

SP 08 01(C)
 Exhibit "A"
 Date: April 15, 2022

Revised:

	LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION
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Subject/Agenda Item:

SP-08-01 (C) – Church of God Seventh Day of Palm Beach

Consideration of approval: Site Plan Amendment to modify the approved roof material for the approved House of Worship with associated Child Care Center located at the southwest corner of South Jog Road and Chickasaw Road.

Recommendation to APPROVE

Recommendation to DENY

Quasi-Judicial

Legislative

Public Hearing

<p>Originating Department:</p> <p>Planning & Engineering</p> <p>Project Manager</p> <p>_____</p> <p>Kara L. Irwin-Ferris, AICP</p>	<p>Reviewed By:</p> <p>Director of Planning & Engineering</p> <p>_____</p> <p>Kara L. Irwin-Ferris, AICP</p>
<p>Approved By:</p> <p>City Manager</p> <p>_____</p> <p>Andrea McCue</p>	<p>Public Notice:</p> <p><input type="checkbox"/> Required</p> <p><input checked="" type="checkbox"/> Not Required</p> <p>Dates:</p> <p>Papers:</p> <p>Mailing</p> <p><input type="checkbox"/> Required</p> <p><input checked="" type="checkbox"/> Not Required</p> <p>Notice Distance: _____</p>

<p>Attachments:</p> <ul style="list-style-type: none"> • Elevations (3 sheets) 	<p>City Council Action:</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Approve with conditions</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Continued to: _____</p>
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I. Executive Summary

The Church of God 7th Day was granted approval by City Council on August 17, 2009 as SP-08-01 for a multi-phase 17,314 square foot church and childcare center. Currently, the applicant is requesting approval to modify the required roofing materials for the project from a surrey beige metal seam roof to a red three-tab shingle roof. The proposed roofing material has already been installed on the building structure. The applicant was advised prior to completion of the installation that a revision to the permit was required and that the revision would require a site plan amendment to be approved by City Council. The same request was denied on December 3, 2018.

II. Site Data:

Existing Use: Vacant (Under Construction)

Proposed Use: House of Worship w/Associated Child Care Center

Parcel Control Number: 18-42-43-27-05-022-0411

Parcel Size: 1.98 acres (86,461 square feet)

Future Land Use Designation: Residential-Medium Density (RS-MD)

Zoning District: Residential Medium-2 (RM-2)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	Existing Land Use	Future Land Use	Zoning District
<i>North</i>	Aldi Grocery Store & SF Residences	Commercial (CM) & PBC Low Residential-3(LR-3)	Neighborhood Commercial (CN) & PBC Agricultural Residential (AR)
<i>South</i>	SF Residence & Future Ferrer Office Plaza	Residential-Low Density (RS-LD) & Mixed Use (MU)	Residential Low-2 (RL-2) & Mixed Development-Office (MXD-O)
<i>East</i>	Villages of Woodlake Recreation Area	Residential-Medium Density (RS-MD)	Residential Medium-2 (RM-2)
<i>West</i>	Harwich Courts Subdivision	Residential-Low Density (RS-LD)	Residential Low-3 (RL-3)

III. Annexation/Zoning History:

As part of the Interlocal Agreement with Palm Beach County annexing a group of enclaves, the parcel was annexed into the City on January 3, 1994 as petition ANX-93-03 through Resolution #94-03. On July 15, 1996, the City Council approved petition CPA-96-01 (Ord. # 96-21) assigning the property a land use designation of Residential (RS) and petition ZC-96-02 (Ord. # 96-22) assigning the property a zoning designation of Residential Medium-2 (RM-2). Subsequently, on March 16, 1998, the City Council approved petition CPA-97-04 (Ord. # 97-09) assigning the property a land use designation of Residential-Medium Density (RS-MD) as an amendment to the City’s Comprehensive Plan resulting from the 1996 EAR process.

On March 20, 2009, concurrent petitions for two (2) separate special exceptions and site plan approval (SE-08-01(House of Worship), SE-08-02(Child Care), and SP-08-01) for a church and childcare facility were submitted for approval to the City. The Church of God 7th Day was granted approval by City Council on August 17, 2009 for a multi-phase 17,314 square foot church and childcare center.

An amendment to the development order was approved administratively (SP-08-01(A)) on November 9, 2011. The amendment allowed for minor changes to the architectural phasing, as well as changes to the parking area and landscaping buffers.

IV. Applicable City Code Provisions:

Sec. 16-211 through 16-216 pertaining to Amendments to Approved Special Exceptions and Site Plans

V. Summary Of Proposed Site And Development Plan Details:

The petitioner has an approved site and development plans, stamp-dated October 25, 2011, that depicted the following:

1. A total land area of 86,461 square feet (1.98 acres).
2. A proposed building with a total of 17,314 square feet of floor area.
3. A 7,437 sq. ft. Fellowship Hall area (Phase 1) (subject to SE-08-01).
4. A 3,980 sq. ft. Child Care Center area (Phase 2) (subject to SE-08-02).
5. A 5,897 sq. ft. Sanctuary area (Phase 3) (subject to SE-08-01).
6. A 5,000 square foot fenced playground.
7. 64 parking spaces including three (3) handicapped spaces.
8. 186 seats in the sanctuary and 50-child capacity in the child care center.
9. Landscaping Plan.
10. Building Plans and Elevations.
11. Conceptual Engineering Plan.
12. Boundary Survey.

