



## Cover Memorandum/Staff Report

---

**File #:** 25-920

**Agenda Date:** 8/19/2025

**Item #:** 8.B.

---

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, AICP, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** August 19, 2025

ORDINANCE NO. 08-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, ADOPTING A COMPREHENSIVE PLAN AMENDMENT PURSUANT TO THE PROVISIONS OF THE "COMMUNITY PLANNING ACT", FLORIDA STATUTES SECTION 163.3177 AND SECTION 163.3184, BY AMENDING THE HISTORIC PRESERVATION ELEMENT AND THE NEIGHBORHOODS, DISTRICTS, AND CORRIDORS ELEMENT OF THE ALWAYS DELRAY COMPREHENSIVE PLAN TO ADOPT POLICIES FOR THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC PLACES OF WORSHIP; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; AND PROVIDING AN EFFECTIVE DATE. (FIRST READING / PUBLIC HEARING)

**Recommended Action:**

Consider Ordinance No. 08-25, a privately initiated amendment to the Always Delray Comprehensive Plan, by adopting a text amendment to the Historic Preservation Element and Neighborhoods, Districts, and Corridors Element to support adaptive reuse of historic places of worship as a residential use.

**Background:**

Ordinance No. 08-25 is a privately initiated amendment to the Historic Preservation Element and Neighborhoods, Districts, and Corridors Element of the Always Delray Comprehensive Plan to adopt policies in support of the adaptive reuse of historic places of worship as a residential use.

The subject request relates to a contributing historic church structure on a 0.5021-acre property located at 200 SE 7<sup>th</sup> Avenue on the southeast corner of SE 2<sup>nd</sup> Street and SE 7<sup>th</sup> Avenue. The property has Community Facility (CF) land use and Community Facilities (CF) zoning, and is located within the Locally and Nationally Designated Marina Historic District. According to the Florida Master Site File (FMSF) Form, 200 SE 7<sup>th</sup> Avenue is an "excellent example of the classical revival style."

In 2024, the property owner requested a Land Use Map Amendment (LUMA) from Community Facility (CF) to Low Density (LD) a rezoning from Community Facilities (CF) to Single Family Residential (R-1-AA), to allow for the adaptive reuse as a single-family residence. The request was denied by the City Commission, who directed staff to evaluate alternative options to facilitate the desired adaptive reuse.

In November 2024, a privately initiated request to amend the comprehensive plan and the Land Development Regulations (LDR) was submitted. Together, these changes would allow for the adaptive reuse of historic places of worship as a residential use in CF zoning.

The subject request is to amend the Historic Preservation (page 3) and Neighborhood, Districts, and Corridors (page 10) Elements of the comprehensive plan to allow "contextually appropriate adaptive reuse" of historic places of worship. The following new or amended GOPs are proposed:

**Objective HPE 1.5 Historic Places of Worship:** Maintain the community benefit of historic places of worship revered as community landmarks through historic preservation and adaptive reuse.

**Policy HPE 1.5.1 and Policy NDC 1.1.15:** Support the preservation of historic places of worship by allowing contextually appropriate adaptive reuse in consideration of the surrounding neighborhood.

**Policy HPE 1.5.2:** Adopt Land Development Regulations that advance the preservation and adaptive reuse of historic places of worship.

**Objective NDC 1.6 Community Facility Land Use Designation:** Provide a full range of local or regional community-based uses primarily intended to serve and/or benefit the public by appropriately applying the Community Facilities Facility land use designation.

This change will not change the historic status of any buildings and the provisions of the LDR, including 4.5.1 will remain in effect. A complete analysis of the request is provided in the attached Staff report.

The Historic Preservation Board heard the request on July 2, 2025 and voted 5 to 0 to recommend approval. Planning and Zoning Board voted 5 to 1 to recommend approval at its July 21, 2025 meeting.

**City Attorney Review:**

Ordinance No. 08-25 is approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

Second reading and adoption of Ordinance No. 08-25 will be held after transmittal and comments by State reviewing agencies.