

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** Z-2021-01551  
**Application Name:** Sinai Missionary Baptist Church  
**Control No./Name:** 2007-00427 (Lantana Property LLC)  
**Applicant:** Sinai Missionary Baptist Church Inc  
**Owners:** Sinai Missionary Baptist Church Inc  
**Agent:** RamosMartinez Architects - Daniel Martinez  
RamosMartinez Architects - Humberto Ramos  
**Telephone No.:** (305) 548-3006 , (305) 548-3006  
**Project Manager:** Timothy Haynes, Senior Site Planner

**TITLE:** an Official Zoning Map Amendment **REQUEST:** to allow a rezoning from Agricultural Residential (AR) Zoning District to Residential Single Family (RS) Zoning District

**APPLICATION SUMMARY:** Proposed is an Official Zoning Map Amendment for the 5.11-acre Sinai Missionary Baptist Church development. The Development Order for the Place of Worship was through the issuance of a Building Permit in January 1959.

The request will modify the zoning from the Agricultural Residential (AR) Zoning District to Residential Single Family (RS) Zoning District, with the continuation of the use. The Property Owner intends to expand the Place of Worship through a subsequent administrative application with the property development regulations of the new zoning district. Access to the development is from Lantana Road.

**SITE DATA:**

Location:	North side of Lantana Road approximately 0.23 miles west of Military Trail
Property Control Number(s)	00-42-44-36-09-011-0090
Existing Future Land Use Designation:	Medium Residential (MR-5)
Existing Zoning District:	Agricultural Residential (AR) Zoning District
Proposed Zoning District:	Residential Single Family (RS) Zoning District
Acreage:	5.11 acres
Tier:	Urban/Suburban
Overlay District:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	Atlantis, Greenacres
Future Annexation Area	Greenacres, Lantana
Commission District	District 3, Commissioner Dave Kerner

**RECOMMENDATION:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received no contacts from the public regarding this application.

**PROJECT HISTORY:** The subject site has no prior public hearing approvals. The Place of Worship was constructed in 1959 via Building Permit.

**SURROUNDING LAND USES:**

**NORTH:**

FLU Designation: Medium Residential (MR-5)  
Zoning District: Agricultural Residential (AR)  
Supporting: Residential (Control Name and Number N/A)

**SOUTH (Across Lantana Road):**

FLU Designation: Medium Residential (MR-5)  
Zoning District: Residential Planned Unit Development District (PUD)  
Supporting: Residential (Brynteson Nursery, Control No. 1997-00109)

**EAST:**

FLU Designation: Medium Residential (MR-5)  
Zoning District: Single-Family Residential District (RS)

Supporting: Residential (Control Name and Number N/A)

FLU Designation: Medium Residential (MR-5)  
Zoning District: Single-Family Residential District (RS)  
Supporting: Residential (Chua Linh Thuu, 2019-00083)

FLU Designation: Medium Residential (MR-5)  
Zoning District: Agricultural Residential (AR)  
Supporting: Residential (Control Name and Number N/A)

**WEST:**

FLU Designation: Medium Residential (MR-5)  
Zoning District: Single-Family Residential District (RS)  
Supporting: Residential (Control Name and Number N/A)

FLU Designation: Medium Residential (MR-5)  
Zoning District: Single-Family Residential District (RS)  
Supporting: Institutional, Public, and Civic (Beginnings Daycare, 1983-00163)

FLU Designation: Medium Residential (MR-5)  
Zoning District: Agricultural Residential (AR)  
Supporting: Residential (Control Name and Number N/A)

---

Official Zoning Map Amendment (Rezoning) to a Standards District:

When considering a Development Order application for a rezoning to a Standard Zoning District with or without a Conditional Overlay Zone (COZ), the BCC and ZC shall consider Standards a through g listed under Article 2.B.7.B.2, Standards. The Standards and Staff Analyses are indicated below. An amendment that fails to meet any of these standards shall be deemed adverse to the public interest and shall not be approved.

