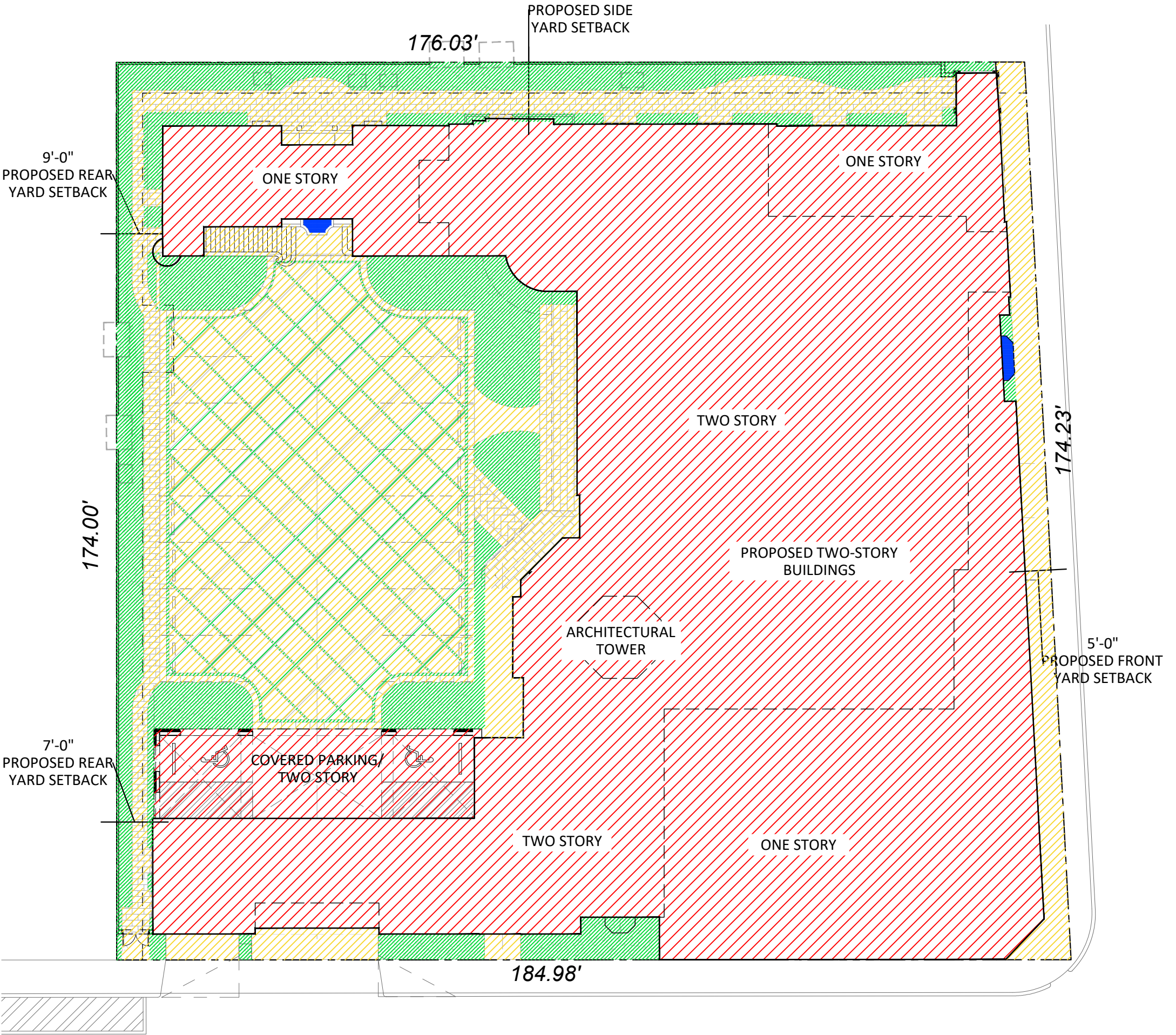
