

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbcgov.org/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Chabad Lubavitch Synagogue, ABN/Z/DOA-2024-00312

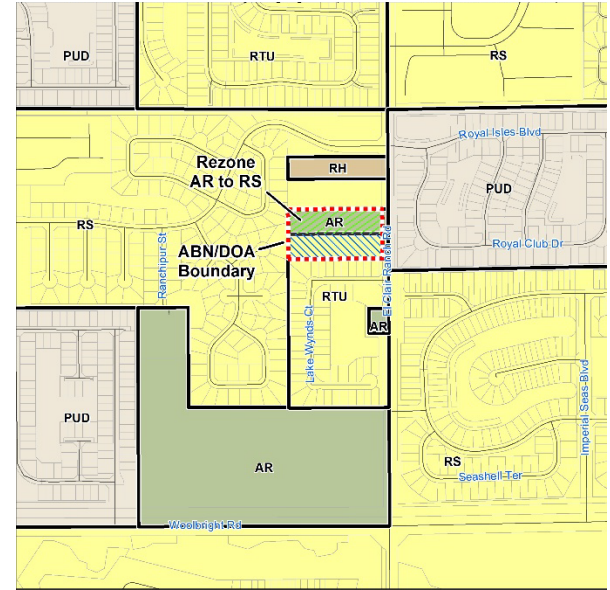
Location: West side of El Clair Ranch Rd, approx. 0.3 miles north of Woolbright Rd

Zoning Commission Hearing: August 1, 2024 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47, West Palm Beach, Florida 33411

Board of County Commissioners Hearing: August 22, 2024 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Nancy Frontany Bou, Senior Site Planner
(561) 233-5584 or NFrontanyBou@pbc.gov

Notice Date: July 10, 2024



Zoning Application Summary	
Application:	Chabad Lubavitch Synagogue, ABN/Z/DOA-2024-00312
Control:	Chabad Lubavitch Synagogue, 1997-00068
Location:	West side of El Clair Ranch Rd, approx. 0.3 miles north of Woolbright Rd
District:	Commission District 5, Mayor Maria Sachs
Title/Request:	<p>Title: a Development Order Abandonment Request: to abandon a Place of Worship on 2.37 acres</p> <p>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</p> <p>Title: a Development Order Amendment Request: to modify the Site Plan, to add land area (2.37 acres), to add square footage, to increase number of children, and to add an access point on a total of 4.74 acres</p>
<p>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.</p> <p>The subject requests propose an amendment to modify the Site Plan for the expansion of the Place of Worship and Daycare. The request includes the addition of 2.37 acres of land that will be rezoned from AR to the RS District, the addition of buildings and associated square footage, an increase the number of children, and modifying and deleting 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 reapproval through the administrative process.</p> <p>The Preliminary Site Plan indicates three buildings with a total square footage of 56,112 square feet (sq. ft.) along with 8,925 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, Daycare, Ritualarium and Multipurpose building. Access is from El Clair Ranch Road...</p>	