**a. Consistency with the Plan** - *The proposed amendment is consistent with the Plan.*

PLANNING DIVISION COMMENTS:

○ *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Relevant Comprehensive Plan Policies:* Per Future Land Use Element (FLUE) Policy 2.2.8-a, Institutional and Public Facility uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and ULDC. A Place of Worship is considered an Institutional use, and is therefore allowed in the existing Medium Residential, 5 units per acre (MR-5) Future Land Use designation.

FLUE Policy 2.2.f establishes consistent non-residential zoning districts with their corresponding Future Land Use designation in Table 2.2-f.1, Non-Residential Future Land Use - Zoning Consistency. The request to rezone from Agricultural Residential (AR) to the Residential Single Family (RS) Zoning District is consistent with the Medium Residential, 5 units per acre (MR-5) Future Land Use designation.

○ *Intensity:* The request does not include a proposed site plan for development of the subject site at this time. The maximum FAR for an Institutional (INST) use in the Medium Residential 5 (MR-5) Future Land Use designation, within the Urban Suburban Tier, is 0.45. The maximum buildable sq. ft. permitted for the 5.11-acre site is 100,285 sq. ft. (222,855.65 surveyed sq. ft. or 5.11 acres x .45 maximum FAR = 100,285 sq. Ft. maximum).

○ *Special Overlay District/Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or study areas as identified in the Comprehensive Plan.

**b. Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The subject site is currently zoned Agricultural Residential (AR) which is consistent with the current FLU designation of MR-5. The proposed rezoning to Residential Single Family (RS) is consistent with the existing MR-5 FLU pursuant to Table 3.A.3.B – Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts

○ *Nonconformity:*

- Existing Nonconforming Lot: the parcel as it exists is non-conforming for the AR district as that requires a minimum of 300-feet of frontage and with the rezoning to RS the parcel will become conforming
  - Existing Nonconforming Structures: The existing Place of Worship was permitted in 1959 and does meets the setbacks for the AR district however will become conforming structures in the RS district
  - Existing Nonconforming use: The use was permitted under 1957 code and vested for what they have subject to the thresholds of Article 1. If they do modifications beyond those thresholds, then they need to get the appropriate use approval.
  - Illegal structures: The storage containers on the subject parcel are not permitted. The structures will be required to obtain the necessary permits or be removed from the parcel.
- *Property Development Regulations:* As proposed, the property meets and exceeds Code requirements for minimum lot dimensions of 6,000 sq. ft. size, 65 ft. of width and frontage, and 75 ft. of depth, as the site is a 5.11 acre lot, has 168.51 ft. of width and frontage, and is 1324.5 ft. in depth.

The subject site has three accessory buildings which include a one story storage building and two storage containers. The one story storage building is setback 18.4 ft. from the west property line and the storage containers are setback 22.5 ft. from the west property line. As stated, the subject site is an existing nonconforming lot with regards to lot dimensions. The accessory structures are permitted to maintain a side setback of 15 ft. when on nonconforming lots per Art. 5.B.1.A.1.d.2.b Non-Conforming Lot Dimensions. As such, these structures meet the minimum AR PDRs of the current Zoning District. The rezoning to the RS Zoning District will not create any nonconformities for these structures with regards to the setbacks. The minimum side setback requirement will be 7.5 ft. The accessory structures in their current locations exceed the setback requirements.

It is important to note that no building permit history was provided on record for the two storage containers. These structures must either be removed, or a building permit applied for and approved prior to final DRO approval.

- *Use Approval (Place of Worship):* The proposed rezoning to the RS Zoning District is the first step in addressing the nonconforming use for the existing Place of Worship which has no Zoning approval for the use. The use is permitted within the RS Zoning District through Development Review Officer (DRO) approval which is an Administrative process, which the Applicant will request once the parcel is rezoned to RS. The Applicant has indicated that the church building will be modified through the DRO approval process and will incorporate the setbacks of the new RS Zoning Designation.
- *Access:* The subject site has frontage and access from Lantana Road which will remain.