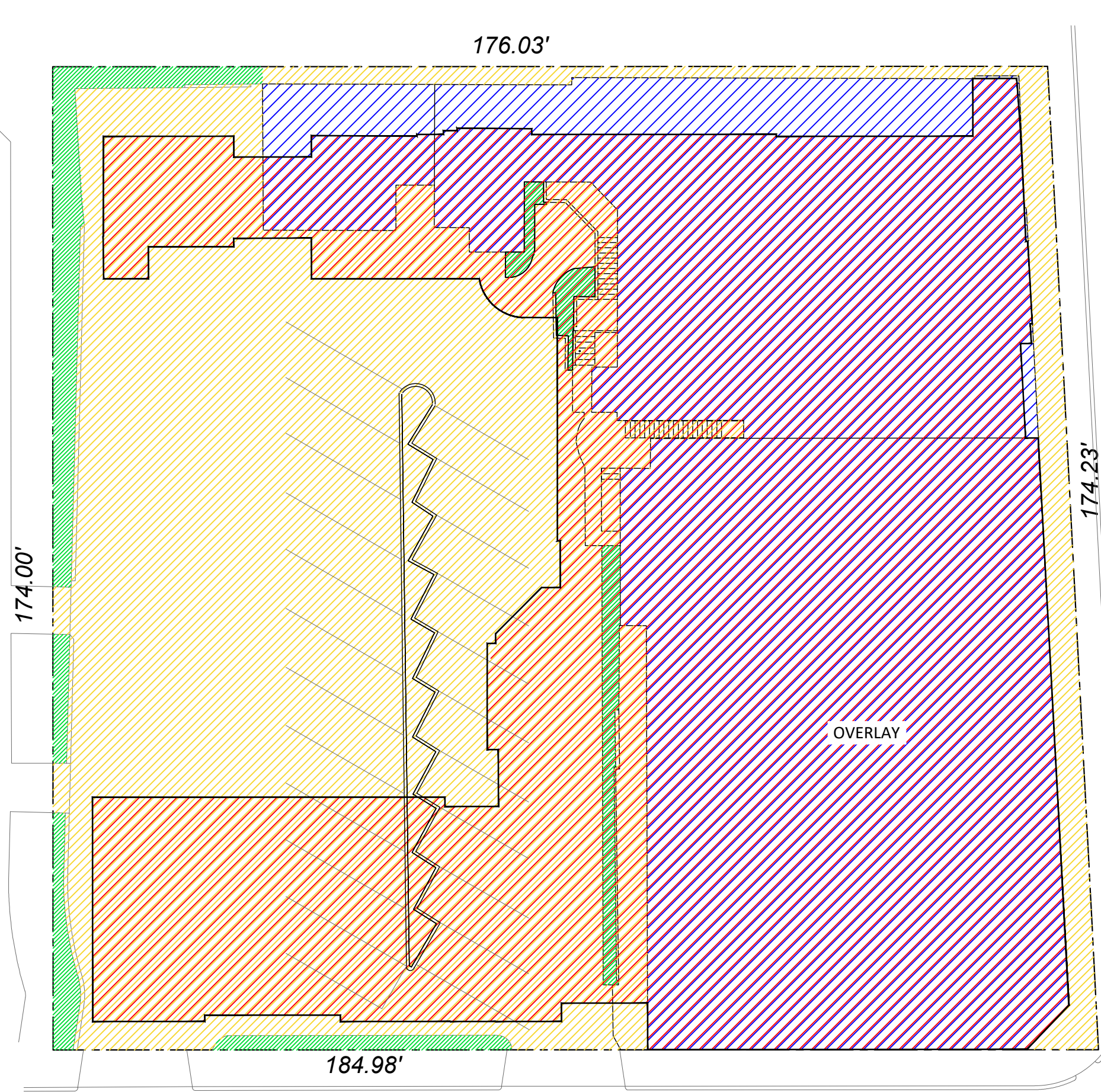
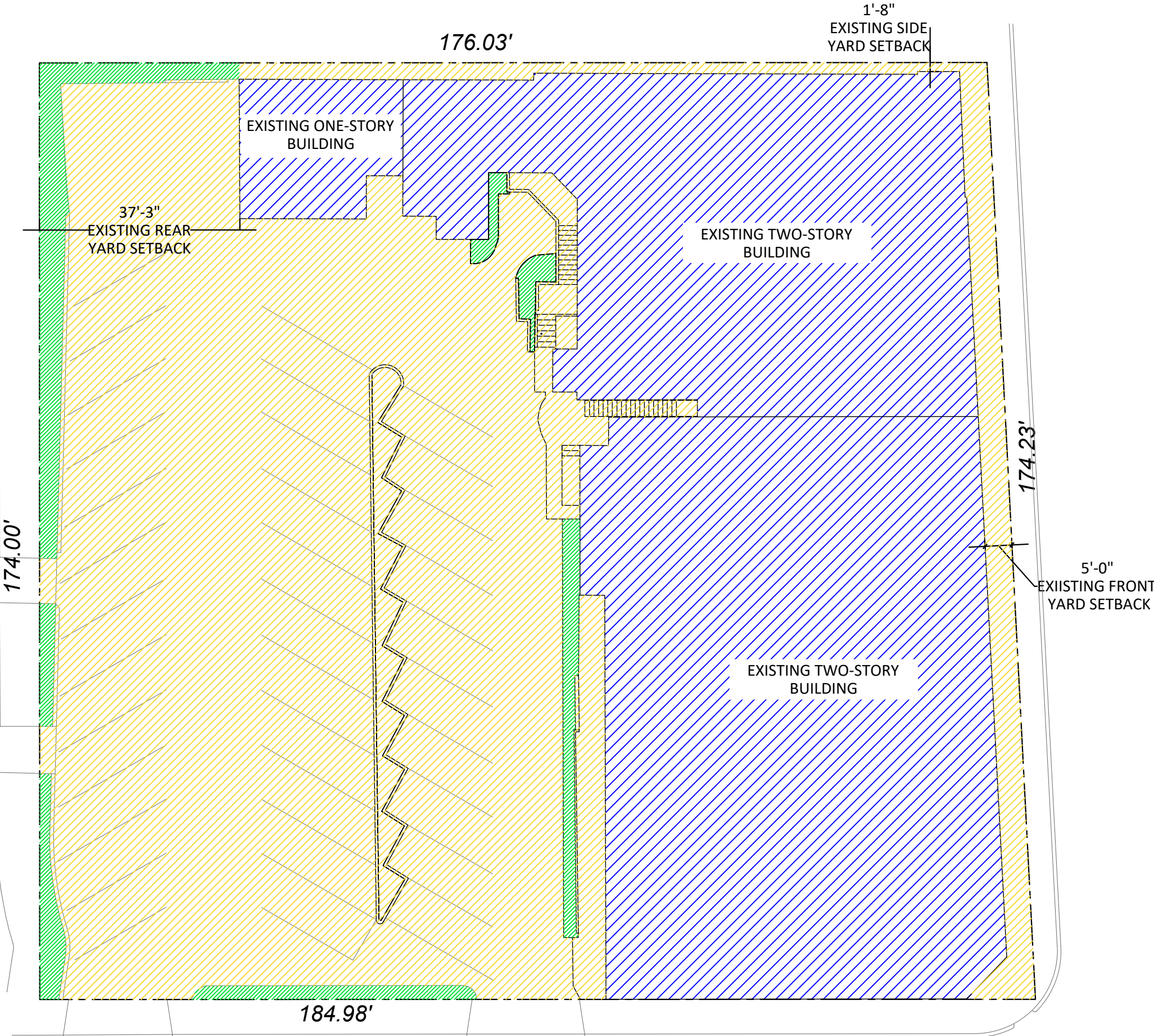
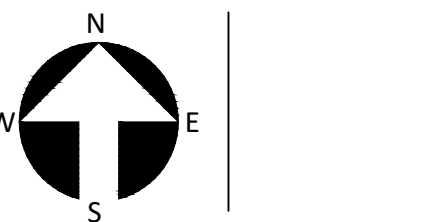


