



PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, AUGUST 1, 2024

A. Application Summary

I. General

Application Name: Chabad Lubavitch Synagogue, ABN/Z/DOA-2024-00312
Control Name: Chabad Lubavitch Synagogue (1997-00068)
Applicant: Chabad Lubavitch Of Boynton, Inc.
Owner: Chabad Lubavitch Of Boynton, Inc.
Agent: Urban Design Studio - Ailish Villalobos and Bradley Miller
Project Manager: Nancy Frontany Bou, Senior Site Planner

Title: a Development Order Abandonment **Request:** to abandon a Place of Worship on 2.37 acres

Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to Single Family Residential (RS) on 2.37 acres

Title: a Development Order Amendment **Request:** to modify the Site Plan, to add land area (2.37 acres), to add square footage, to increase the Day Care number of children, and to add an access point on a total of 4.74 acres

Application Summary: The proposed application is for the 4.75-acre Chabad Lubavitch Temple development. The site was originally reviewed by the Board of County Commissioners (BCC) in 1997 for an Official Zoning Map Amendment and a Class A Conditional Use for a Place of Worship and Day Care with 50 Children. An amendment was approved in 2022 to modify the Site Plan and Conditions of Approval and increase the number of children to 100.

The request propose to expand the approval land area and Place of Worship and Day Care uses. The added 2.37 acres of land is proposed to be rezoned from AR to the RS District. The request includes the addition of buildings and associated square footage, an increase the number of Day Care children from 100 to 190, and modifying Conditions of Approval. The Unified Land Development Code (ULDC) was modified in 2017 to allow the use approval for a Place of Worship to be processed administratively, thus the Applicant is requesting to abandon the Conditional Use for Place of Worship and seek re-approval through the administrative process.

The Preliminary Site Plan indicates three buildings with a total square footage of 56,112 along with 8,925 square feet (sq. ft.) of outdoor recreation area. Of the total amount 1,000 sq.ft. will be for caretakers' quarters, with the remaining 55,112 sq. ft. for the Place of Worship, Day Care, Ritualarium and Multipurpose building. Access is from El Clair Ranch Road.

II. Site Data

Acres: 4.74 acres
Location: West side of El Clair Ranch Rd, approx. 0.3 miles north of Woolbright Rd
Parcel Control: 00-42-45-27-00-000-5050, 00-42-45-27-00-000-5060
Future Land Use: Medium Residential (MR-5)
Zoning District: Single-Family Residential District (RS) and Agricultural Residential District (AR)
Proposed Zoning Single-Family Residential District (RS)
Tier: Urban/Suburban
Utility Service: Palm Beach County Water Utilities
Overlay/Study: N/A
Neighborhood Plan: West Boynton Community Plan
CCRT Area: N/A
Comm. District: 5, Mayor Maria Sachs

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 2.B.7.F.6, Article 2.B.7.A.2. and Article 2.B.7.C.2. and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C-1 and C-2.

STAFF RECOMMENDATION: Staff recommends approval of the requests, subject to the Conditions as indicated in Exhibit C-1 and C-2.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for August 1, 2024*

BCC HEARING: *Scheduled for August 22, 2024*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A - Future Land Use Map

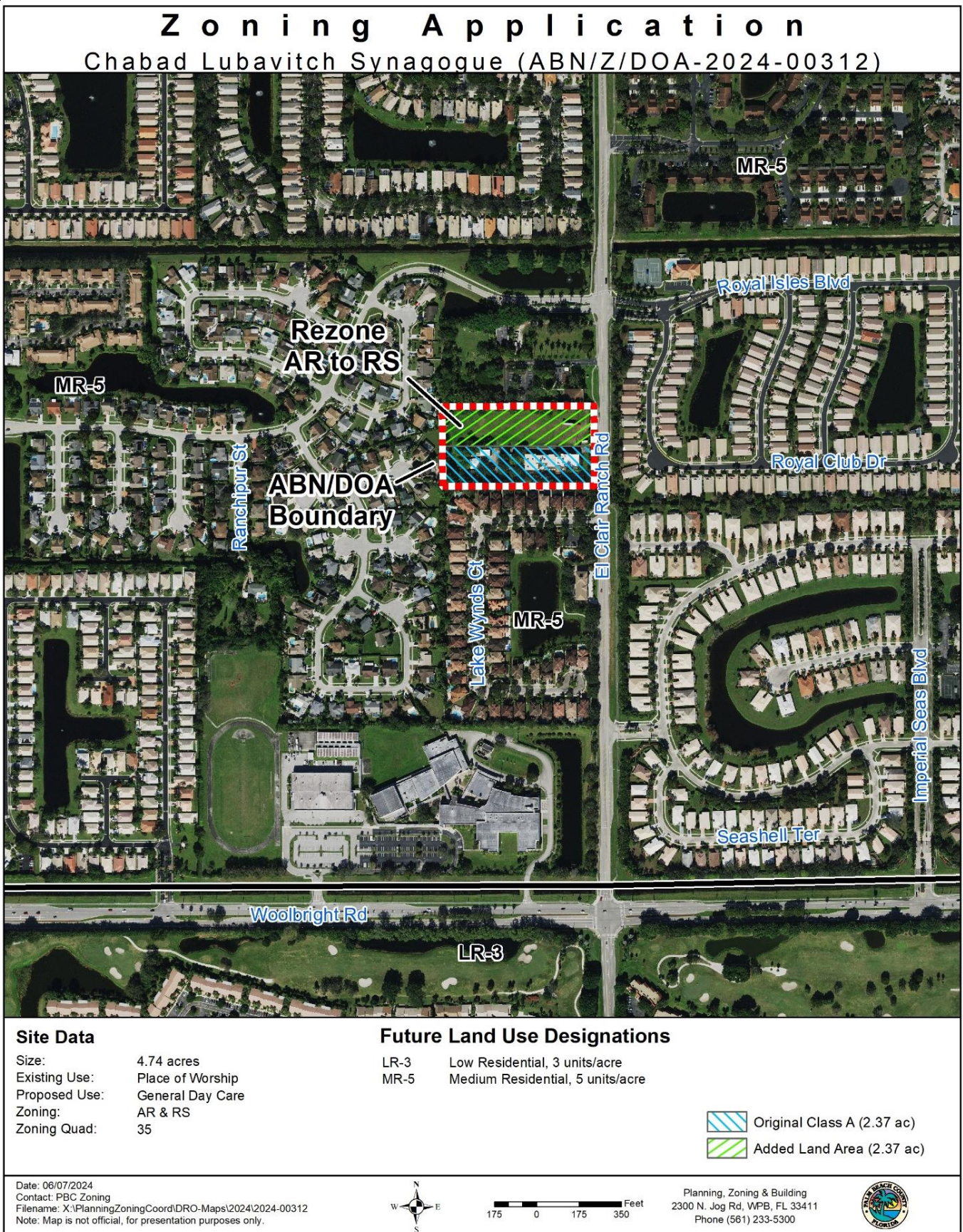


Exhibit A - Zoning Map

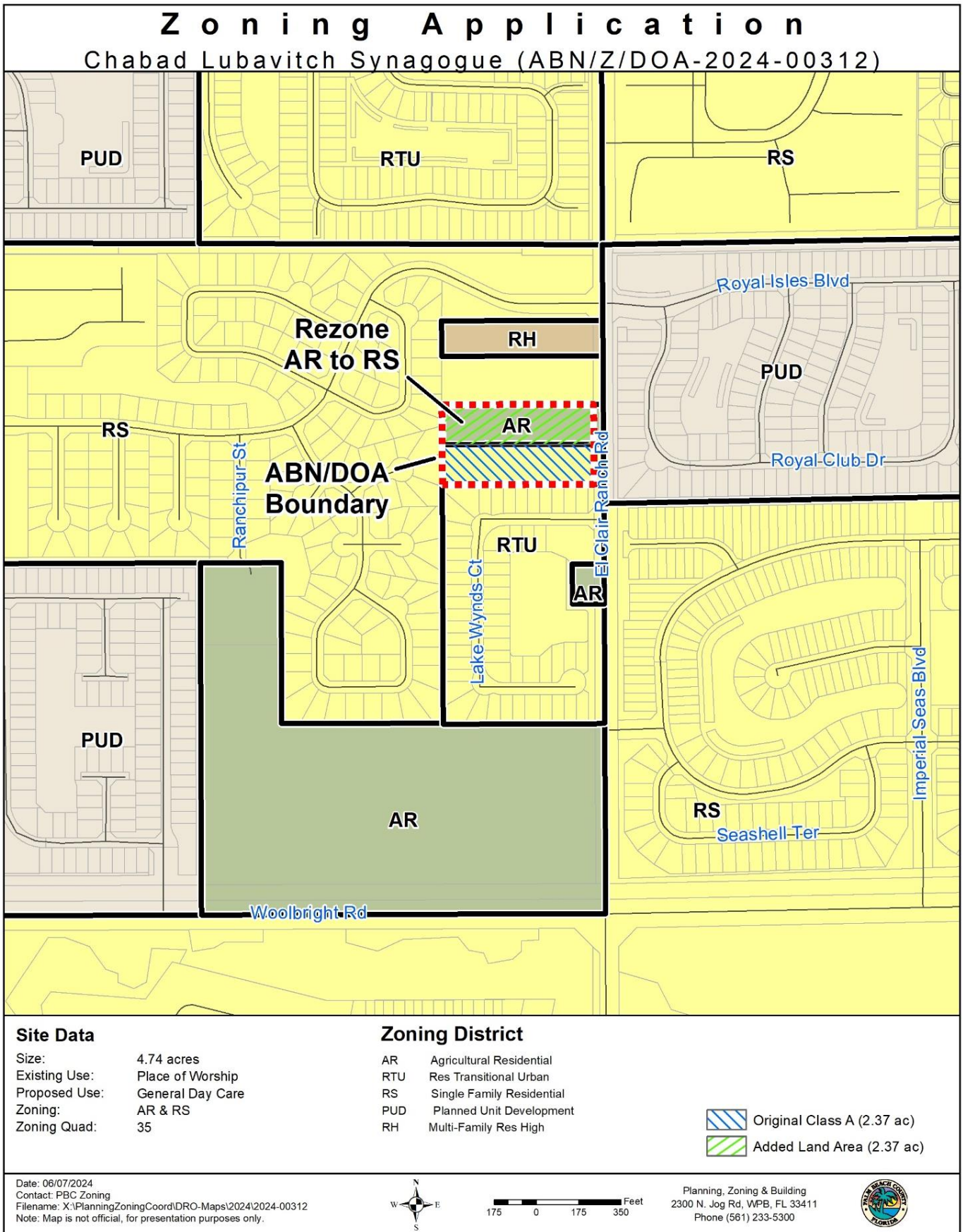


Exhibit B - Standards Analysis & Findings (Development Order Abandonment)

A DO for a Conditional Use or similar DO granted under Zoning Resolution No. 3-57, Ordinance No. 73-2, Ordinance No. 92-20, or Ordinance No. 2003-067, as amended, may be abandoned according to the procedures in this Section and pursuant to Art. 2.B, Public Hearing Processes. DOs that are partially or fully implemented, or have not been implemented may be abandoned subject to the requirements of this Section. When considering an ABN application, the BCC and ZC shall consider the Standards indicated in Article 2.B.7.F.6, Standards.

The Unified Land Development Code (ULDC) was modified in 2017 to allow the use approval for a Place of Worship to be processed administratively, thus the Applicant is requesting to abandon the Conditional Use for Place of Worship granted by Resolution R-2022-0381 in order to proceed with the proposed General Day Care and seek re-approval through the administrative process for the Place of Worship.

a. Consistency with the Plan - *The proposed abandonment is consistent with the Plan.*

The proposed abandonment of the Resolution for the Place of Worship will not create any inconsistencies with the Goals, Objectives and Policies of the Comprehensive Plan. The Applicant will be asking for the Place of Worship to be re-approved through the administrative approval process.

b. Consistency with the Code - *The proposed abandonment, is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code. The abandonment of a DO does not create any new non-conformities.*

The proposed abandonment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code. The abandonment of the Resolution that approved the DO for the Place of Worship does not create any non-conformities. The proposed development will comply with all requirements of the ULDC and Conditions of Approval of the new Development Order.

c. Adequate Public Facilities - *The proposed abandonment of the DO shall not impact the approved requirements of Art. 2.F, Concurrency (Adequate Public Facility Standards). When a non-implemented DO is abandoned, all concurrency affiliated with the DO is no longer valid. For implemented DOs, concurrency for the remainder of the non-affected area shall remain. Concurrency for any new uses on the subject property shall be subject to the requirements of Art. 2.F, Concurrency (Adequate Public Facility Standards).*

The proposed abandonment of the Place of Worship use will not impact the requirements of Art. 2.F, Concurrency (Adequate Public Facility Standards). The Applicant has requested a new Concurrency Approval for the proposed development.

d. Changed Conditions or Circumstances - *There are demonstrated changed site conditions or circumstances provided by the Applicant's Justification Statement that necessitate the abandonment. Abandonment of the Resolution approving the DO will not impact other DOs approved on the same site. There is no reliance by other parties for additional performances, or tasks to be implemented, that were required in the original DO.*

The Applicant has indicated in his Justification Statement the following, "*The proposed abandonment of Resolution R-2022-0381 is in response to current ULDC standards that changed the approval process to allow a Place of Worship use in the RS zoning district from a Class A Conditional Use approval to subject to DRO approval. The Applicant intends to retain and expand the Place of Worship use on the site. As such, the Applicant is proposing to abandon the prior approval with Resolution R-2022-0381 and re-request approval of the Place of Worship use through the submittal of a concurrent DRO application. Abandonment of this Resolution will not impact other DO's approved for the Site.*"

CONCLUSION: Staff have evaluated the Standards contained within this report, and determined that the requests meet the standards of the ULDC.