**c. Compatibility with Surrounding Uses** - *The proposed amendment is compatible, and generally consistent with existing uses and surrounding zoning districts, and is the appropriate zoning district for the parcel of land. In making this finding, the BCC may apply an alternative zoning district.*

The proposed amendment is compatible and consistent with the surrounding Zoning Districts. The zoning on a portion of the east and west are RS, as well as AR. The uses directly abutting the site are a mix of residential and institutional uses (Daycare and Place of Worship). The rezoning will bring the site into consistency with the Future Land Use. The RS district is an appropriate district for the subject parcel and would allow the existing Place of Worship to continue to operate, or to expand, subject to an Administrative Approval by the Development Review Officer (DRO).

**d. Effect on Natural Environment** – *The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:**

- *Vegetation Protection:* The property is an existing place of worship.
- *Wellfield Protection Zone:* The property is not located within a Wellfield Protection Zone.
- *Irrigation Conservation Concerns And Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach county Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance No. 2002-007. Any non stormwater discharge or the maintenance or use of a connection that results in a non stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
- *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

- e. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and timely development pattern.*

The proposed zoning amendment will result in a logical, orderly and timely development pattern, as it will be consistent with the surrounding RS parcels, as a portion of the parcels on the east and west are currently zoned RS. The rezoning to RS will bring the site into consistency with the Future Land Use designation of MR-5.

- f. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).*

ENGINEERING COMMENTS:

There are no Engineering conditions with this application.

PALM BEACH COUNTY HEALTH DEPARTMENT:

This project has met the requirements of the Florida Department of Health.

FIRE PROTECTION:

Staff has reviewed this application and have no comment. The subject site is within the boundaries of PBC Fire Station 43 Service Area.



SCHOOL IMPACTS:

The School Board has no comment regarding this non-residential application.

PARKS AND RECREATION:

This is a non-residential project, therefore the Parks and Recreation Department ULDC standards do not apply.

- g. **Changed Conditions or Circumstances** – *There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.*

The Applicant’s justification statement has indicated the desire to expand the existing Place of Worship building and use on site. The expansion of the use requires that the Zoning of the parcel be brought into conformance with the parcels Future Land Use designation. Staff finds that the expansion of the use warrants the change to the RS Zoning Designation.

**CONCLUSION:** Staff has evaluated the standards listed under Article 2.B. and determined that there is a balance between the need for change and the potential impacts generated by this change. Therefore, Staff are recommending approval subject to the Conditions of Approval in Exhibit C.

CONDITIONS OF APPROVAL

EXHIBIT C: Official Zoning Map Amendment

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.



