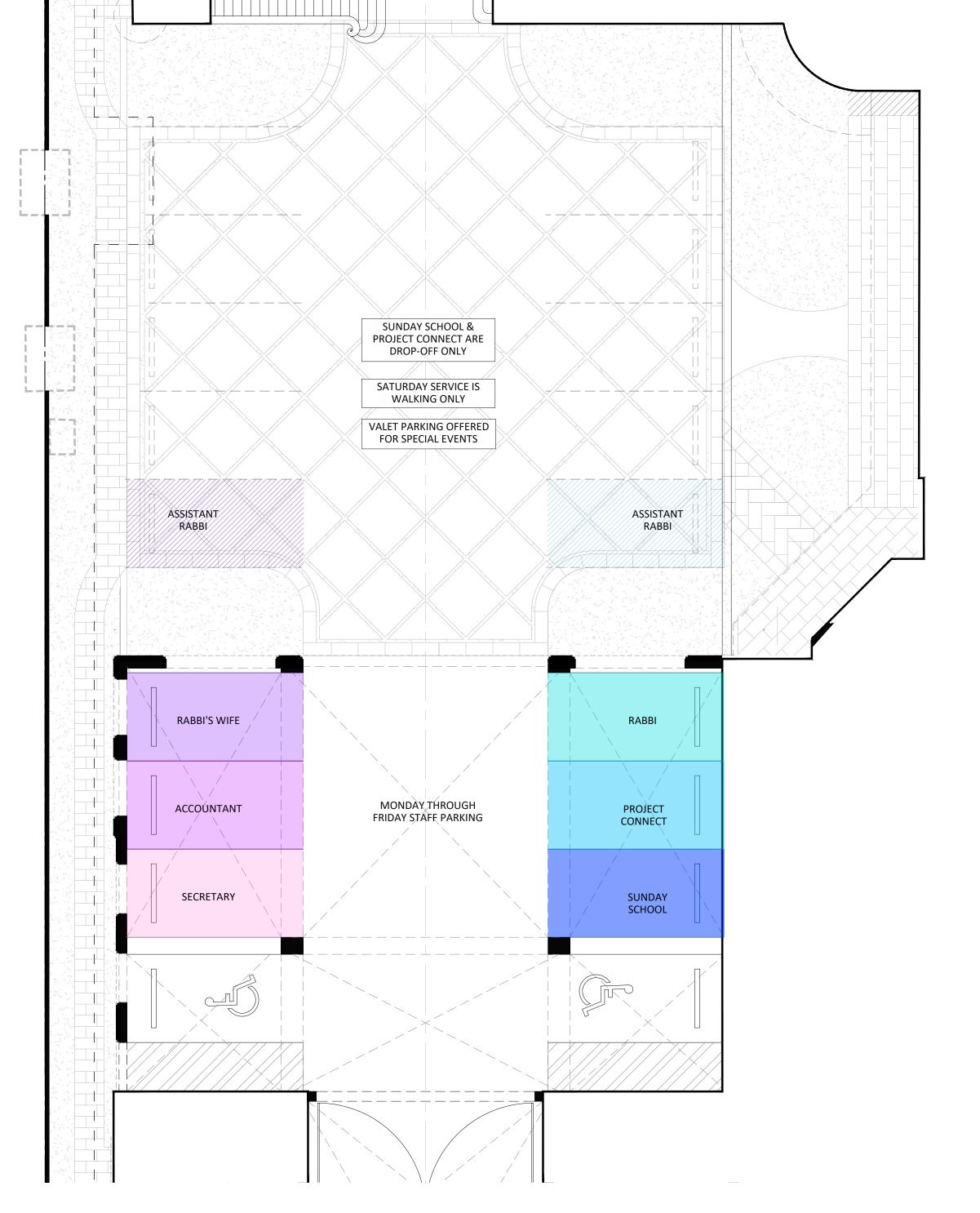
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PARKING PLAN - MONDAY- FRIDAY (TYPICAL WEEKDAY)

# 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

PALM BEACH, FLORIDA 33480 T: 561 461 0108 F: 561 461 0106 FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM
CONSULTANTS

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

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

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

Rev

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