Exhibit B - Standards Analysis & Findings (Official Zoning Map Amendment (Rezoning))

Article 2.B.7.B.2, Standards for an Official Zoning Map Amendment (Rezoning) to a Standard District are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

a. Consistency with the Plan - *The proposed amendment is consistent with the Plan.*

The analysis contained herein is for both the modification of the zoning on the northern 2.37 acres and the entire 4.74 acres for the amendment to the Use approval.

○ *Consistency with the Comprehensive Plan:* The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Consistency of Future Land Use designation with Zoning District (Residential):* Per Future Land Use Element Table 2.2.1-j-1: Residential Future Land Use-Zoning Consistency the future land use designation of Medium Residential 5 units per acre (MR-5) is consistent with the proposed Single Family Residential (RS) Zoning District.

○ *Relevant Comprehensive Plan Policies:* Per Future Land Use Element (FLUE) Policy 2.2.8-a, "Institutional and Public Facility Uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC." A place of worship and day care use is identified as an "institutional, public, and civic use" in the ULDC, and as such is consistent with this policy.

○ *Intensity:* The request seeks to approve 54,576 square feet, which equates to a FAR of approximately 0.26 (54,576 / 206,692 square feet or 4.74 acres = 0.264). The maximum Floor Area Ratio (FAR) of .45 is allowed for the subject future land use designation in the Urban Suburban Tier (206,692 square feet or 4.745 acres x .45 maximum FAR = 93,011 square feet maximum).

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The property is located within the West Boynton Area Community Plan (WBACP), which is administered by the Coalition of Boynton West Residential Association (COBWRA). The Applicant has met with their Growth Management Committee on May 7, 2024. No comments received from COBWRA.

b. Consistency with the Code - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed Amendment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC).

The subject site consists of two parcels. The parcel to the north is zoned Agricultural Residential (AR) and the parcel to the south is zoned Residential Single Family (RS). The Official Zoning Map Amendment is to allow the rezoning of the north parcel (2.37 acres) from the Agricultural Residential (AR) District to the Residential Single Family (RS) District. The 2.37 acre parcel located south is already zoned Residential Single Family (RS) District, the rezoning will allow the entire development to have one consistent zoning classification. The lots will be combined by boundary Plat if the subject request is approved.

○ *Property Development Regulations:* Table 3.D.1.A Property Development Regulations regulates the required lot dimensions, building coverage and minimum setbacks. The property will be in compliance with the parameters established under Table 3.D.1 A once combined. The 4.74-acre site meets the minimum lot size (6,000 sq.ft.), width and frontage for a lot within RS Zoning District. In addition, the buildings meet the required setbacks.

c. Compatibility with Surrounding Uses - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The proposed rezoning is compatible, and generally consistent with the existing uses and the surrounding zoning districts, and is the appropriate zoning district for the parcel of land. The surrounding properties are residentially zoned with Residential Single Family (RS) to the north and south, Residential Transitional Urban (RTU) to the south of the application, and Planned Unit Development (PUD) to the east and west. The uses of properties surrounding the subject site is a mix of Single Family homes, Multifamily homes

and institutional uses. The rezoning from AR to RS will be consistent with the zoning of the area.

- d. **Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

The analysis contained herein is for both the modification of the zoning on the northern 2.37 acres and the entire 4.74 acres for the amendment to the Use approval.

ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:

- o *Vegetation Protection:* There are native vegetation species that exist on the site. Native vegetation that cannot be preserved in place are being either relocated or mitigated. In addition, mitigation plantings totaling 27 tree credits to correct a previous clearing will be included in the planting plan. The application for the Protection of Native Vegetation Approval will be required to be submitted prior to the final approval by the DRO, as indicated in Article 14.C.7.C.
- o *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- o *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93 15.
- o *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

- e. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed rezoning to RS district for the portion of the site, will allow the development of the site with the expansion of the institutional uses that include the existing Place of Worship and the General Day Care. Development of the site is consistent with the development pattern of this area. The rezoning would allow the entire parcel to have a consistent zoning classification.

- f. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

The analysis contained herein is for both the modification of the zoning on the northern 2.37 acres and the entire 4.74 acres for the amendment to the Use approval.

OFFICE OF RESILIENCY

Staff has reviewed this application and have no comment.

ENGINEERING COMMENTS:

The proposed increase in the number children in the Day Care Center and increase in square footage of the existing Place of Worship is expected to generate 455 additional net daily trips, 46 additional net AM peak trips, and 53 additional net PM peak hour. Overall, the site is expected to generate 690 net daily trips, 87 net AM peak hour trips, and 95 net PM peak hour trips. The build out of the project is assumed to be by 2027.

The project meets PBC Traffic Performance Standards, without need for any roadway improvements. Construction of a south approach left turn lane on El Clair Ranch Rd at the project's main entrance will be evaluated after the student enrollment in the Day Care Center exceeds 160 students and will be built by the Property Owner, if determined by the County Engineer.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour
Segment: El Clair Ranch Rd from Boynton Beach Blvd to Woolbright Rd
Existing count: Northbound=317, Southbound=150
Background growth: Northbound=51, Southbound=51
Project Trips: Northbound=19, Southbound=17
Total Traffic: Northbound=387, Southbound=218
Present laneage: 1 in each direction
Assured laneage: 1 in each direction
LOS "D" capacity: 880
Projected level of service: LOS D or better in both directions.

Existing conditions of approval, including a condition to plat the property, have been carried over to this approval.

DRAINAGE DISTRICT:

The subject site is located within the service boundaries of the Lake Worth Drainage District. The Applicant has indicated in their Drainage Statement that: *“Onsite stormwater management for this project is accomplished with a combination of dry detention areas and interconnected culvert pipes and drainage inlets that provide the water quality runoff and onsite stormwater storage. The site is bounded to the north by the New Church at Boynton Beach, to the south by a platted Open Space area of Wyndsong Estates, to the west by existing single-family residences and to the east by El Clair Ranch Road. Visual inspection of the site and a review of the Topographic Survey prepared by Caulfield & Wheeler, Inc., dated 9/28/23 indicates an existing perimeter wall on the adjacent property to the south prohibiting off-site inflows to the site. The survey indicates a swale within El Clair Ranch Road prohibiting off-site inflows to the site. The New Church at Boynton Beach has an internal water management system to collect stormwater runoff from the north. The New Church at Boynton Beach has a certified Site Plan, Petition No. 87-84, with a Condition of Approval #2 to retain stormwater onsite and to construct a berm at the south property line. The development of the Chabad Lubavitch site will be coordinated with the New Church at Boynton Beach site to insure no adverse effects to the adjacent parcel. The parcel to the west, Indian Wells, has an existing South Florida Water Management District Permit, 50-01337-S, and has a stormwater management system to manage their stormwater runoff.*

The site is situated in the SFWMD C-15 Basin. Legal Positive Outfall is accomplished using an existing outfall pipe with a concrete headwall discharging to the roadside ditch located within the El Clair Ranch Road right-of-way.”

The entire statement is found in Exhibit I. Prior to issuance of any building permits, the development will have to obtain applicable approvals and permits from the District.

WATER AND WASTEWATER:

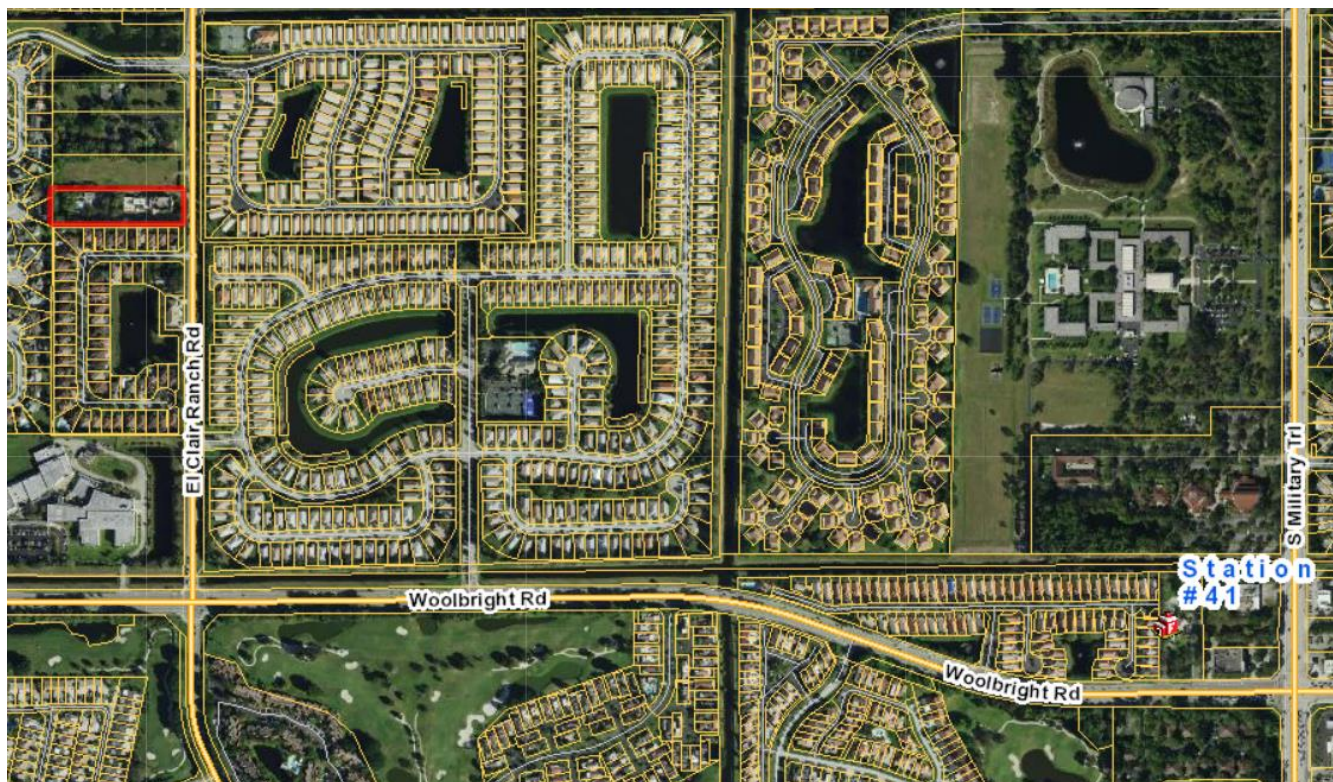
The Water and Wastewater provider is the Palm Beach County Water Utilities (PBCWUD). The Applicant has provided a letter indicated such in Exhibit J. Prior to issuance of a building permit, the Applicant must connect to water and wastewater service, and is subject to the permitting approval process of PBCWUD.

PALM BEACH COUNTY HEALTH DEPARTMENT:

This project has met the requirements of the Florida Department of Health.

FIRE PROTECTION:

Staff has reviewed this application and have no comment. The subject site is located within the service boundaries of PBC Fire Rescue Station 41.



SCHOOL IMPACTS:

The School Board has no comment regarding this non-residential application.

PARKS AND RECREATION:

This is a non-residential project, therefore the Parks and Recreation ULDC standards do not apply.

- g. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant's Justification Statement that necessitate the amendment.*

The Applicant's Justification Statement indicates the following justification for their changed conditions of circumstances: *"As a result of the increased population, the Place of Worship has experienced an increase in congregation members and Day Care enrollment. Based on the increase and demand, the Applicant is seeking a rezoning of the subject parcel from AR to RS in order to expand the existing uses to better serve the community."*

Exhibit B - Standards Analysis & Findings (Conditional Use)

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

- a. **Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

See analysis under the Official Zoning Map Amendment (Rezoning) to a Standards District, a. (Consistency with the Plan), the proposed use does not create an additional impacts beyond the analysis provided to rezoning the development.