Part II

PROPOSED SITE ANALYSIS

Palm Beach Synagogue



EXISTING

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

EXISTING LOT COVERAGE: 44.5%

OPEN SPACE: 7%

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:

- 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

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

LOT COVERAGE: 70% - 21,980 SF

OPEN SPACE: 25%

FRONT YARD LANDSCAPED: 35%

PARKING REQUIREMENTS:

- 2 ADA PARKING SPACES. **EXISTING DOES NOT COMPLY**
- 15' DRIVE AISLE REQUIREMENT. **EXISTING DOES NOT COMPLY**

PROPOSED

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

PROPOSED LOT COVERAGE: 63.8% - 20,051 SF

OPEN SPACE: 10.58%

FRONT YARD LANDSCAPED: 29.9%

VARIANCES

FIRST FLOOR UNDER AIR: 17,410 SF
SECOND FLOOR UNDER AIR: 12,531 SF

TOTAL BUILDING UNDER AIR: 29,941 SF

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 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".

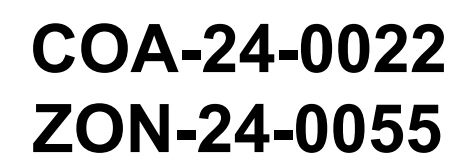


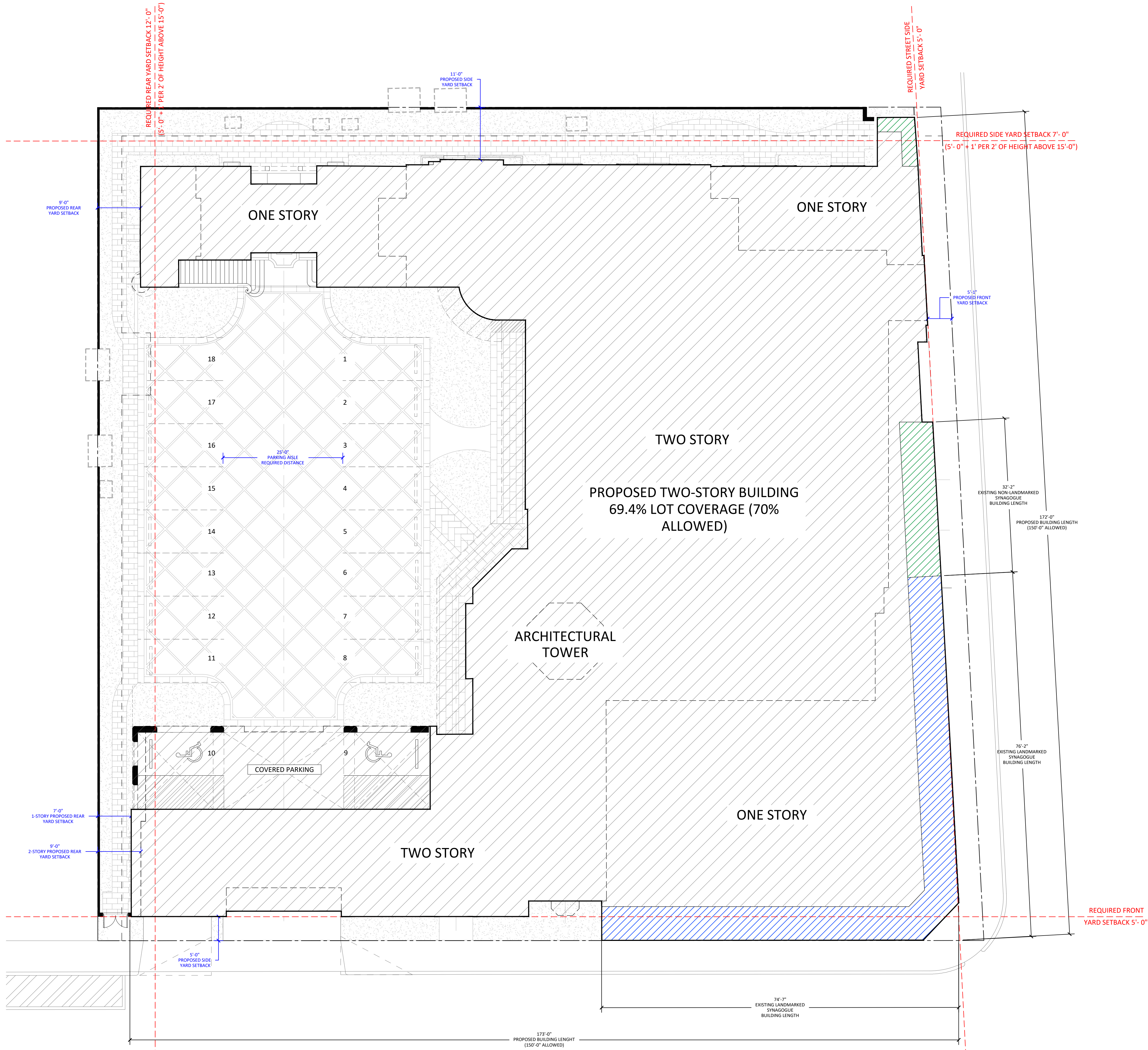
