

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.

06/ 3/2025



City of Boynton Beach Agenda Item Request Form

Meeting Date: 06/ 3/2025

Major Site Plan Modification and Conditional Use Approval (MSPM & COUS 2025.02.0730) for GracePoint Seventh Day Adventist (SDA) Church.

Requested Action: Approve request for Conditional Use (COUS-2025.02.0730) and Major Site Plan Modification (MSPM-2025.02.0730) for GracePoint Seventh Day Adventist (SDA) Church, to allow for modifications to the existing footprint with an addition to accommodate new ADA bathrooms and associated site modifications, including ramps. The subject site is 2.3 acres, located at 138 Southeast 27th Avenue.

Explanation of Request:

The subject site consists of two parcels, each measuring 1.15 acres, for a combined total of 2.3 acres. Both parcels are zoned Single-Family Residential (R1AA) and are located at the southeast corner of the intersection of Southeast 27th Avenue and Southeast 1st Place. The northern parcel contains the existing church, which includes a sanctuary, a Sabbath school building and pre-school building. The southern parcel serves as the associated parking lot. A Unity of Title has been submitted and processed to combine the two parcels (PZ 25-08900002).

The existing development on the subject property includes a 2,019-square-foot Sanctuary building, a 4,808-square-foot Sabbath School building, and a 3,129-square-foot Pre-school building, totaling 10,956 square feet of existing structure on-site. The Sanctuary is currently connected to the existing bathrooms and Sabbath School building through the existing covered loggia. The applicant proposes to demolish the existing bathrooms and loggia and construct a new addition in their place. The new structure will include ADA-compliant restrooms and an enclosed connection between the Sanctuary and Sabbath School building, while also serving as the primary entrance to the Sanctuary from the parking lot to the south. The project includes related site improvements, such as ADA-accessible ramps leading to the new entrance.

Pursuant to Part III, Chapter 3, Article IV, Section 5.B, of the City's Land Development

Regulations (LDRs), any use or structure legally established prior to the adoption or amendment of the applicable zoning code that would now require Conditional Use approval is considered a legal nonconforming use. Such uses may become conforming upon application and approval of a Conditional Use. Staff has verified that the church received a Certificate of Occupancy in 1992, confirming that the use of the church was established prior to the adoption of Ordinance No. 10-025, and is therefore eligible to seek Conditional Use approval to become conforming.

Pursuant to Part III, Chapter 3, Article IV, Section 3.D.84, additions, expansions, and improvements to legally established places of worship shall only be allowed if the subject property was under proper ownership prior to the adoption of these regulations. Ownership shall be based on the records of the County Property Appraiser's office. Based on the Palm Beach County Property Appraiser records, staff was able to verify the ownership since 1991. Furthermore, the applicant is not proposing an increase in the congregation's size or in the operational capacity with this request. The project is limited to necessary improvements to facilitate ADA compliance and accessibility.

Based on the information contained herein and compliance with the applicable development regulations and review criteria, staff recommends APPROVAL of the proposed Conditional Use (COUS-2025.02.0730) and Major Site Plan Modification (MSPM-2025.02.0730) subject to satisfying all comments indicated in Exhibit "D"- Conditions of Approval. Any additional conditions required by the City Commission will 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](#)

[Exhibit B - Justification Statement](#)

[Exhibit C - Project Plans](#)

[Exhibit D - Conditions of Approval](#)

[Development Order](#)

[STAFF Presentation_MSPM COUS 2025.02.0730 _ GracePoint SDA Church.ppt](#)