- b. **Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed amendment to the Day Care is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC). The property meets the minimum frontage and access requirements. The property has frontage on El Clair Ranch Road. The proposed development is to reconfigure the site plan by adding land area (northern 2.37 acre parcel) and expand uses (Place of Worship and General Day Care); by adding square footage; increasing the number of children. The Applicant will subsequently apply for the re-approval of the Place of Worship through the administrative process.

The Development Order Amendment meets the objectives and standards as described in Art. 3.E.3.B. The site contains institutional uses which is compatible with the surrounding adjacent residential uses. In addition, these uses have been in existence on the southern parcel for 20 years.

○ *Nonconformities:* The Applicant has requested changes to the plan in order to expand the uses. The use was approved under a previous version the Unified Land Development Code (ULDC) and is legally vested for those portions of the site, not proposed or impacted by the proposed changes, as described in Article 1. The nonconforming site elements include parking spaces, parking stall sizes adjacent to the Rituarium Building and landscape islands along the southern property line; along with Foundation Planting and the landscape buffer on the southern property line and half of the western property line. Permit numbers are provided on the Site Plan as reference that support the existing conditions, which will remain unaffected by this proposed application.

○ *Property Development Regulations:* The subject site meets the requirements Table 3.D.1.A – Property Development Regulations, for setbacks, lot size, and maximum building coverage.

○ *Use Specific Requirements (General Day Care):* Applicant is proposing to increase the number of children from 100 to 190 children. Staff has analyzed the proposal and has determined that the project is in compliance with all the standards for General Day Care as listed on Article 4.B.4.C.7. including Site Requirements, Outdoor Activity Area for Child Care and required Drop Off spaces and Access. The General Day Care is consistent with the Code as described below.

- **Lot Size:** The subject development meets the minimum to lot size of 6,000 sq. ft. or the minimum district lot size which ever is greater.
- **Floor Area:** The Applicant is proposing 190 children for the day care and will subject to futher permitting by the Department of Health. As proposed the sizes meet the ULDC.
- **Outdoor Activity Area.** The Preliminary Site Plan (PSP), indicates one building with a total of 37,576 sq. ft. which includes 14,926 sq. ft. for the Day Care and a play-ground (outdoor activity) area of 8,925 sq. ft. for which Health Department Staff has indicated that there are no issues with the proposed play-ground area.

○ *Parking:* Per Table 6.B.1.B – Minimum Parking and Loading Requirements, the subject property requires a total of 221 parking spaces 19 for the Day care Use plus 10 drop-off spaces for the Day Care and 201 for the Place of Worship use. The Preliminary Site Plan indicates 133 parking spaces. Although this does not meeting the required parking spaces, the ULDC allow for alternative parking calculations with the use of a Shared Parking Study.

Article 6.C.1.A.B Parking Alternative Design Options – Shared Parking indicates that “The DRO may authorize a reduction in the number of required parking spaces for multiple and mixed-use projects and for uses that are in close proximity to one another that have different peak parking demands and operating hours”. A Shared Parking Study has been submitted (Exhibit K) which establishes the uses that will use the shared spaces at different times of the day as these uses have different peak parking demands and operating hours. The analysis indicates that the peak demand for the site is 122 parking spaces and will occur during the time when the Place of Worship is in use (weekend) and during the time when the Day Care is in operation (weekdays). The provided 131 spaces plus the 10 drop-off spaces will meet the peak parking demand that is projected to occur when both uses are in operation at different times. Staff has added conditions of approval to days of the week for the operation of the Day Care use and will add conditions of approval for the POW use on the Final DRO application.

○ *Landscape/Buffering:* The Applicant is proposing buffers for the development that are consistent with Art.7.C.2, Landscape Buffer requirements. The proposed Preliminary Site Plan indicates an 8-foot Compatibility Buffer along the north property line; a 15-foot Right-of-Way (ROW) Buffer along the east (El Clair Ranch Road); an existing approved vested 10-foot Incompatibility Buffer on the south property line as well as on half bottom of the west side and finally a Type 2 Incompatibility Buffer along the remaining half portion of the west side of the property for the parcel that is being added and rezoned with this application.

In addition the proposed development is in compliance with the required Foundation Planting for Building 1 and Building 3 and five feet wide foundation planting for Building 2 (non-conforming vested).

○ *Signs:* Signs are regulated by Article 8 of the ULDC. The Applicant has submitted a Preliminary Regulating Plan (PRP-1) that indicates one proposed monument sign between the access points and two wall signs on Building 1. Staff has analyzed the provided plan and has determine that it is in compliance with the code.

c. Compatibility with Surrounding Uses - *The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.*

The proposed use is consistent and compatible with the surrounding land uses and the overall character of the area. The design and purpose of the Day Care align with the existing residential uses. The proposed use provides an additional institutional use to the area that may service the families living in proximity. The surrounding area has a mix of residential and institutional uses.

d. Design Minimizes Adverse Impact – *The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.*

The location of building placement and orientation, parking, landscape buffering and vehicular access to the subject property minimizes adverse impacts on adjacent lands. The majority of the expansion is an addition to the existing buildings, within a new building at the northwest corner of the site. Previous Conditions of Approval have been carried forward to ensure that all buildings and structures will be designed and constructed to be compatible with the general architectural character of the surrounding residential area with architectural character and treatment provided on all sides of the buildings. Applicant has indicated that Architectural Elevations will be provided at time of building permit in accordance with Article 5.C. Staff have included conditions to restrict the height of the building along the west property line.

e. Design Minimizes Environmental Impact – *The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.*

See analysis under the Official Zoning Map Amendment (Rezoning) to a Standards District, d. (Effect on Natural Environment), the proposed use does not create an additional impacts beyond the analysis provided to rezoning the development.

f. Development Patterns – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

Development in the area is characterized as a residential (single and multifamily developments) and institutional uses, such as places of worship. The Place of Worship and Day Care uses have been existing for over 20 years on the subject site. The proposed development is not proposing additional uses only expanding on the uses already approved. The expansion of the Day Care use and the addition to the Place of Worship along with the changes to Site Plan will be in alignment with the development patterns in the area and will result logical and consistent.

- g. Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

See analysis under the Official Zoning Map Amendment (Rezoning) to a Standards District, f. Adequate Public Facilities, as described above for the proposed rezoning.

- h. Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant's Justification Statement that necessitate the amendment.*

The Applicant's Justification Statement indicates the following justification for their changed conditions of circumstances: *"As a result of the increased population, the Place of Worship has experienced an increase in congregation members and Day Care enrollment. Based on the increase and demand, the Applicant is seeking an expansion of the existing uses to better serve the community."*

Exhibit C-1 - Conditions of Approval

Official Zoning Map Amendment on 2.37 acres

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit C-2 - Conditions of Approval

Development Order Amendment for the previously approved Class A Conditional use for a Day Care on 4.74 acres

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2022-382, Control No.1997-00068, which currently states:

The approved Preliminary Site Plan is dated January 24, 2022. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission.

Is hereby amended to read:

The approved Preliminary Site Plan is dated May 28, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2022-382, Control No.1997-00068, which currently states:

All previous Conditions of Approval applicable to the overall development, as contained in Resolution R-1997-1587 (Control 1997-00068) shall remain in effect, except as described herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners or Zoning Commission, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the overall development, as contained in Resolution R-2022-0382 (Control 1997-00068) have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

ARCHITECTURAL REVIEW

1. All buildings and structures shall be designed and constructed to be compatible with the general architectural character of surrounding residential area (ONGOING: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2022-382, Control No.1997-00068)

2. The architectural character and treatment shall be provided on all sides of the buildings. (ONGOING: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2022-382, Control No.1997-00068)

BUILDING AND SITE DESIGN

1. Previous BUILDING AND SITE DESIGN Condition 1 of Resolution R-2022-382, Control No.1997-00068, which currently states:

The Day Care shall be limited to 100 children and a total gross enclosed floor area of 4,050 square feet.

Is hereby amended to read:

The Day Care shall be limited to 190 children and a total gross enclosed floor area of 14,926 square feet. (ONGOING: ZONING - Zoning)

2. Previous BUILDING AND SITE DESIGN Condition 2 of Resolution R-2022-382, Control No.1997-00068, which currently states:

The minimum setback for all structures adjacent to Hagen Ranch Road shall be fifty (50) feet.

Is hereby amended to read:

The minimum setback for all structures adjacent to El Clair Ranch Road shall be fifty (50) feet. (ONGOING: ZONING - Zoning)

3. Previous BUILDING AND SITE DESIGN Condition 3 of Resolution R-2022-382, Control No.1997-00068, which currently states:

All buildings shall be limited to one story with the maximum height measured from finished grade to highest point not exceed twenty-five (25) feet.

Is hereby amended to read:

Buildings 1 and 2 shall be limited to one story with the maximum height measured from finished grade to highest point not exceed twenty-five (25) feet. Building 3 shall be limited to two stories with the maximum height measured from finished grade to highest point not exceed thirty (30) feet. (ONGOING: ZONING - Zoning)

ENGINEERING

1. Prior to issuance of a building permit the property owner shall convey a temporary roadway construction easement along El Clair Ranch Road to Palm Beach County. Construction by the applicant within this easement shall conform to all Palm Beach County standards and codes. The location, legal sketches and the dedication documents shall be approved by the County Engineer prior to final acceptance. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2022-382, Control No.1997-00068)

2. Previous ENGINEERING Condition 2 of Resolution R-2022-382, Control No.1997-00068, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2022, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2027, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

3. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPM: MONITORING - Engineering) (Previous ENGINEERING Condition 3 of Resolution R-2022-382, Control No.1997-00068)

4. Prior to enrollment in the Day Care Center exceeding 160 students, the Property Owner shall construct a left turn lane south approach on El Clair Ranch Rd at project's southern entrance (main), unless otherwise determined by the County Engineer. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, roadway realignment, if necessary, utility relocations and acquisition of any additional required right-of-way.

a. Site conditions shall be evaluated by the County right after the Day Care Center enrollment exceeding 160 students. If it is determined by the County that the left turn warrants are met based on field conditions, construction of the south approach left turn lane on El Clair Ranch Rd at the main project driveway shall be completed within 180 days of the request by the County Engineer. (ONGOING: MONITORING - Engineering)

5. The Property Owner shall provide Traffic Engineering Division and the Monitoring Division total Day Care student enrollment numbers every 3 months, starting from the first day of Day Care operations with the expansion of the current Day Care, as requested in the current application, until the construction of the above left turn lane commences, or the maximum allowed enrollment is reached, whichever is earlier (ONGOING: ENGINEERING - Engineering)

HEALTH

1. Architectural plans for the day care facility must be submitted to the Environmental Health Section, Palm Beach County Health Department in accordance with Rule 10D-24FAC prior to issuance of a building permit. [Note: COMPLETED] (Previous HEALTH Condition 1 of Resolution R-2022-382, Control No.1997-00068)

LANDSCAPING - EASTERN PROPERTY LINE-(EL CLAIR RANCH ROAD)

1. Landscaping and buffering along the east property line shall be upgraded to include:
 - a. A minimum twenty (20) foot wide landscape buffer strip;
 - b. An average three (3) feet high undulating berm with a minimum height of two (2) feet measured from the top of the curb;
 - c. One (1) canopy tree for each twenty (20) linear feet of frontage;
 - d. One (1) palm or pine tree for each thirty (30) linear feet of frontage;
 - e. Twenty four (24) inch high shrub or hedge material spaced no more than twenty four (24) inches on center at installation, to be maintained at a minimum height of thirty-six (36) inches. (CO: ZONING - Zoning) (Previous LANDSCAPING - EASTERN PROPERTY LINE Condition 1 of Resolution R-2022-382, Control No.1997-00068)

ZONING - LANDSCAPING

1. All canopy trees required to be planted onsite by this approval shall meet the following minimum standards at installation:
 - a. Tree height: fourteen (14) feet.
 - b. Trunk diameter: 3.5 inches measured 4.5 feet above grade.
 - c. Canopy diameter: seven (7) feet Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length.
 - d. Credit may be given for existing relocated trees provided they meet current ULDC requirements (BLDGPM: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2022-382, Control No.1997-00068)
2. All palms required to be planted on site by this approval, except on individual residential lots, shall meet the following minimum standards at installation:
 - a. Palm heights: twelve (12) feet clear trunk or grey wood, whichever is greater;
 - b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and
 - c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CO: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2022-382, Control No.1997-00068)
3. A group of three or more palm or pine trees may not supersede the requirement for a perimeter canopy tree in that location. (CO: ZONING - Zoning) [Note: COMPLETED] (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2022-382, Control No.1997-00068)

LIGHTING

1. All outdoor lighting used to illuminate the subject property and identification signs shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (ONGOING/TC: ZONING - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2022-382, Control No.1997-00068)
2. All outdoor lighting fixtures shall not exceed twenty (20) feet in height measured from finished grade to highest point. (TC: ZONING - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2022-382, Control No.1997-00068)
3. Previous LIGHTING Condition 3 of Resolution R-2022-382, Control No.1997-00068, which currently states:

All outdoor lighting fixtures shall be setback a minimum distance of twenty-five (25) feet from the north, south and west property lines.