SCALE: $\frac{1}{16}" = 1' - 0"$

- SANCTUARY
- LIBRARY
- SOCIAL HALL
- SYNAGOGUE STAFF OFFICES
- SUNDAY SCHOOL
- PROJECT CONNECT

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

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



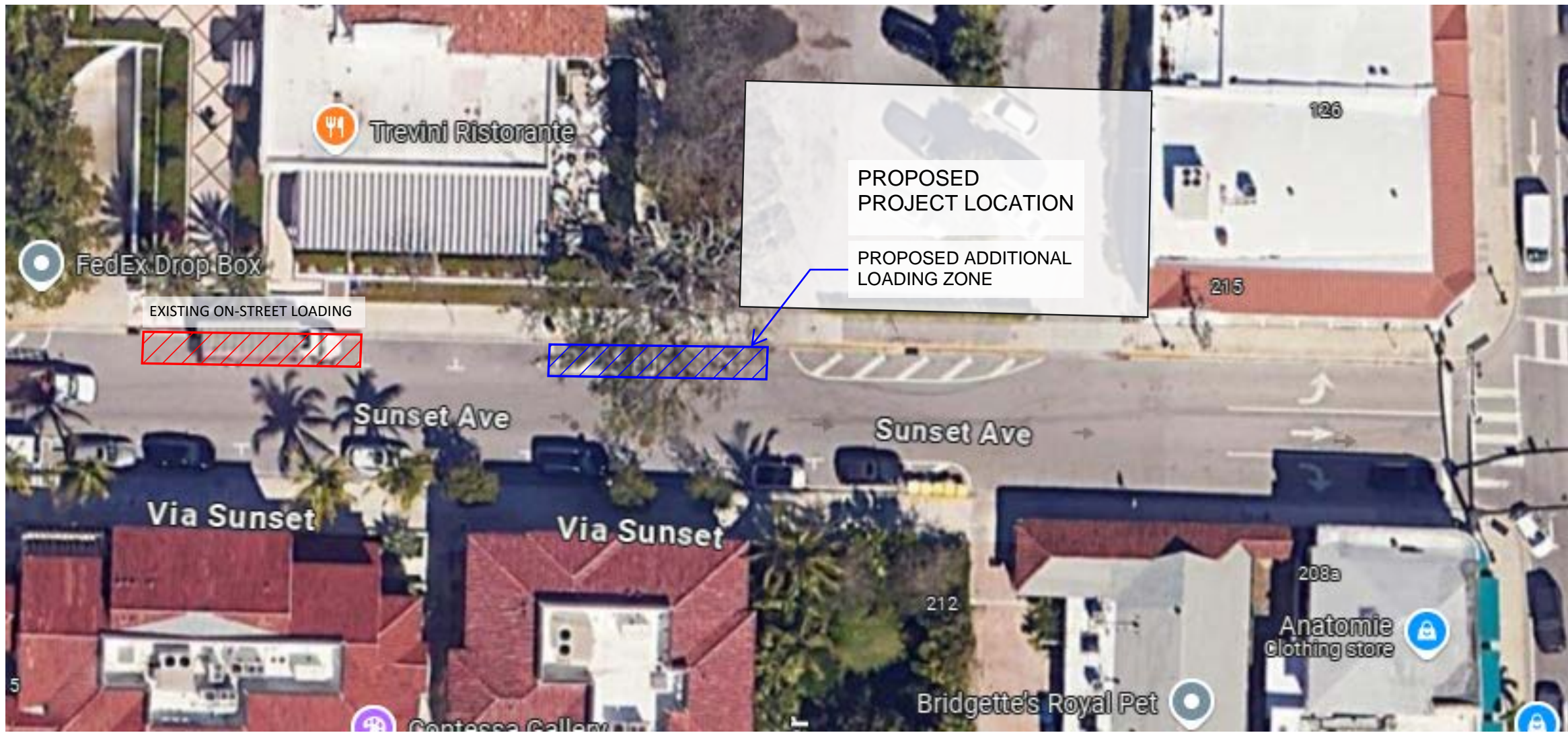




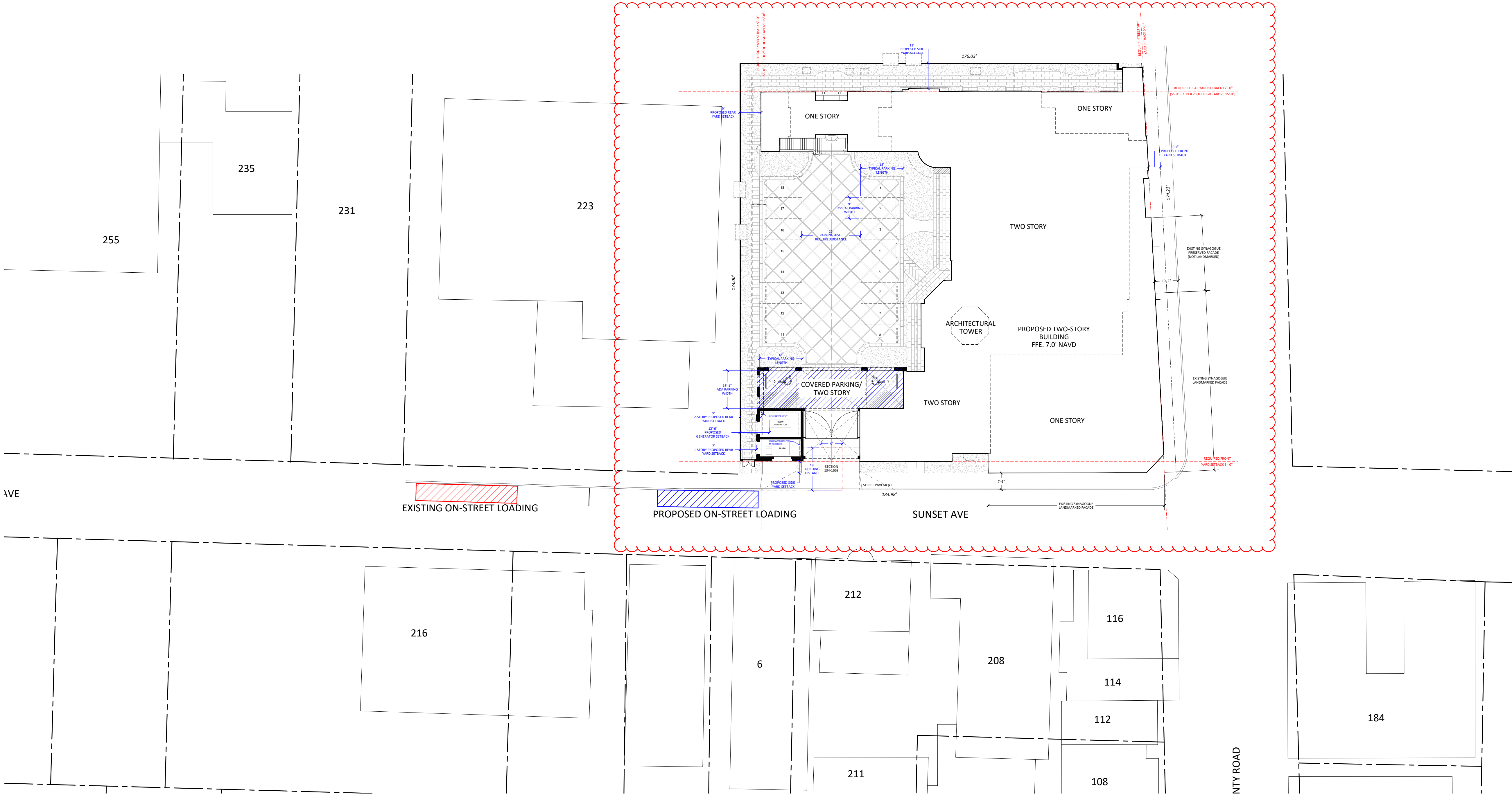
EXISTING ON-STREET LOADING AREA LOCATION - LOOKING EAST



EXISTING ON-STREET LOADING AREA LOCATION - LOOKING WEST



EXISTING ON-STREET LOADING AREA LOCATION - PLAN VIEW



1 EXISTING ON-STREET LOADING ANALYSIS

COA-24-0022
ZON-24-0055

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 481 0108
F: 561 481 0108
FL LIC: # AA26030943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

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 33408
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: 561-833-4411
EMAIL: KLEWIS@CONKLINGANDLEWIS.COM

ZABIK AND ASSOCIATES

OWNER'S REPRESENTATIVE

1388 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: 561-478-7968