Table 2: Proposed Site Data:			
Area:	Square Footage:	Acreage:	Percentage:
Building Lot Coverage (including covered canopies)	18,343	0.42	21.22%
Site Impervious Area (excluding building lot coverage)	31,127	0.71	36%
Site Landscape Area	36,991	0.85	42.78%
<i>Total</i>	<i>86,461</i>	<i>1.98</i>	<i>100%</i>
<i>Total Floor Area</i>	<i>17,314</i>	<i>0.397</i>	<i>0.20 FAR</i>

VI. Staff Analysis:

Background:

On August 17, 2009, the petition for Site and Development Plan approval to construct a 17,314 square foot, 186 seat, House of Worship (SE-09-01) building with an associated 50 child capacity child care center (SE-09-02) on a vacant 1.98-acre parcel was approved.

Prior to the expiration of the development order, the Church was granted the permitted two (2) one-year extensions to the development order, as well as extensions mandated by Florida House Bill 7207(2011), Florida Senate Bill 1752 (2010), and Florida Senate Bill 360 (2009). The ultimate extension of the development order was granted until January 1, 2016. The property received a foundation permit prior to the expiration of the development order, and then received their required Utility permit (2016-00002063) on June 17, 2016. The property has been under construction since the issuance of the foundation permit.

The construction of the site has moved slowly, but stayed within the required timeline to maintain the viability of the existing permits for the site. The applicant’s contractor installed the trusses and decking, but failed to complete the required underlayment and metal seam roof in a timely manner, so that the building department required the replacement of portions of the decking due to weather damage prior to moving forward. The applicant’s contractor replaced the decking and applied the underlayment, but did not move forward to install the metal roof and was once again required to replace the underlayment due to damage from the elements. At this point, the applicant’s contractor started installing a three-tab red roof shingle over the underlayment.

Since the roofing material did not match the permit, the contractor was advised by the Building Department to stop work. The contractor requested approval to move forward in order to cover the existing roof and protect it from further damage. The applicant’s contractor contended that they needed to cover the decking and underlayment so that they did not have to replace it again and that the approved metal seam roof could be applied over the top of the shingles. Eventually, the applicant requested approval to modify the roofing materials from the metal seam roof to the red three-tab shingles and was advised that a site plan amendment would be necessary.

Land Development Staff Comments:

Planning and Engineering Department:	Incorporated into the staff report.
Building Department:	Incorporated into the staff report.
Fire Rescue Department:	N/A.
PBSO District #16	N/A.
Public Works Department:	N/A.

Other Agencies:

PBC Traffic Division:	N/A.
PBC Water Utilities:	N/A.
MPO / PalmTran:	N/A.
LWDD:	N/A.

Standards and Staff Findings:

1. Minimum Lot Requirements: Based on the approval of variance BA-09-01 on August 13, 2009, the site area of 1.98 acres **meets** the minimum area of 2.0 acres and lot width of 204 feet **meets** the minimum width of 200 feet required for a house of worship in the Residential Medium-2 (RM-2) zoning district.
2. Maximum Lot Coverage: Building lot coverage of 21.22% **does not exceed** the maximum allowable building coverage of 30%.
3. Minimum Yard Requirements: Building setbacks **meet** all yard requirements of 25' front, 15' side corner, 10' side interior and 15' rear.
4. Height Restrictions: The building height **does not exceed** the maximum allowable height of 35', with the metal cross/steeple extending to 52' in accord with the provisions of 16-629 exempting church spires from the maximum building height.
5. Off-Street Parking & Loading: As conditioned below, the 62 parking spaces provided **meet** the code requirement of 62 spaces based on a parking rate of 1 space per 3 fixed seats for the House of Worship and 39 spaces based on a parking rate of 1 space per 4 children & 2 spaces per employee for the Child Care Center.
6. Landscaping: The landscaping plan **complies** with the landscape code requirements.
7. Sign Regulations: Permits **shall be obtained** prior to installation of any signs.
8. Utilities: The proposed water, sanitary sewer and drainage systems **will meet** code requirements subject to final permitting.
9. Concurrency: Project **meets** traffic concurrency. Water and Sewer service and capacities **are available** to serve the site.
10. Comprehensive Plan: The proposed development **is consistent** with the Residential-Medium Density (RS-MD) future land use classification. The proposed floor area ratio of .20 **does not exceed** the maximum of .30 FAR for the RM-2 zoning district.

11. Color Scheme: The color of the building **shall be** in accordance with the Site and Development Plans submitted: Main building walls (Behr Bavarian Cream #340-E3), Stucco Accent on Base (Valspar Longhorn #2007-5B), Trim (Behr Moonlight White #350-E1 and Parmesan #340-E1), Canvas Awning (Sunbrella Buttercup) and Roof (~~Aeicor 204 Surrey Beige~~ Red 3-tab shingle roof).

VII. Staff Recommendation:

In the event that City Council approves the applicant's request for SP-08-01 (C), staff recommends the following conditions:

1. The most stringent requirements of Exhibit "A" Interoffice Memorandum 2011.11TK03.002 dated November 9, 2011 and Exhibit "B" Site and Development Plan, stamp-dated October 25, 2011, as hereafter defined shall apply, with the exception of the elevations. (Planning)
2. The most stringent requirements of Exhibit "A" Land Development Staff Report and Recommendation dated April 15, 2022 and Exhibit "B" Elevations stamp-dated November 13, 2018, as hereafter defined shall apply.
3. The development of the site shall comply with all requirements and conditions of approval of the Special Exceptions for Church of God Seventh Day (SE-08-01-02, Resolution 2009-31 & SE-08-02, Resolution 2009-32) and Variance (BA-09-01). (Planning)
4. All conditions of approval of SP-08-01 and SP-08-01(A) not specifically modified by this amendment shall remain in effect. (Planning)
5. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "City of Greenacres". (Planning)
6. Non-compliance with any of the conditions of approval will result in withholding of the issuance of building permits or a Certificate of Occupancy. (Planning and Building)

CITY COUNCIL ACTION –