Is hereby amended to read:

All outdoor lighting fixtures shall be setback a minimum distance of twenty-five (25) feet from the south and west property lines. (BLDGPM: ZONING - Zoning)

4. All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2022-382, Control No.1997-00068)

SIGNS

1. Previous SIGNS Condition 1 of Resolution R-2022-382, Control No.1997-00068, which currently states:

All signage, including wall mounted and entrance wall signs shall be limited as follows:

- a. Maximum sign height measured from finished grade to highest point- six feet six inches (6'-6");
- b. Maximum sign face area per side - 63 square feet;
- c. Maximum number of signs - one (1) along El Clair Ranch Road;
- d. Style-monument style only.

Is hereby amended to read:

Free-standing signs shall be limited as follows:

- a. Maximum sign height measured from finished grade to highest point- six feet six inches (6'-6");
- b. Maximum sign face area per side - 63 square feet;
- c. Maximum number of signs - one (1) along El Clair Ranch Road;
- d. Style-monument style only. (BLDG/PMT: ZONING - Zoning)

2. No other signage shall be permitted on El Clair Ranch Road except for the proposed one way enter/exit directional signs. (DRO/ONGOING: ZONING - Zoning) (Previous SIGNS Condition 2 of Resolution R-2022-382, Control No.1997-00068)

SITE DESIGN

1. Prior to Final Approval by the Development Review Officer, the Preliminary Site Plan shall be revised to show four 12-foot tall native canopy trees to be located within the outdoor recreation area. (DRO/ONGOING: ZONING - Zoning) (Previous SITE DESIGN Condition 1 of Resolution R-2022-382, Control No.1997-00068)

2. Prior to Final Approval by the Development Review Officer, the Preliminary Site Plan shall be revised to show the existing fence that surrounds the outdoor recreation area to be a 6-foot tall vinyl fence. (DRO/ONGOING: ZONING - Zoning) (Previous SITE DESIGN Condition 2 of Resolution R-2022-382, Control No.1997-00068)

USE LIMITATIONS-DAY CARE

1. Operation of the General Day Care facility shall be limited to Monday through Friday. Operation during Saturday and Sunday is prohibited. (ONGOING: ZONING - Code Enforcement)

2. Outdoor speakers or public address systems shall not be permitted on site. (ONGOING: CODE ENF - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: ZONING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/CA-1997-00068	Title: an Official Zoning Map Amendment Request: Rezone from the Agricultural Residential (AR) Zoning District to the Residential Single-family (RS) Zoning District	R-1997-01586	Approved	10/23/1997
Z/CA-1997-00068	Title: Class A Conditional Use Request: to allow a church or place of worship and to allow a daycare general for 50 children.	R-1997-01587	Approved With Conditions	10/23/1997
DOA-2021-01031	Title: a Development Order Amendment Request: to modify the site plan, uses, and Conditions of Approval (Place of Worship)	R-2022-00381	Adopted With Conditions	04/28/2022
DOA-2021-01031	Title: a Development Order Amendment Request: to modify the site plan, uses, and Conditions of Approval (Day Care)	R-2022-00382	Adopted With Conditions	04/28/2022

Exhibit E - Preliminary Site Plan

BUILDING MOUNTED SIGNS - SIGN TYPE 'W'

WALL SIGNAGE ALLOWANCE: BUILDING MOUNTED SIGNS CONSIST OF WALL SIGNS, AWNING AND CANOPY SIGNS, PROJECTING SIGNS, AND MARQUEE SIGNS. THERE IS NO LIMIT ON THE MAXIMUM NUMBER OF WALL SIGNS AND AWNING AND CANOPY SIGNS PER BUILDING. PROJECTING SIGNS ARE LIMITED TO ONE PER BUILDING. MARQUEE SIGNS ARE LIMITED TO ONE PER BUILDING. FOR WALL SIGNS: PROJECTING SIGNS OVER A PIEDESTALM SIDEWALK AND NOT UNDER A CANOPY, AWNING, OR ARCADE, AND MARQUEE SIGNS ARE NOT INCLUDED IN THE MAXIMUM SIGN AREA CALCULATION FOR BUILDING MOUNTED SIGNS. WALL SIGNAGE, IN CONFORMANCE WITH THESE PROVISIONS, TO BE DETERMINED ON FINAL BUILDING ELEVATIONS. REVIEWED AT TIME OF PERMITTING FOR EACH INDIVIDUAL BUILDING.

Wall Sign Standards (US Tier - Per UDC rate § 6.1.1)	
Maximum Sign Area (Per Linear ft. of the wall to which the sign is attached) Includes awning and canopy signs	1.0 sq. ft. - any one facade 0.5 sq. ft. - any remaining facades
Min. wall sign per tenant space	24 sq. ft.
Min. horizontal and vertical separation between signs	3 ft.
Max. projection from surface of building	2 ft.
Min. vertical separation between sign and roof line	6"
Min. horizontal separation between sign and wall edge	6"

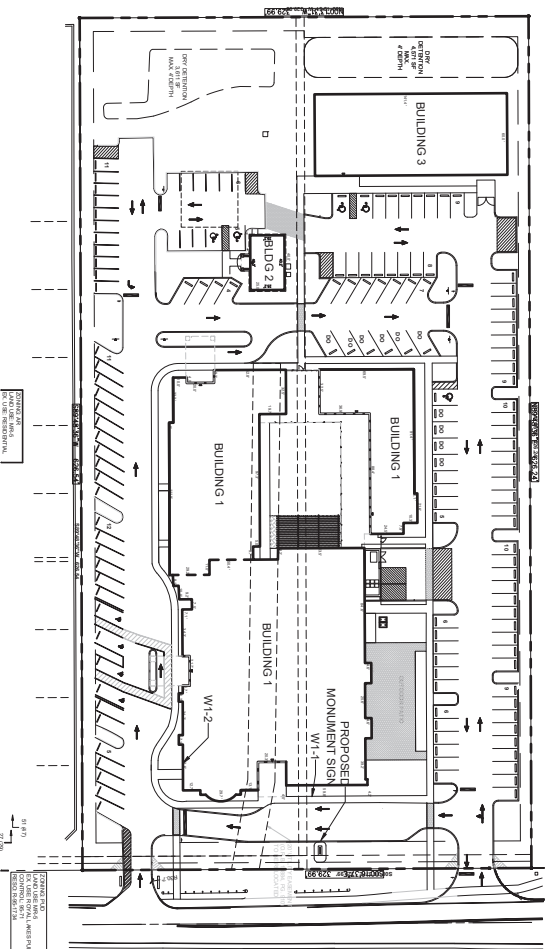
AWNING AND CANOPY SIGN STANDARDS:

Awning and canopy signs are included in the maximum allowable signage area for wall signs. Awning and canopy signs are permitted on the subject to the standards in Table 6.6.1.5. Awning and Canopy Sign Standards (Ord. 2016-04)

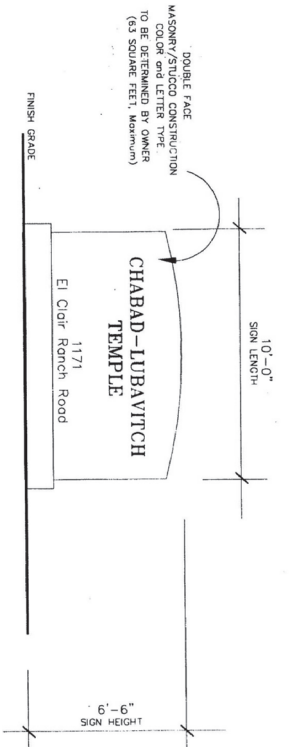
WALL SIGN CALCULATIONS (AGREES - PER UDC TABLE 6.6.1.5 AND TECHNICAL MANUAL TABLE 6.6.1.1)			
BLDG. ID	ELEVATION OF WALL (LF)	LENGTH SIGN AREA FORMULA - PER UDC 6.6.1.1	MAX. SIGN AREA ALLOWED (SF)
W1-1	EAST (FRONT)	135.7	135
W1-2	SOUTH (SIDE)	303.5	152

NOTE: FRONT ELEVATION IS BASED ON LOCATION OF MAIN PEDSTALM

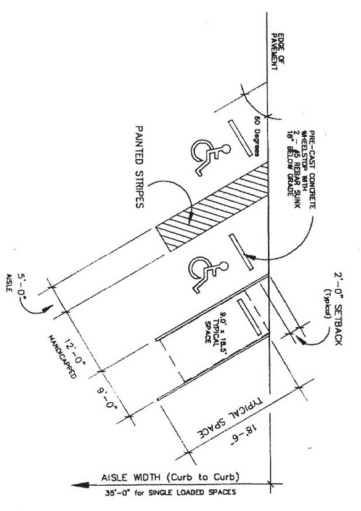
SIGN LOCATION KEY



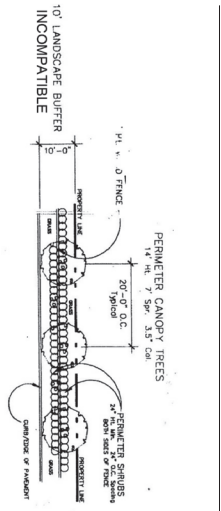
MASTER SIGN PROGRAM
PROPOSED FREESTANDING MONUMENT SIGN



ANGLED PARKING DETAIL



DETAIL FOR SOUTHERN 165' OF WEST LANDSCAPE BUFFER AND SOUTHERN LANDSCAPE BUFFER



SITE DATA

APPLICATION DATA	
APPLICATION NAME	CHABAD LUBAVITCH TEMPLE
APPLICATION NUMBER	ABN/2024-024/00312
CONTROL NUMBER	1597-00089

PBC Amendments:	
Checked By:	RD

PBC Zoning Stamp:

Revision Dates:	
02/27/2025 ZONING SUBMITTAL	
03/03/2025 ZONING DETERMINATION	

Date:	2025-11-22
Project No.:	23-076/00
Designed By:	RD/JS
Drawn By:	JS
Checked By:	RD



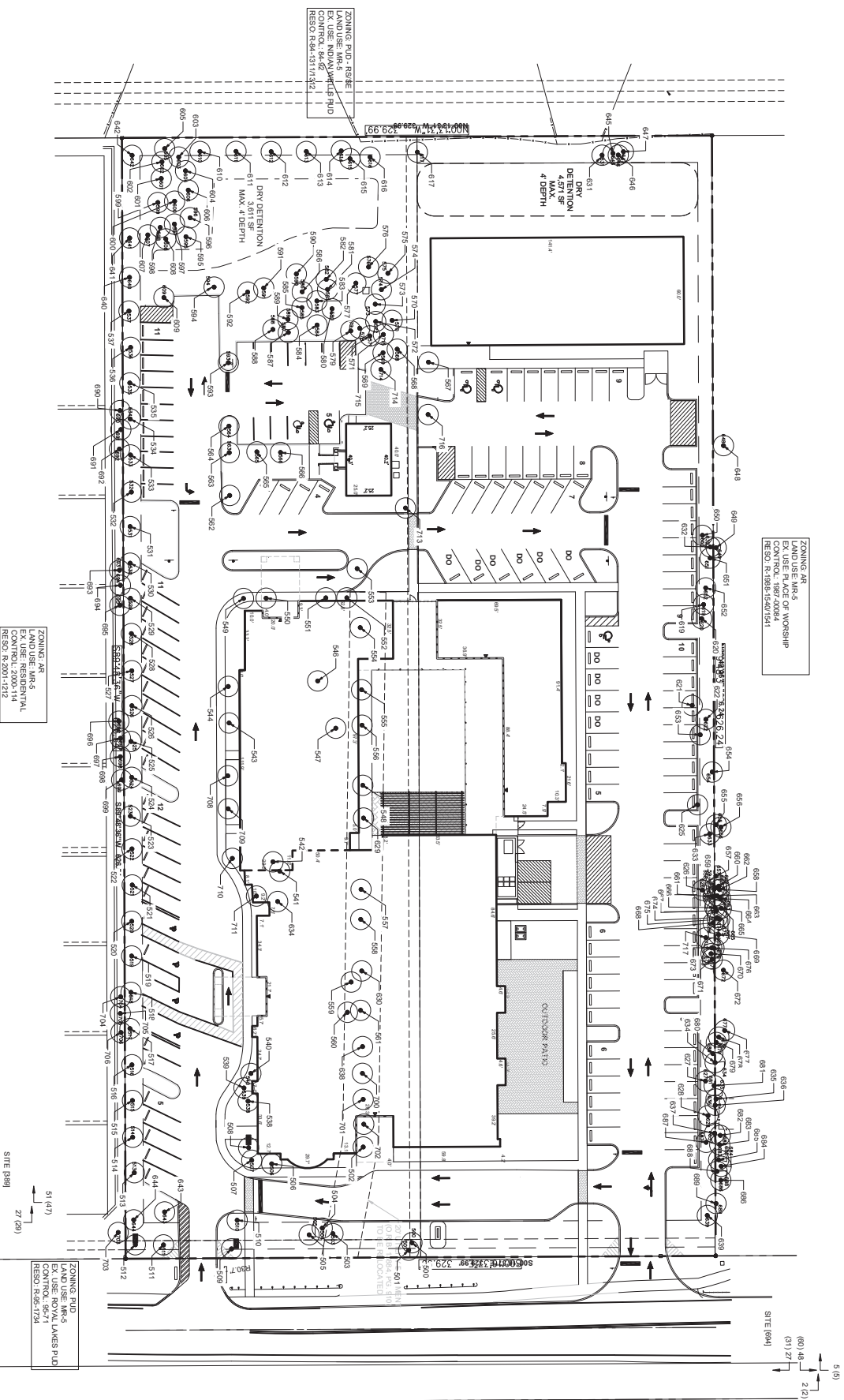
Urban Design
Land Planning
Landscape Architecture