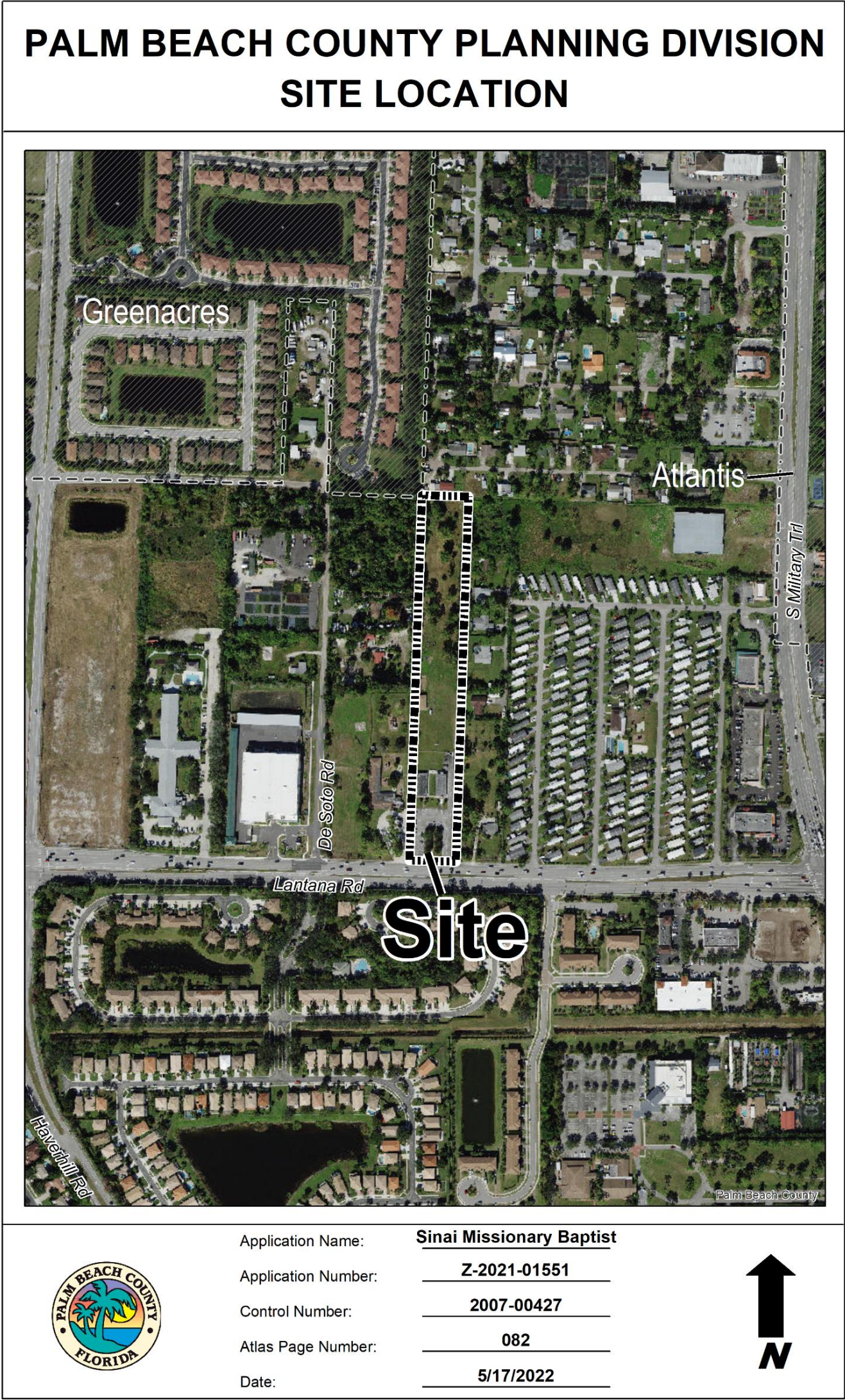
[illegible]

