

Public Hearing 6 P.M. or as soon thereafter as the agenda permits. The City Commission will conduct these public hearings in its dual capacity as Local Planning Agency and City Commission.
04/15/2025



City of Boynton Beach Agenda Item Request Form

Meeting Date: 04/15/2025

Major Site Plan Modification (MSPM-2024.10.69688) for a parcel located at 1101 North Congress Avenue.

Requested Action: Approval or Denial of the request for a Major Site Plan Modification (MSPM-2024.10.69688) application to construct an 8,111 square-foot addition to the existing medical and professional office building and associated site improvements on the outparcel in the Boynton Beach Promenade located at 1101 North Congress Avenue.

Explanation of Request:

The applicant, Siloam Holding Company, LLC, through their agent iPlan & Design, LLC, is requesting a Major Site Plan Modification (MSPM-2024.10.69688) for the addition of 8,111 square feet to the existing 2-story 15,800 square foot building on an outparcel at Boynton Beach Promenade. The subject property is approximately 1.05 acres (46,031 square feet) and is located at 1101 N. Congress Avenue at the southwest corner of North Congress Avenue and Audace Ave. The parcel has a Local Retail Commercial (LRC) land use designation and a Community Commercial (C-3) zoning district designation.

The applicant is requesting building and site modifications to construct an 8,111 square-foot addition to the medical and professional office building. Specific modifications to the building include the conversion of the existing drive-thru into 1,000 square feet of office space on the first floor and the addition of a third floor, which will accommodate up to 7,111 square feet of medical office space. The applicant proposes to reconfigure the parking lot by adding 10 new parking spaces, improving vehicular and pedestrian access, and relocating the dumpster enclosure to the northwest corner of the subject property. The applicant is also seeking approval of Variance (ZNCV-2024.10.69688) for a reduction to the required parking spaces in connection with this Major Site Plan Modification application for the entire shopping center.

Staff has reviewed this request for a Major Site Plan Modification and recommends DENIAL. Should the Commission approve the proposed Major Site Plan Modification, staff recommends APPROVAL, contingent upon approval of the concurrent Variance request (ZNCV-2024.10.69688), adjusting the reduction of required parking space to 49 parking spaces and satisfying all comments indicated in Exhibit D – Conditions of Approval. Any additional

conditions recommended or required by the City Commission shall be documented accordingly in the Conditions of Approval.

How will this affect city programs or services? N/A

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

Staff Report

Exhibit A - Location Map, 1101 N Congress Ave..pdf

Exhibit B - Justification Statement.pdf

Exhibit C - Plans, 1101 N Congress.pdf

Exhibit D - Conditions of Approval.docx

Development Order - MSPM-2024.10.69688.doc

Applicant Presentation - 1101 N Congress Site Plan Amendment + Variance 04-07-2025.pptx

STAFF Presentation_1101 N Congress Ave. MSPM Variance.ppt