910 Daniels Street Suite 202
West Palm Beach, FL 33401
561.366.1100 FAX: 561.366.1111
www.urbandesignstudio.com
LIC#A0007123

Concepts, design, engineering, and plans for the project shall be prepared and submitted to the City of West Palm Beach for review and approval. The design and construction of the project shall be in accordance with the City of West Palm Beach Ordinance 2016-04. The design and construction of the project shall be in accordance with the City of West Palm Beach Ordinance 2016-04. The design and construction of the project shall be in accordance with the City of West Palm Beach Ordinance 2016-04.

Chabad Lubavitch Temple
Control Name: Chabad Lubavitch Synagogue
Boynton Beach, FL
Preliminary Regulating Plan

H:\0083\Chabad of Boynton Beach_23-076\Chabad Lubavitch of Boynton_DD_0000\Drawings\Regulating Plans\2024 05 09 - PRP.dwg



SITE DATA

APPLICATION NAME: CHABAD LUBAVITCH TEMPLE
 APPLICATION NUMBER: ARN2024-0032
 CONTROL NUMBER: 197-0008

PBC Amendments:

PBC Zoning Stamp:

Scale: 1" = 30'-0"

Date: 2023-11-22

Project No.: 23-076-000

Designed By: RD/JS

Drawn By: JS

Checked By: RD

Revision Dates:

02/22/2023 ZONING SEPARATE
 02/22/2023 ZONING SEPARATE
 02/06/2023 ZONING SEPARATE



Chabad Lubavitch Temple

Control Name: Chabad Lubavitch Synagogue

Boynton Beach, FL

Preliminary Regulating Plan - Tree Disposition Plan

H:\003\Chabad of Boynton Beach_23-076\Chabad Lubavitch of Boynton_FL_0000\Drawings\Regulating Plans\2024 05 09 - PRP.dwg

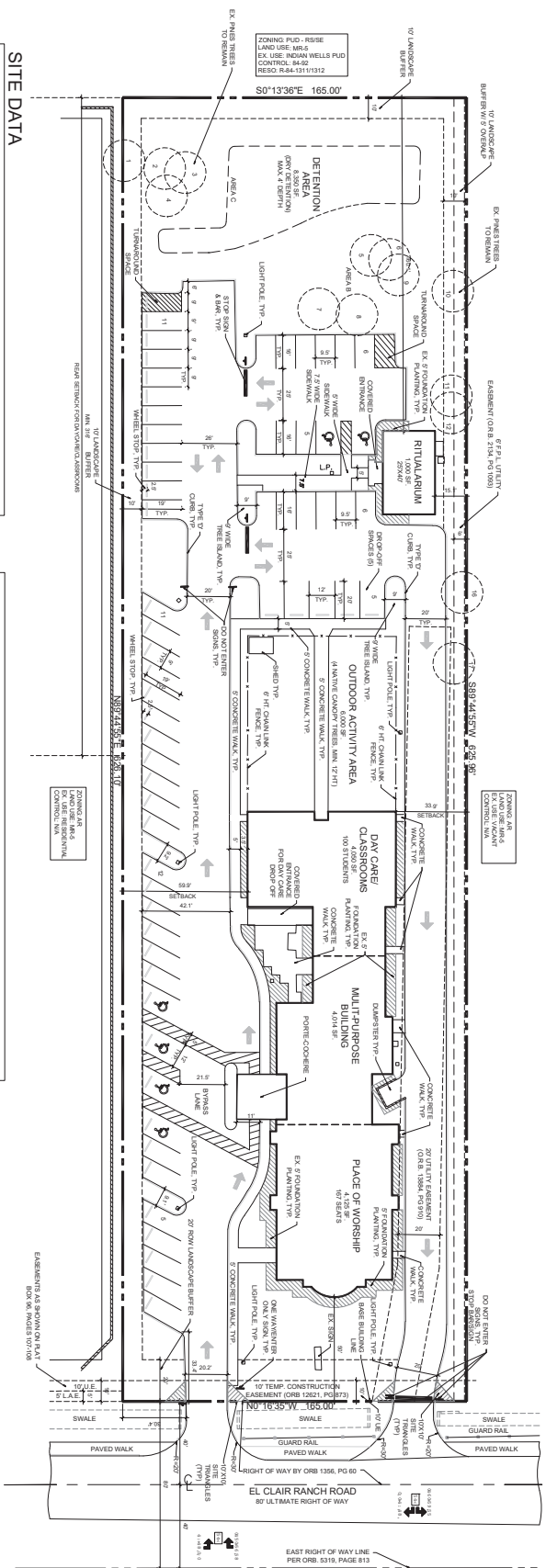
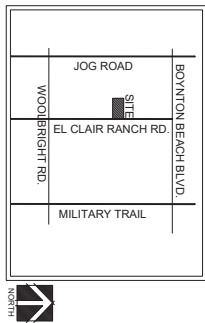
urban design studio

Urban Design
 Land Planning
 Landscape Architecture

610 Daniels Street, Suite 202
 West Palm Beach, FL 33401
 561.386.1100 FAX: 561.386.1111
 M.A.0007123
 M.A.0007123@gmail.com

Comments:
 All trees, design, arrangements, and plantings are the property of the applicant and will be installed at the applicant's expense. The applicant shall not be held liable or discharged to any person, permission of the design firm. 198 (written)

Exhibit G - Previously Approved Site Plan



SITE DATA

NAME OF APPLICATION	CHABAD LUBAVITCH SYNAGOGUE
CONTROL NO.	1997-008
APPLICATION NO.	DOB# 2022-0704
DATE OF APPLICATION	05/02/22
TIER	URBAN/URBANSUB
FUTURE LAND USE DESIGNATION	URS
EXISTING ZONING DISTRICT	RS
NEIGHBORHOOD PLAN	COMBRA
PROPERTY CONTROL NUMBERS	00-42-45-27-00-000-5680
EXISTING USE(S)	PLACE OF WORSHIP/DAYCARE GENERAL
PROPOSED USE(S)	PLACE OF WORSHIP/DAYCARE GENERAL
DEVELOPMENT ACRES (10,298 SF.)	2.37 ACRES

CONCURRENCY APPROVAL

PLACE OF WORSHIP - 4,125 SF. (167 SEATS)
 DAY CARE GENERAL - 2,740 SF. (00 STUDENTS)

*CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

BUILDING AREA
 PLACE OF WORSHIP - 4,125 SF. (167 SEATS)
 DAY CARE GENERAL - 4,020 SF. (100 STUDENTS)
 RITUALARUM - 1,000 SF.

PARKING REQUIRED
 PLACE OF WORSHIP @ 1 SPACES/10 PERSONS = 56 SPACES
 DAY CARE GENERAL - 1 SPACE/10 PERSONS @ 100 PERSONS = 10 SPACES

PARKING PROVIDED
 56 SPACES

FAR (MAX. 0.45)
 BUILDING COVERAGE (MAX. 45%)
 BUILDING HEIGHT (MAX. 29 FT.)
 NO. OF STORES
 1 STOREY

TRAFFIC ANALYSIS ZONE (TAZ)
 953

PROPERTY DEVELOPMENT REGULATIONS - RS

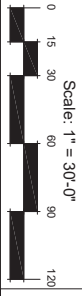
ZONING DISTRICT	MINIMAL LOT DIMENSIONS	FAR	ILLUM. COEFFICIENT	SETBACKS/SEPARATIONS
SIZE	WIDTH/FRONTAGE	DEPTH	FRONT	REAR
REQUIRED - RS	6,000 SF.	75'	0.45	4.0% 25' 7.5' 19'
PROPOSED - RS	2,337 AC	165.00'	0.13	16% 50' 15.4' N/A 160.1'

BUILDING PERMITS

BUILDING - PLACE OF WORSHIP	B-2001-004136-0000 (801014988)
BUILDING - RITUALARUM	B-2004-004040-0000 (805031714)
FENCE - PLAYGROUND (4' CL FENCED)	B-2008-012714-0000 (808012928)

PARKING DEMAND (PER SHARED PARKING ANALYSIS)

PLACE OF WORSHIP	WEEKDAYS	WEEKENDS	PARKING REQUIRED BY CODE
DAY CARE	15	0	71
TOTAL PARKING REQUIRED	15	0	71
TOTAL PARKING PROVIDED	56	56	56



AMENDMENTS:

ZONING:

PROJECT#:	05395-000
CONTROL #:	1997-00088
APPLICATION #:	
DR#:	2022-00764
RESOLUTION(S) #:	R-2022-0381;
EXHIBIT #:	36 (Sheet 1 of 1)
SUPERSEDES #:	0004
DATE APPROVED:	06-24-2022
PROJECT MANAGER:	B. Martinez

Scale:	1" = 30'-0"
Designed:	JGH
Drawn:	JGH
Approved:	JGH
Date:	05/02/22
Drawn by:	214013
Revisions:	06/26/22

FSP-1

Sheet No. 1 of 1

CHABAD LUBAVITCH SYNAGOGUE

Palm Beach County, Florida

H&C CONSULTANTS

Planning & Development.

354 Cypress Drive #6, Tequesta, FL 33469
 Phone: 561-222-9284/Fax: 561-348-9491

Exhibit H - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Sholom Ciment, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the individual or PSD Chabad-Lubavitch of Boynton, Inc. *[position - e.g., president, partner, trustee]* of Chabad-Lubavitch of Boynton, Inc. *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.

2. Affiant's address is: 10655 El Clair Ranch Road, Boynton Beach, FL 33437

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]
Sholom Ciment, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10TH day of OCTOBER, 20 23 by SHOLOM CIMENT (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

ALAN ZAVODNICK
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 8-19-2025

NOTARY'S SEAL OR STAMP



ALAN ZAVODNICK
Commission # HH 118720
Expires August 19, 2025
Bonded Thru Budget Notary Services

EXHIBIT "A"

PROPERTY

PARCEL 1:

THE NORTH 165 FEET OF THE SOUTH 1815 FEET OF THE EAST QUARTER (E ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF DEEDED TO THE COUNTY OF PALM BEACH, STATE OF FLORIDA, FOR ROAD RIGHT-OF-WAY.

PARCEL 2:

THE NORTH 165 FEET OF THE SOUTH 1980 FEET OF THE EAST QUARTER (E ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA;

LESS THE EAST 40 FEET THEREOF DEEDED TO THE COUNTY OF PALM BEACH, STATE OF FLORIDA, FOR ROAD RIGHT-OF-WAY, AS SET FORTH IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 430, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 1365, PAGE 294, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 4.745 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD

Exhibit I - Drainage Statement



February 19, 2024
Rev. (3) May 8, 2024

Palm Beach County
Planning, Zoning and Building Department
2300 Jog Road
West Palm Beach, FL 33417

Re: **Drainage Statement for Chabad-Lubavitch Temple**
Project Location: 10655 El Clair Ranch Road, Boynton Beach, FL 33437
PCN(s): 00-42-45-27-00-000-5050 & 00-42-45-27-00-000-5060
LDi Project Number: 21-037

This drainage statement is prepared for the Chabad-Lubavitch Temple located at 10655 El Clair Ranch Road, Boynton Beach, FL 33437. The site is located on the west side of El Clair Ranch Road and south of Boynton Beach Boulevard. The site consists of approximately 4.74 acres with two one-story existing single institutional building use.

