



Cover Memorandum/Staff Report

File #: 25-921

Agenda Date: 8/19/2025

Item #: 8.A.

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

ORDINANCE NO. 07-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.21, "COMMUNITY FACILITIES (CF) DISTRICT," SUBSECTION (A), "PURPOSE AND INTENT," TO MODIFY THE PURPOSE AND INTENT OF THE DISTRICT, SUBSECTION (B), "PRINCIPAL USES AND STRUCTURES ALLOWED," TO ALLOW ADAPTIVE REUSE OF HISTORIC PLACES OF WORSHIP AND TO RELOCATE THE PRINCIPAL USES FOR THE MEDICAL ARTS OVERLAY DISTRICT, SUBSECTION (F), "DEVELOPMENT STANDARDS," TO ADOPT DEVELOPMENT STANDARDS FOR ADAPTIVE REUSE, SUBSECTION (G), "SUPPLEMENTAL DISTRICT REGULATIONS," TO REMOVE MEDICAL ARTS OVERLAY DISTRICT USES FOR RELOCATION TO SUBSECTION (B), AND SUBSECTION (H), "SPECIAL REGULATIONS," TO ADOPT REGULATIONS EXEMPTING ADAPTIVE REUSE OF HISTORIC PLACES OF WORSHIP FROM THE SUPPLEMENTAL REGULATIONS; AND BY AMENDING APPENDIX A, "DEFINITIONS," TO ADOPT A DEFINITION FOR "PLACE OF WORSHIP" AND "HISTORIC PLACE 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. 07-25, a privately initiated amendment to Section 4.4.21, "Community Facilities (CF) Zone District" of the Land Development Regulations to allow adaptive reuse of historic places of worship as a residential use by establishing it as a principal use category and to adopt regulations for the use, and by amending Appendix A - "Definitions" to adopt definitions for "Places of Worship" and "Historic Places of Worship."

Background:

Ordinance No. 07-25 is a privately initiated amendment to Section 4.4.21, "Community Facilities (CF) Zone District" of the Land Development Regulations to allow adaptive reuse of historic places of worship as a residential use by establishing it as a principal use category and to adopt regulations for the use, and by amending Appendix A - "Definitions" to adopt definitions for "Places of Worship" and "Historic Places of Worship. The subject request relates to a contributing historic church structure on a 0.5021-acre property located at 200 SE 7th Avenue on the southeast corner of SE 2nd Street and SE 7th 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 7th 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.

The subject request amends the Land Development Regulations (LDR) to allow adaptive reuse of historic places of worship as a residential use in CF zoning. The amendment was submitted in November 2024, along with a companion application to amend the comprehensive plan to allow residential adaptive reuse conversions of historic places of worship in CF land use.

These ordinances will not change the historic designation of any buildings and the provisions of 4.5.1 will still apply.

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

City Attorney Review:

Ordinance No. 07-25 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Second reading and adoption of Ordinance No. 07-25 will be concurrent with second reading of Ordinance No. 08-25, which will be scheduled subsequent to review of the comprehensive plan amendment by state agencies.