Figure 2 - Zoning Map





Figure 3 - Aerial





**Figure 4 Survey dated May 12, 2022**

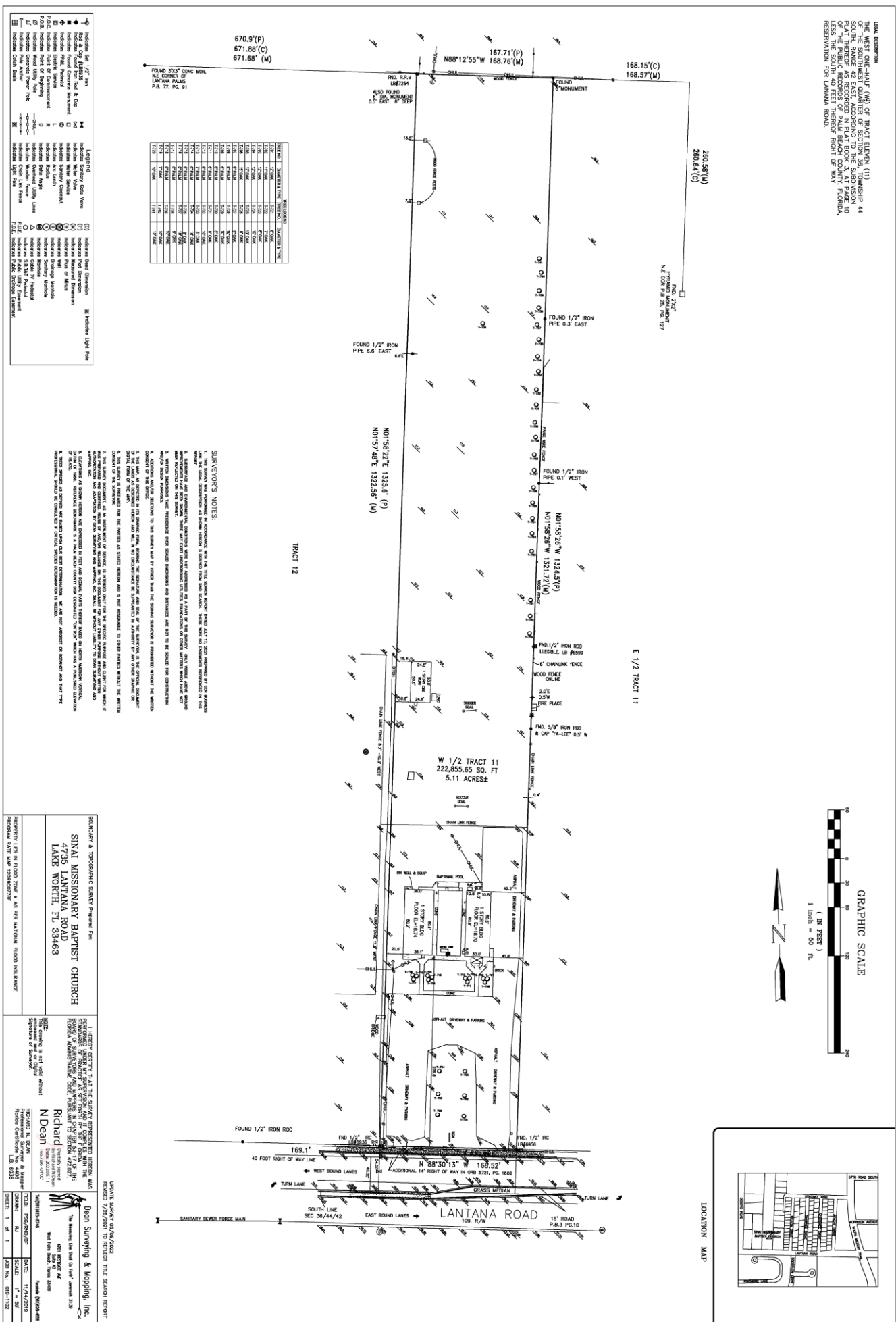


Exhibit D – Disclosure of Ownership

DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Pierre Gregoire Saint-Louis, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☒ individual or ☐ President [position - e.g., president, partner, trustee] of Sinai Missionary Baptist Church [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 4735 Lantana Road  
Lake Worth, Florida 33463
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.



7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Pierre Gregoire Saint-Louis, Affiant

(Print Affiant Name)

**NOTARY PUBLIC INFORMATION:**

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

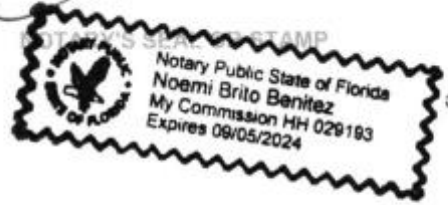
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2021 by Pierre Gregoire Saint-Louis (name of person acknowledging). He/she is personally known to me or has produced Driver's license (type of identification) as identification and did/did not take an oath (circle correct response).

Noemie Brito-Benitez

(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 09-05-2024



**EXHIBIT "A"**

**PROPERTY**

THE WEST ONE-HALF (W1/2) OF TRACT ELEVEN (11) LESS THE SOUTH FORTY (40) FEET THEREOF, IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION THIRTY-SIX, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 10.



## EXHIBIT "B"

#### DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

**Address**

Sinai Missionary Baptist Church is incorporated as a non-profit corporation;

therefore, does not have individual ownership - Please see articles of incorporation.

Disclosure of Beneficial Interest – Property form  
Form # 9

Page 4 of 4

Revised 12/27/2019  
Web Format 2011

**THIS PAGE LEFT BLANK INTENTIONALLY**