The proposed site development includes a 22,650 s.f. of Place of Worship, 1,000 s.f. Ritualarium building and 9,803 s.f. of Day Care with an additional future 5,123 s.f. expansion. The site will also include 15,000 s.f. of Multipurpose and 1,000 s.f. maximum of Caretakers Quarters.

Onsite stormwater management for this project is accomplished with a combination of dry detention areas and interconnected culvert pipes and drainage inlets that provide the water quality runoff and onsite stormwater storage. The site is bounded to the north by the New Church at Boynton Beach, to the south by a platted Open Space area of Wyndsong Estates, to the west by existing single-family residences and to the east by El Clair Ranch Road. Visual inspection of the site and a review of the Topographic Survey prepared by Caulfield & Wheeler, Inc., dated 9/28/23 indicates an existing perimeter wall on the adjacent property to the south prohibiting off-site inflows to the site. The survey indicates a swale within El Clair Ranch Road prohibiting off-site inflows to the site. The New Church at Boynton Beach has an internal water management system to collect stormwater runoff from the north. The New Church at Boynton Beach has a certified Site Plan, Petition No. 87-84, with a Condition of Approval #2 to retain stormwater on-site and to construct a berm at the south property line. The development of the Chabad Lubavitch site will be coordinated with the New Church at Boynton Beach site to insure no adverse effects to the adjacent parcel. The parcel to the west, Indian Wells, has an existing South

1860 Old Okeechobee Road, Suite 504 • West Palm Beach, FL 33409 • Phone: 561-615-6567 • Fax: 561-683-0872
www.lastdevenport.com

Florida Water Management District Permit, 50-01337-S, and has a stormwater management system to manage their stormwater runoff.

The site is situated in the SFWMD C-15 Basin. Legal Positive Outfall is accomplished using an existing outfall pipe with a concrete headwall discharging to the roadside ditch located within the El Clair Ranch Road right-of-way. The following design storms are used to establish the minimum level of protection for the corresponding secondary and tertiary drainage system components:

Commercial Parking Lot:	3-Year, 24-hour storm
Perimeter Grading:	25-year, 3-day storm (70 CSM)
Finished Floor (highest of):	100-year, 3-day (no discharge) 2017 FIRM Map Zone X (No Base Flood Elevation)

The property owner recognizes that any additional development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County Land Development Division for a Land Development Permit and a RW Permit, the South Florida Water Management District for an Environmental Resource Permit, and the DEP for a NPDES Permit.

Last Devenport, Inc. (C.A. No. 9889)



Ronald W. Last, PE
Florida Registration No. 38707

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E. ON 05/08/2024.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Exhibit J - Utility Letter



Letter for Concurrency Reservation

To: Zoning Division
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director
Finance and Administration
PBC Water Utilities Department

Date: April 10, 2024

Control # 00214

Re: PZ&B Application #: ABN/DOA/Z-2024-00312
Project Name – Chabad Lubavitch of Boynton Inc

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<u>5.80</u>
Wastewater	<u>5.80</u>
Reclaimed Water	<u>N/A</u>

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

00-42-45-27-00-000-5050, 00-42-45-27-00-000-5060

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department's facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: 
Director of Finance & Administration

Date: 10-Apr-24

Exhibit K – Shared Parking Study

Chabad Lubavitch of Boynton – Parking Demand Analysis
10655 El Clair Ranch Rd
PCN 00-42-45-27-00-000-5050/5060

JMD Engineering, Inc., has been retained to determine compliance with Palm Beach County (PBC) - Article 6.C.1.B of the PBC Unified Land Development Code (ULDC). This parking demand analysis is associated with a Site Plan amendment application for the Chabad Lubavitch of Boynton to provide a 38,650 square foot place of worship (364 seats), a 190-student daycare, and 16,000 square feet of Multi-purpose/Ritularium with a caretaker’s quarters.

TABLE 1

ULDC PARKING RATES			
LAND USE	ULDC PARKING RATE	PROPOSED	REQUIRED
PLACE OF WORSHIP	1/3 SEATS OR 200 SF WHICHEVER IS GREATER	364 SEATS	121
DAY CARE	1/10 PERSONS; PLUS 1 DROP-OFF PER 20 PERSONS	190 STUDENTS	19
MULTI-PURPOSE/RIT	1/200 SF	16,000	80
CARETAKERS	1 SPACE/UNIT	1	1
		TOTAL	221

As noted above, the proposed site plan will consist of a 364-seat synagogue, 190-person daycare, and 16,000 square feet of Multi-purpose/Ritularium with a caretaker’s quarters. The site is located on the west side of El Clair Ranch Road, about 1/3 of a mile north of Woolbright Road in unincorporated Palm Beach County, Florida. Figure 1 shows the project location.

The proposed site plan includes 133 parking spaces and 10 drop-off spaces. The synagogue operates during the weekends and the daycare and multi-purpose operate during the weekdays. The caretaker's quarters will be occupied at all times.

It was not possible to conduct a shared parking analysis based on the Urban Land Institute (ULI) methodology as neither the church/synagogue nor the Multi-purpose/Ritularium has a time-of-day breakdown needed for a standard ULI shared parking analysis. Instead, a shared parking analysis based on non-concurrent uses on site was performed. The daycare, multipurpose, and limited synagogue staff will only operate during the weekdays as no other onsite activities are allowed while services are in session on the weekend. This type of shared parking analysis was previously approved for the site in 2021 and a copy of the shared parking report is attached.

The shared parking analysis for the site is summarized in Table 2. According to Palm Beach County ULDC standards, without a parking demand study for the site, 221 parking spaces would be required at build-out. Based on the proposed parking configuration for the project, a total of 133 parking spaces and 10 drop-off spaces for the daycare are being proposed. As shown in Table 2, a maximum of 122 spaces are required to serve the site.



ENGINEERING, INC.

SITE LOCATION MAP

FIGURE 1
CHABAD LUBAVITCH
PALM BEACH COUNTY, FL

**TABLE 2
SHARED PARKING ANALYSIS**

LAND USE	DAYCARE		MULTI-PURPOSE		SYNAGOUGE		RESIDENTIAL		TOTAL
CODE REQUIRED PARKING	29		80		121		1		
	% UTIL	REQ'D	% UTIL	REQ'D	% UTIL	REQ'D	% UTIL	REQ'D	
WEEKDAY	100%	29	100%	80	10%	12	100%	1	122
WEEKEND	0%	0	0%	0	100%	121	100%	1	122

The Applicant is seeking this reduction in parking required to allow efficient use of the property by demonstrating that the proposed parking demands are less than the parking required by the County's code. If approved, this reduction in parking will allow the Applicant to better serve the community, by providing better services for its constituency with excessive parking and therefore providing more green space. In this manner, the reduction in parking will provide an adequate parking supply for the proposed development.

The proposed parking layout is shown on the attached site plan. The highest parking demand of uses will occur during the weekdays and on the weekends when 122 parking spaces will be required to meet the parking demand as established by the County's Code. Based on the existing parking supply, the project will provide adequate parking to meet the expected demand that will be created by a 38,650 square-foot place of worship (364 seats), a 190-student daycare, and 16,000 square feet of multi-purpose/Ritularium with a caretaker's quarters.

Approval of this parking demand analysis will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood. Consequently, we are respectfully requesting approval to provide 133 parking spaces instead of the 221 spaces required by the code.

Attachment 1 demonstrates how the Palm Beach County ULDC requirements are met for shared parking.

Please do not hesitate to contact me if you have any questions or need additional information.

John M. Donaldson, P.E.
Transportation Engineer

Florida Registration
Number 40568
Certificate of Authorization
Number CA00009514

Attachments

ATTACHMENT 1

ULDC Article 6.C.1.B.3 Shared Parking Standards

1. Application

A shared parking study shall be submitted in a form established by the Zoning Director.

Response: Shared Parking study following standard methodologies submitted and reviewed/approved by PBC Engineering Dept.

2. Location

All uses which participate in a shared parking plan shall be located on the same lot or on contiguous lots. The shared parking lot shall have access as though the uses were a single project.

Response: The proposed Site Plan indicates that the shared parking is located on the same lot.

3. Shared Parking Study

The shared parking study shall clearly establish the uses that will use the shared spaces at different times of the day, week, month, or year. The study shall:

- a. be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;
- b. address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;
- c. provide for no reduction in the number of required handicapped spaces;
- d. provide a plan to convert reserved space to required parking spaces; and,
- e. be approved by the County Engineer based on the feasibility of the uses to share parking due to their particular peak parking and trip generation characteristics. [Ord. 2020-001]

Response: All of the above are reflected in the shared parking study and/or proposed site plan.

4. Reserved Space

The Applicant shall account for 100 percent of the reduction granted through one of the following alternatives: reserved area; future parking garage; future rooftop parking; off-site parking; limitation of uses to adhere to parking regulations; or, shared parking. [Ord. 2011-001]

Response: Applicant has chosen to account for 100% of the reduction in the shared parking study.

5. Shared Parking Agreement

A shared parking plan shall be enforced through written agreement or through a Unity of Control. A copy of the agreement between the Property Owner and PBC shall be submitted to the DRO and reviewed and approved by the County Attorney. The agreement shall be recorded with the Clerk of the Circuit Court of PBC by the owner prior to issuance of a Certificate of Occupancy. Proof of recordation of the agreement shall be submitted prior to approval by the DRO. The agreement shall:



JMD ENGINEERING, INC.

- a. list the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
- b. provide a legal description of the land;
- c. include a Site Plan showing the parking area and reserved area which would provide for future parking; [Ord. 2011-001]
- d. describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
- e. agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
- f. assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;
- g. describe the obligations of each party, including the maintenance responsibility to retain and develop reserved areas for additional parking spaces if the need arises; [Ord. 2011-001]
- h. incorporate the shared parking study by reference;
- i. be made part of the Site Plan/Final Subdivision Plan; and,
- j. describe the method by which the covenant shall, if necessary, be revised.

Response: No shared parking agreement is required as the property is under the control of one owner.

6. Change in Use

Should any of the uses in the shared parking study change, or should the Zoning Director or County Engineer find that any of the conditions described in the approved shared parking study or agreement no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this Section or of providing the number of spaces required for each use as if computed separately.

Response: Acknowledged.

Rabbi Sholom Ciment
C/O Kevin McGinley, President Land Research Management, Inc.
Chabad Lubavitch of Boynton, Inc.
10655 El Clair Ranch Road
Boynton Beach, FL 33437

Re: Chabad Lubavitch of Boynton • Shared Parking Analysis
10655 El Clair Ranch Rd • Control Number 1997-00068
PCN 00-42-45-27-00-000-5050

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Article 6.C.1.B of the PBC Unified Land Development Code (ULDC)*. This shared parking analysis is associated with a Site Plan amendment application for the Chabad Lubavitch of Boynton property to convert 1,782 square feet of multi-purpose uses to a 50-person daycare.

The approved site plan for the Chabad Lubavitch of Boynton consists of a 170-seat synagogue and a 50-person daycare. The proposed site plan will consist of a 167-seat synagogue and a 100-person daycare.

The site is located on the west side of El Clair Ranch Road, about 0.35 miles north of Woolbright Road in unincorporated Palm Beach County, Florida. Figure 1 shows the project location in relation to the transportation network.

Parcel Control Number associated with this project is 00-42-45-27-00-000-5050. A copy of the property appraiser information for the site is included as Exhibit 1 while Exhibit 2 includes a copy of the proposed site plan for the subject site.



Figure 1 : Project Location

The proposed site plan includes 56 parking spaces and 5 drop-off spaces. Currently, the synagogue operates during the weekends and the daycare during the weekdays. The site will continue operating the same way after this request.

Table 1 includes parking rates as defined in the ULDC as well as the parking demand as determined by the ULDC for the proposed conditions. The parking analysis for the site is summarized in Table 2. According to *Palm Beach County ULDC* standards, without shared parking operations on the site, 71 parking spaces would be required at build-out. Based on the proposed parking configuration for the project, a total of 56 parking spaces and 5 drop-off spaces are being proposed.

The Applicant is seeking this technical deviation in order to allow a greater use of the property by demonstrating that the proposed daycare/synagogue mixture parking demands are mere fractions of the County's code. If granted, this technical deviation will allow the Applicant to better serve the community, by providing better day care services for its constituency. In this manner, the requested deviation will provide adequate parking supply for present and future development. Exhibit 3 includes an excerpt of the ULDC Parking Rates.

