

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

Variance (ZNCV-2024.10.69688) for a parcel located at 1101 North Congress Medical Office addition.

Requested Action: Approval or Denial of a Development Order for a Variance (ZNCV-2024.10.69688) from Part III, Chapter 4, Article V, Section 2.C. Table 4-18 – Commercial and Office & Health Care Uses, to allow a reduction of 42 required parking spaces to accommodate the 8,111 square foot additions to an existing two-story 15,800 square foot building.

Explanation of Request:

The applicant, Siloam Holding Company, LLC, through its agent iPlan & Design, LLC, is submitting a Variance to the Land Development Regulations (V to LDRs) to seek a reduction in the required shared parking for the existing outparcel (1101 North Congress Avenue) at Boynton Beach Promenade by 42 parking spaces. The subject property is generally situated in the northeast corner of the Boynton Beach Promenade shopping center on a 1.06-acre parcel (46,031 square feet). The subject property has a Local Retail Commercial (LRC) land use designation and a Community Commercial (C3) zoning district designation. The entire shopping center is at a parking deficit of 49 parking spaces with the proposed Major Site Plan Modifications and would require that the variance requests a reduction of 49 required parking spaces.

Based on the analysis contained herein, staff recommends DENIAL of this variance request to reduce the number of required parking spaces by 42, as with strict application of the review criteria, the request is not justified. Should the City Commission approve the proposed Variance request, staff recommends APPROVAL contingent on the modification of the request to reduce the required parking space by 49 parking spaces as well as the Conditions of Approval referenced in Exhibit "D". 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 - ZNCV-2024.10.69688.doc