EMAIL: BRYAN@SIMMONSANDWHITE.COM

KYLE B FANT ARCHITECT # AR09255

INTERIOR DESIGNER # 034622

AIA # 30425933 NCARB # 875029

Revisions:

CONCEPT DESIGN: THESE DRAWINGS ARE THE PROPERTY OF KYLE B. FANT ARCHITECT. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF KYLE B. FANT ARCHITECT IS PROHIBITED. THE CLIENT AGREES TO INDEMNIFY AND HOLD KYLE B. FANT ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE DRAWINGS BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

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

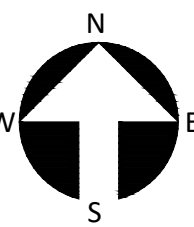
Project Address:
120-132 N. County Rd, Palm Beach,
FL, 33480

SHEET NAME

LOADING DIAGRAM

SHEET NUMBER

SP3.3





Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

** Indicate each yard area with cardinal direction
(N,S,E,W)*

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

**** 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 required by [Ord. 003-2023](#) on separate TOPB Landscape Legend

REV BF 20230626



ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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

ARTHOLEMEWPARTNERS.COM

CONSULTANTS

SHUTTS & BOWEN LLP
ATTORNEYS

25 OKEECHOBEE BLVD # 11
WEST PALM BEACH, FL 3340
PHONE: 561-835-8500
MAIL: HOYER@SHUTTS.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
339 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
 241 OLD OKEECHOBEE BLVD
 WEST PALM BEACH, FL 33401
 PHONE: 561-833-4441
 EMAIL: KLEWIS@CONKLINGANDLEWIS.COM

ZABIK AND ASSOCIATES
OWNER'S REPRESENTATIVE
1398 OKEECHOBEE BLVD SUITE 2
ROYAL PALM BEACH, FL 33411
PHONE: 561-791-2468
EMAIL: LKRUTZ@ZABIKANDASSOCIATES.COM

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

LYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID5422
IA # 30425933 NCARB # 87929

Devisions

[illegible]

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

20-132 N. COUNTY RD
PALM BEACH
SYNAGOGUE

Project Address:
20-132 N. County Rd, Palm Beach,
FL, 33480

HEET NAME

ZONING LEGEND

SHEET NUMBER

SP3.4