Table 1: ULDC Parking Rates

Land Use	ULDC Parking Rate	Proposed Development	Parking Supply required by Code
Place of Worship	1 space per 3 seats or 200 sq. ft. for the principal Place of Worship, whichever is greater	4,127 SF [167 Seats]	56 Parking Spaces
Day Care	> 100 licensed capacity: 1 space per 10 persons; plus 1 drop-off stall per 20 persons	100 students	15 Parking Spaces

Table 2: Parking Demand – Proposed Conditions

	Weekdays	Weekends	Parking required by code
Place of Worship	0	56	
Day Care	15	0	
Total Parking Required by code	15	56	71
Proposed Parking	56 Parking Spaces + 5 Drop-Off Spaces		

Figure 2 shows the existing parking layout on-site while Exhibit 2 includes the proposed site plan including 56 parking spaces and 5 drop-off Spaces. 2005 aerial is shown since landscape in more recent aerials blocks the view of the parking layout on site. Parking supply is being slightly revised to accommodate accessible parking.



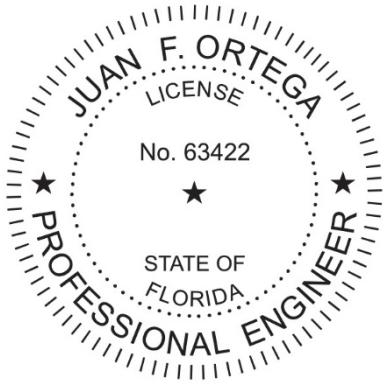
Figure 2: Parking Layout

The highest parking demand of a single use will occur during the Sabbath when 56 parking spaces will be required to meet the parking demand as established by Code. Based on the existing parking supply, the project will provide adequate parking to meet the expected demand that will be created by converting 1,782 square feet of multi-purpose uses into a 50-person daycare.

Approval of this shared parking analysis will not be detrimental to the public welfare, or injurious to property or improvements in the surrounding area or neighborhood. Consequently, we are respectfully requesting an approval for providing 56 parking spaces instead of the 71 spaces required by code.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures: Exhibit 1: Property Appraiser Information
Exhibit 2: Proposed Site Plan
Exhibit 3: PBC Parking Requirements
Exhibit 4: DRO Review

Property Detail	Location Address	10655 EL CLAIR RANCH RD
	Municipality	UNINCORPORATED
	Parcel Control Number	00-42-45-27-00-000-5050
	Subdivision	
	Official Records Book	
	Sale Date	
	Legal Description	27-45-42, N 165 FT OF S 181.5 FT OF E 1/4 OF SE 1/4 (LESS E 40 FT EL CLAIR RANCH RD R/W)

Owner Information	
Owners	CHABAD LUBAVITCH OF BOYNTON INC PO BOX 740934 BOYNTON BEACH FL 33474 0934
Mailing address	PO BOX 740934 BOYNTON BEACH FL 33474 0934

Sales Information	Price	OR Book/Page	Sale Type	Owner
DEC-1997	\$175,000	10145 / 01375	REP DEED	

Exemption Information	Year	Detail
Applicant/Owner	2021	

Property Information

Number of Units 1
 *Total Square Feet 13038
 Acres 2.37
 Use Code 7100 - RELIGIOUS
 Zoning RS - Single Family Residential (00-UNINCORPORATED)

Appraisals	Tax Year	2020	2019	2018
	Improvement Value	\$2,084,075	\$2,052,901	\$2,054,512
	Land Value	\$272,550	\$272,550	\$272,550
	Total Market Value	\$2,356,625	\$2,325,451	\$2,327,062

All values are as of January 1st each year

Assessed and Taxable Values	Tax Year	2020	2019	2018
	Assessed Value	\$2,356,625	\$2,325,451	\$2,327,062
	Exemption Amount	\$2,356,625	\$2,325,451	\$2,327,062
	Taxable Value	\$0	\$0	\$0

Taxes	Tax Year	2020	2019	2018
	Ad Valorem	\$0	\$0	\$0
	Non Ad Valorem	\$2,001	\$2,065	\$2,065
	Total tax	\$2,001	\$2,065	\$2,065

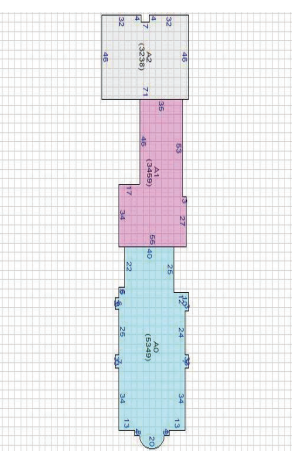
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail	Parcel Control Number:	00-42-45-27-00-000-5050	Location Address:	10655 EL CLAIR RANCH RD
	Owners:	CHABAD LUBAVITCH OF BOYNTON INC		
	Mailing Address:	PO BOX 740934,BOYNTON BEACH FL 33474 0934		
	Last Sale:	DEC-1997	Book/Page#:	/
	Property Use Code:	7100 - RELIGIOUS	Zoning:	RS - Single Family Residential (00-UNINCORPORATED)
	Legal Description:	27-45-42, N 165 FT OF S 181.5 FT OF E 1/4 OF SE 1/4 (LESS E 40 FT EL CLAIR RANCH RD R/W)	Total SF:	13038
			Acres	2.37

2020 Values (Current)	2020 Taxes
Improvement Value	\$2,084,075
Land Value	\$272,550
Total Market Value	\$2,356,625
Assessed Value	\$2,356,625
Exemption Amount	\$2,356,625
Taxable Value	\$0

All values are as of January 1st each year.

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

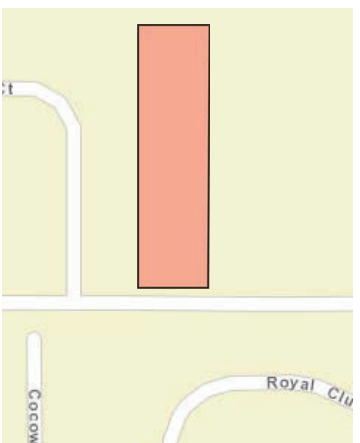
Description	Area Sq. Footage
RELIGIOUS	5341
RELIGIOUS	3238
RELIGIOUS	3459
Total Square Footage :	12038

Extra Features	Year Built	Unit
Description		
Paving- Asphalt	2002	100
Paving- Asphalt	2002	17107
Wall	2002	180
Walkway-Concrete	2002	2910
Fence- Chain Link 6ft #11 Gaug	2002	241
Fence- Chain Link 6ft #11 Gaug	2008	40
Walkway-Concrete	2006	340
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Structural Details (Building 1)

Description	Year Built
1. Year Built	2002
2. RELIGIOUS	12038

MAP



Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

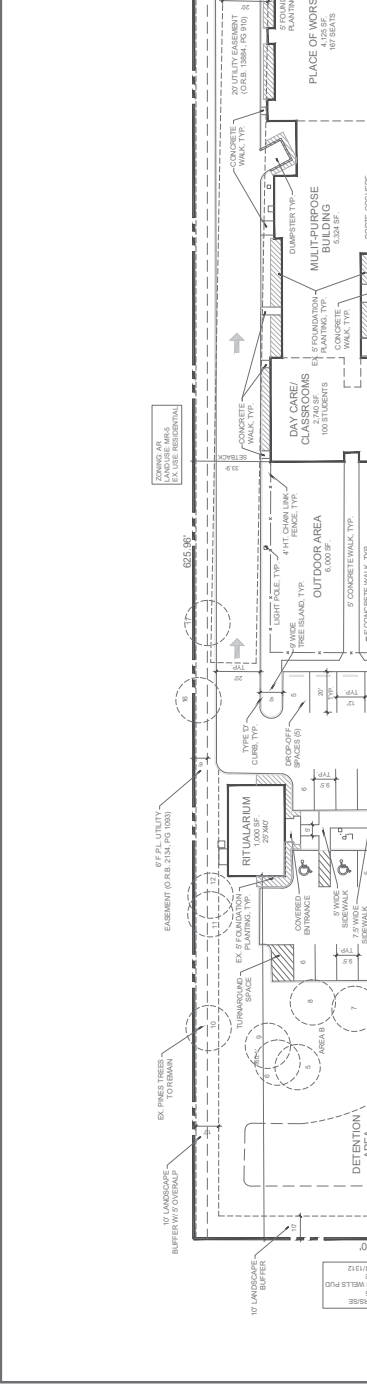
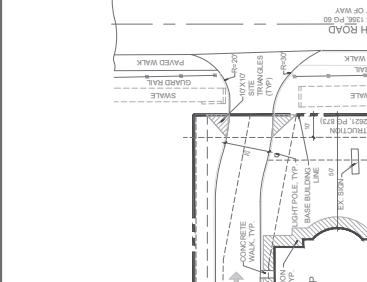
2/16/2021

Owner: CHABAD LUBAVITCH OF BOYNTON INC PCN: 00424527000005050

Scale: 1" = 30'-0"

Designed: JGH
Drawn: JGH
Approved: VJA
Date: 06.07.2024
Job No.: 214013
Revisions:

Sheet No. **PSP-1**
JOB NO. 21-013



PROPERTY DEVELOPMENT REGULATIONS - RS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	FAR	BUS. COVERAGE	SETBACKS/SEPARATIONS				
REQUIRED - RS	SIZE	WIDTH/FRONTAGE	DEPTH	FRONT	REAR	SIDE	STREET	REAR
REQUIRED - RS	6,000 SF	65'	75'	40%	25'	7.5'	15'	15'
PROPOSED - RS	2,37 AC	165.00'	625.95'	N/A	50'	33.5'	N/A	160.1'

BUILDING PERMITS

BUILDING - PLACE OF WORSHIP	B-2001-0041356-0000 (B01014969)
BUILDING - RITUALARIUM	B-2004-0040400-0000 (B05031714)
FENCE - PLAYGROUND (4' CL FENCED)	B-2005-015271-0000 (B08012005)

PARKING DEMAND (PER SHARED PARKING ANALYSIS)

PLACE OF WORSHIP	WEEKDAYS	WEEKENDS	PARKING REQUIRED BY CODE
DAY CARE	0	56	
TOTAL PARKING REQUIRED	15	56	71
TOTAL PARKING PROVIDED	56	PARKING SPACE + 5 DROP-OFF SPACES	

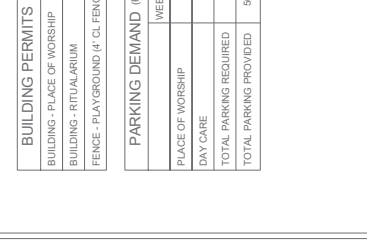
SITE DATA

NAME OF APPLICATION	CHABAD-LUBAVITCH TEMPLE
CONTROL NO.	1987-008
APPLICATION NO.	DO-21-00014-1031
APPLICANT	DO-21-00014-1031
TIER	URBAN/SUBURBAN
FUTURE LAND USE DESIGNATION	MR-5
OVERLAY ZONING DISTRICT	N/S
OVERLAY ZONING DISTRICT	N/S
PLANNING STUDIES	N/A
SECTION, TOWNSHIP, RANGE	27-45-42
PROPERTY CONTROL NUMBERS(S)	00-424-5-27-00-000-5050
EXISTING USE(S)	PLACE OF WORSHIP/DAYCARE, GENERAL
PROPOSED USE(S)	PLACE OF WORSHIP/DAYCARE, GENERAL
DEVELOPMENT ACRES (103.237 SF.)	2.37 ACRES

CONCURRENCY APPROVAL

PLACE OF WORSHIP - 9,449 SF. (167 SEATS)	
DAY CARE, GENERAL - 2,740 SF. (100 STUDENTS)	13,189 SF.
BUILDING AREA	
PLACE OF WORSHIP - 9,449 SF. (167 SEATS)	
DAY CARE, GENERAL - 2,740 SF. (100 STUDENTS)	
PARKING REQUIRED	56 SPACES
DAY CARE, GENERAL - 1 SPACES @ 167 SEATS @ 167 SEATS = 167 SPACES	
DAY CARE, GENERAL - 1 SPACES @ 100 PERSONS @ 100 PERSONS = 10 SPACES	
PARKING PROVIDED	56 SPACES
FAR	0.13
BUILDING COVERAGE (MAX. 40%)	16%
BUILDING HEIGHT (MAX. 35 FT.)	2 STORIES
NO. OF STORIES	1 STORY
TRAFFIC ANALYSIS ZONE (TAZ)	953

*CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND AMOUNTS SHOW ON THIS PLAN



AMENDMENTS:

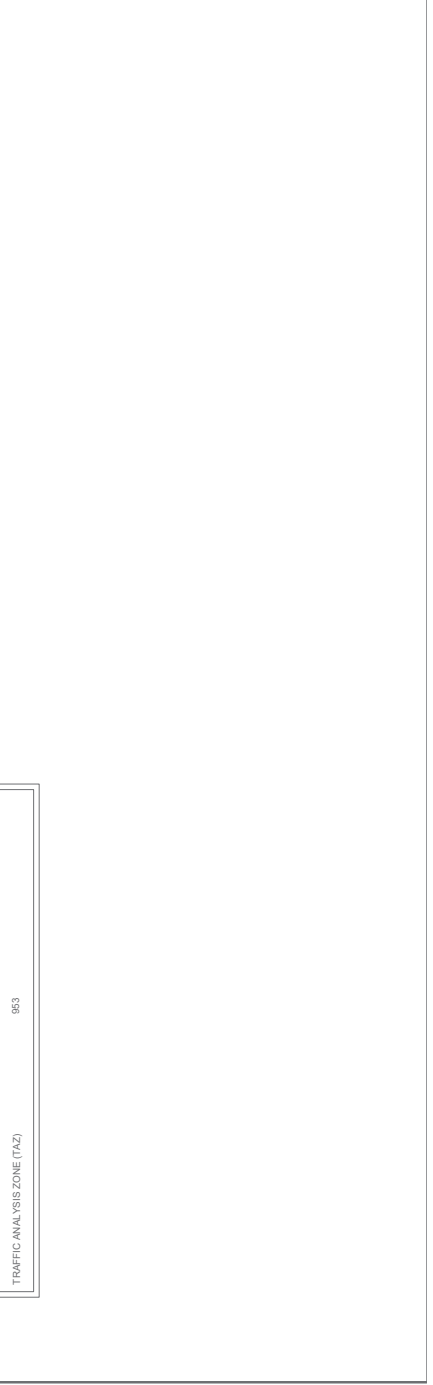
ZONING:

CHABAD-LUBAVITCH TEMPLE
Palm Beach County, Florida
Preliminary Site Plan

Scale: 1" = 30'-0"

Designed: JGH
Drawn: JGH
Approved: VJA
Date: 06.07.2024
Job No.: 214013
Revisions:

Sheet No. **PSP-1**
JOB NO. 21-013



PROPERTY DEVELOPMENT REGULATIONS - RS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS	FAR	BUS. COVERAGE	SETBACKS/SEPARATIONS				
REQUIRED - RS	SIZE	WIDTH/FRONTAGE	DEPTH	FRONT	REAR	SIDE	STREET	REAR
REQUIRED - RS	6,000 SF	65'	75'	40%	25'	7.5'	15'	15'
PROPOSED - RS	2,37 AC	165.00'	625.95'	N/A	50'	33.5'	N/A	160.1'

BUILDING PERMITS

BUILDING - PLACE OF WORSHIP	B-2001-0041356-0000 (B01014969)
BUILDING - RITUALARIUM	B-2004-0040400-0000 (B05031714)
FENCE - PLAYGROUND (4' CL FENCED)	B-2005-015271-0000 (B08012005)

PARKING DEMAND (PER SHARED PARKING ANALYSIS)

PLACE OF WORSHIP	WEEKDAYS	WEEKENDS	PARKING REQUIRED BY CODE
DAY CARE	0	56	
TOTAL PARKING REQUIRED	15	56	71
TOTAL PARKING PROVIDED	56	PARKING SPACE + 5 DROP-OFF SPACES	

SITE DATA

NAME OF APPLICATION	CHABAD-LUBAVITCH TEMPLE
CONTROL NO.	1987-008
APPLICATION NO.	DO-21-00014-1031
APPLICANT	DO-21-00014-1031
TIER	URBAN/SUBURBAN
FUTURE LAND USE DESIGNATION	MR-5
OVERLAY ZONING DISTRICT	N/S
OVERLAY ZONING DISTRICT	N/S
PLANNING STUDIES	N/A
SECTION, TOWNSHIP, RANGE	27-45-42
PROPERTY CONTROL NUMBERS(S)	00-424-5-27-00-000-5050
EXISTING USE(S)	PLACE OF WORSHIP/DAYCARE, GENERAL
PROPOSED USE(S)	PLACE OF WORSHIP/DAYCARE, GENERAL
DEVELOPMENT ACRES (103.237 SF.)	2.37 ACRES

CONCURRENCY APPROVAL

PLACE OF WORSHIP - 9,449 SF. (167 SEATS)	
DAY CARE, GENERAL - 2,740 SF. (100 STUDENTS)	13,189 SF.
BUILDING AREA	
PLACE OF WORSHIP - 9,449 SF. (167 SEATS)	
DAY CARE, GENERAL - 2,740 SF. (100 STUDENTS)	
PARKING REQUIRED	56 SPACES
DAY CARE, GENERAL - 1 SPACES @ 167 SEATS @ 167 SEATS = 167 SPACES	
DAY CARE, GENERAL - 1 SPACES @ 100 PERSONS @ 100 PERSONS = 10 SPACES	
PARKING PROVIDED	56 SPACES
FAR	0.13
BUILDING COVERAGE (MAX. 40%)	16%
BUILDING HEIGHT (MAX. 35 FT.)	2 STORIES
NO. OF STORIES	1 STORY
TRAFFIC ANALYSIS ZONE (TAZ)	953

*CONCURRENCY HAS BEEN APPROVED FOR THE ABOVE USES AND AMOUNTS SHOW ON THIS PLAN

AMENDMENTS:

ZONING:

Use Classification: Recreation		Loading Standard
Arena or Stadium or Amphitheater	1 space per 3 seats	A
Campground	1 space per campsite	N/A
Recreation Pod or Neighborhood Recreation Facility (7)	1 space per 300 sq. ft. of air conditioned area (includes all interior uses) and Outdoor Recreation Amenities, such as: 1 space per 300 sq. ft. of pool area; 1.5 spaces per court (basketball, tennis, etc.); or, 1 space per 2 acres up to 10 acres plus 1 space for each 5 acres over 10 (fields, tracks, tot lots, etc.)	N/A
Entertainment, Indoor (except Bowling Alley) Bowling Alley	1 space per 200 sq. ft. or 1 space per 3 seats, whichever is greater 3 spaces per lane for Bowling Alley	N/A
Entertainment, Outdoor	1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater	N/A
Fitness Center	1 space per 200 sq. ft.	N/A
Golf Course (7)	4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse	N/A
Park, Passive and Park, Public (14)	2 spaces for the first acre; plus 1 space for each additional 2 acres; additional parking shall be provided for each additional facility or land use constructed in the park as herein provided	N/A
Shooting Range, Indoor and Shooting Range, Outdoor	1 space per target area	N/A
Zoo	1 space per 2,000 sq. ft. of land area	N/A
[Ord. 2005-002] [Ord. 2007-001] [Ord. 2013-001] [Ord. 2013-021] [Ord. 2014-025] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2020-001]		

Use Classification: Institutional, Public, and Civic		Loading Standard
Animal Shelter	1 space per 500 sq. ft. of cage and retail area	A
Assembly Institutional Nonprofit or Assembly Membership Nonprofit (5)	1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater	A
	1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses	
	Collocated uses classified with the definition of a use listed in Art. 4.B, Use Classification , calculated separately	
Cemetery	1 space per 250 sq. ft. of office space; plus 1 space per 500 sq. ft. of maintenance area; plus a minimum of 5 public spaces	N/A
College or University	1 space per 2 students; plus 1 space per 4 seats in gymnasiums and auditoriums; plus 1 space per 250 sq. ft. of administrative and educational office space	A
Day Care, General	< 100 licensed capacity 1 space per 5 persons; plus 1 drop-off stall per 20 persons	A
	> 100 licensed capacity: 1 space per 10 persons; plus 1 drop-off stall per 20 persons	
Day Care, Limited	1 space per 250 sq. ft.; plus drop-off stall	A
Funeral Home	1 space per 4 seats	A
Government Services (2)	1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater	N/A
Homeless Resource Center	1 space per 200 sq. ft. of accessory service delivery areas	A
Hospital	1 space per 2 beds; plus 1 space per 200 sq. ft. of outpatient treatment area	A
Nursing Home or Convalescent Facility	1 space per 3 beds; plus 1 space per 250 sq. ft. of office space	A (12)
Place of Worship	1 space per 3 seats or 200 sq. ft. for the principal Place of Worship, whichever is greater	A
	1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses	
	Collocated uses classified with the definition of a use listed in Art. 4.B, Use Classification , calculated separately	
Prison, Jail, or Correctional Facility	1 space per 500 sq. ft.	N/A
School, Private	1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade; Auditorium or stadium – 1 space per 3 seats	A
School, Public and Charter	1 space per faculty and staff, high school 1 space for every 10 students in 11th and 12th grade, and 1 visitor space for every 50 students	A
[Ord. 2006-004] [Ord. 2006-013] [Ord. 2009-040] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2020-001]		

08/06/2021	3. The following Zoning comments are based on documents submitted on July 6, 2021.	Comment
08/06/2021	4. The Zoning Division recommends that applicant(s)/agent(s) contact neighborhood organizations at least sixty (60) days prior to ZC/BCC Hearings.	Comment
08/06/2021	5. The Applicant or Property Owner shall ensure that the Public Notice Signs are removed no later than five days after the public hearing (Section 2.A.1.J.4.a.3.). Please provide proof that the signs have been removed	Comment
08/06/2021	6. CERTIFICATION/APPROVAL: All certification issues must be resolved prior to placement of application on the DRO Agenda for Final Approval or Certification for Public Hearing.	Comment
08/06/2021	7. PSP - Place scale or NTS on location map	Issue
08/06/2021	8. PSP- Indicate the scale (1" = 30') above the scale graphic	Issue
08/06/2021	9. PSP Site Data - shows Place of Worship as 9,449 sf while graphic shows 4,125 sf. reconcile	Issue
08/06/2021	10. PSP Site Data - Show Multi Purpose building sf, while the Traffic statement says that 1,782 sq. ft will be converted to day care use (2,740 existing day care + 1,782 = 4,522 sf day care verify and reconcile Site Data Table Building sf numbers	Issue
08/06/2021	11. PSP Site Data - Justification Statement indicates that Day Care may also use some sf in the multi-purpose building, therefore Day Acre 2,740 sf 2100 students is not correct. Reconcile	Issue
08/06/2021	12. PSP - Show physical boundary of proposed Day Care use within the buildings.	Issue
08/06/2021	13. PSP and Justification Statement - Is Day care now 2,740 sf or a different amount of physical space sf such as 4,522 sf proposed? Reconcile	Issue
08/06/2021	14. PSP and Justification Statement - PAPA shows 12,038 sf building area on the property. Reconcile.	Issue
08/06/2021	15. PSP Site Data - Provide break down of Place of Worship, Multipurpose, Day Care classrooms, and Ritualarium sq.. Separate Multi purpose building from place of worship sf.	Issue
08/06/2021	16. PSP - Show abutting property boxes per the Technical Manual: Zoning, FLU, Existing or Approved Use only Verify and reconcile if necessary (North side appears Vacant)	Issue
08/06/2021	17. PSP- Property Development Regulations show side setback of 33.9 ft. while graphic shows Ritualarium Building closer (15'+/-) Show Ritualarium Building side setback and reconcile Property Development Table	Issue
08/06/2021	18. PSP Property Development Regulations Lot Depth Calculation - Defined as horizontal length of straight line drawn from the midpoint of the front property line of a lot to the midpoint of the rear property line Please see Article 1.H.2.59 Reconcile the number in the PDR table	Issue
08/06/2021	19. Shared Parking Study, Page 2 Table 2 shows 56 spaces weekend spaces required while paragraph below that table says 57 spaces are existing Reconcile and/or explain where the one space was eliminated.	Issue
08/06/2021	20. PSP - Add a variance and waiver chart. If none are proposed, indicate in the chart.	Issue
08/06/2021	21. PSP - Per the Technical Manual 2.B.2.B If the Application Name is different from the Control Name. the Applicant shall list both names. The Control Name is Chabad Lubavitch Synagogue while the Application name is Chabad Lubavitch Temple.	Issue
08/06/2021	22. PSP - Abutting properties identification as per Technical Manual in boxes: FLU, Zoning, Existing or Approved Use, Control #, Application # = Reconcile all inconsistencies	Issue
08/06/2021	23. Justification statement shows 10,449 sf, Application Shows 10,449 sf site plan shows 13,189 sf building area. Reconcile. It appears that the justification statement and the application do not account for the existing 2,740 sf of existing day care Reconcile	Issue
08/06/2021	24. Justification Statement Request paragraph refers to a multi-family building. It appears that the agent intended multi-purpose building. Reconcile	Issue
08/06/2021	25. PSP - Resolution R-1997-1587 limits the building height to 25 feet while the site plan data states max building height is 35 feet. Reconcile the PSP Site Data	Issue