



City of Flagler Beach

Planning & Zoning Department
P.O. Box 70 * 800 S Daytona Ave.
Flagler Beach, FL 32136
www.cityofflaglerbeach.com

STAFF REPORT / FINDINGS

To: Planning and Architectural Review Board

From: Lupita McClenning, City Planner

Date: November 15, 2024 for December 2024 Regular Meeting

Re: Findings / Staff Report Special Exception

Agent: Jordan Farrell

Applicant: Coastal Community Church d/b/a
Coastal Family Church
PO Box 1690
208 S 6th St
Flagler Beach, FL 32136

Intent: The intent of the applicant is to purchase 2501 Moody Blvd, Unit A and relocate existing church from S 6th Street to Flagler Square located on Moody Blvd.

Property Owner: Charles Young & Pate II, Inc.
1515 N Hwy US 17
Eagle Lake, FL 33839

Land Use and Parcel Information

Parcel ID: 11-12-31-2500-00010-0010
FLUM: General Commercial
Zoning: Highway Commercial

Property Facts

Parking: 206 Spaces
Frontage: 560' on Moody Blvd
Total Land Area: 8.84 Acres

Special Uses

There are certain uses and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular district without consideration in each case of the impact of such uses and features upon neighboring uses and the surrounding area, compared with the public need for them at particular locations.

Special exception uses, as described in Schedule One of the Land Development Code, shall be permitted only upon authorization of the City Commission after review by the Planning and Architectural Review Board (PARB). In recommending approval or denial of the use, the PARB shall provide findings and recommendations on whether requirements of Section 2.06.01 (1. Through 7.) are met as well as other comments the PARB thinks will assist the City Commission in the determination of whether to grant the use.

Findings Required for Approval Section 2.06.01

1. That the use is a permitted special use as set forth in Schedule One.

Section 2.04.02.8. *Zoning Schedule One Land Use Controls.*

- a. Commercial recreational facilities (e.g., bowling alley, billiard parlor).
- b. Hotel, motels and inns.
- c. Automotive service stations, automotive repair centers, and lube shops if abutting any residential zoning district.
- d. Bars, cocktail lounges, taverns and the like with outdoor entertainment.
- e. Restaurants with drive-thru window service.
- f. Financial institutions with drive-thru windows.
- g. Private, social, recreational or fraternal clubs or organizations.
- h. Churches, synagogues or other houses of worship.**
- i. [Reserved.]
- j. Farmer's Markets

Finding: The use is identified as a permitted special use in the City of Flagler Beach Land Development Code, Schedule One #8 [and noted as (h) in staff report.] Churches, synagogues or other houses of worship.

2. That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

Finding: The use including design, location, and proposed operation does not compromise the protection of public health, safety, welfare nor convenience.

3. That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Finding: The use does not cause injury to the value of other property in the neighborhood.

4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Finding: The use is compatible with adjoining development as churches exist within communities, neighborhoods, and throughout cities in relationship to the broader community.

5. That the adequate landscaping and screening is provided as required herein, or otherwise required.

Finding: The interior area of the parking lot of Flagler Square located on Moody Blvd contains planter islands and landscape that relieve the expanse of parking.

6. That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Finding: The off-street parking, ingress and egress of Flagler Square has been designed to cause minimum interference with traffic on abutting streets.

7. That the use conforms with all applicable regulations governing the district where located.

Finding: The use conforms with all applicable regulations governing the district as it relates to minimum lot size, lot depth, density, setbacks, building height, max impervious surface, signage, and parking.

In accordance with Section 02.06.02.1 churches shall provide one parking space per six permanent seats in the auditorium.

Criteria

The proposed special use of a church in the Highway Commercial zoning district meets the requirements of Section 2.06.01 (1 through 7). Additionally, staff determines that satisfactory provision of the following factors have been met by the petitioner:

- The special use is found to be in compliance with all elements of the City of Flagler Beach Comprehensive Plan.
- Ingress and egress to the property and proposed use with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, are satisfactorily met.

- Off-street parking area is satisfactorily met.
- Nuisance factors detrimental to adjacent and nearby properties including but not necessarily limited to noise is satisfactorily met.
- Utilities, with reference to location, availability and compatibility are satisfactorily met.
- General compatibility with adjacent properties and other property in the district is satisfactorily met.
- The change suggested is not out of scale with the needs of the neighborhood or City of Flagler Beach.

Commencement of a special exception occurs upon the issuance of a building permit.
Parking for a church

Findings/Recommendation

Staff findings are that the Planning and Architectural Review Board recommend to the City Commission to approve the special use to allow for a church in the Highway Commercial zoning district in accordance with Section 2.06.01 (1 through 7); and that the use meets the applicable regulations governing the Highway Commercial district where the proposed church is to be located.

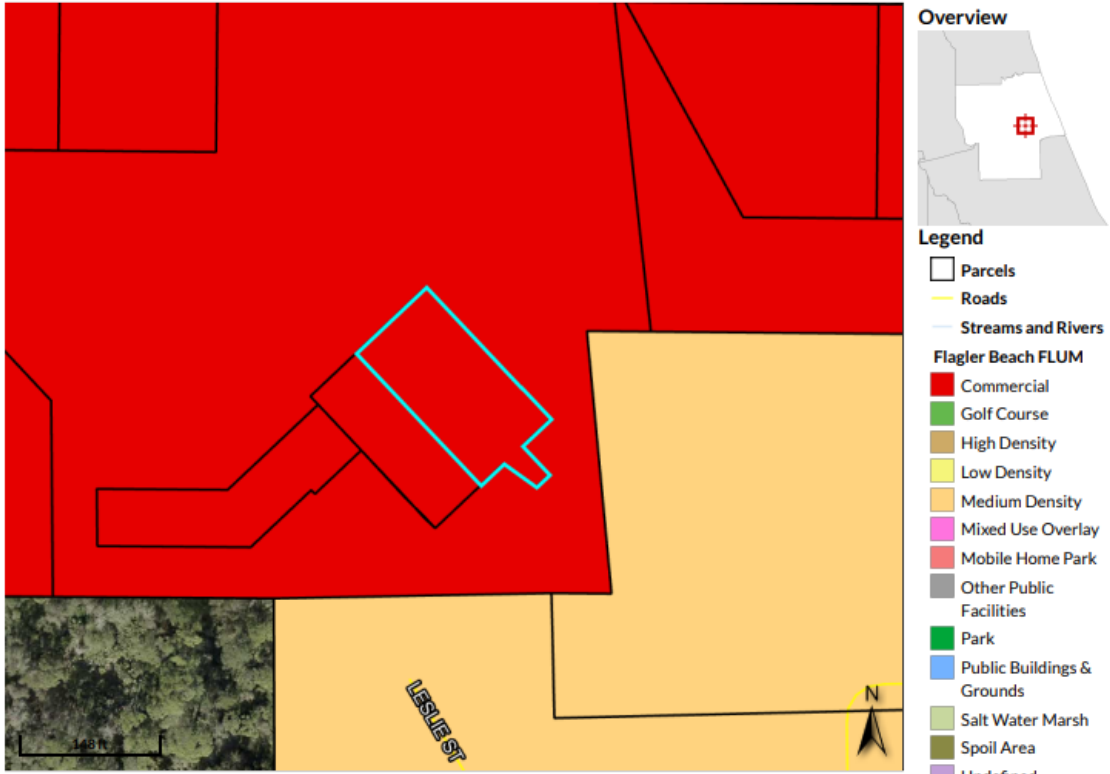


AERIAL



FLUM

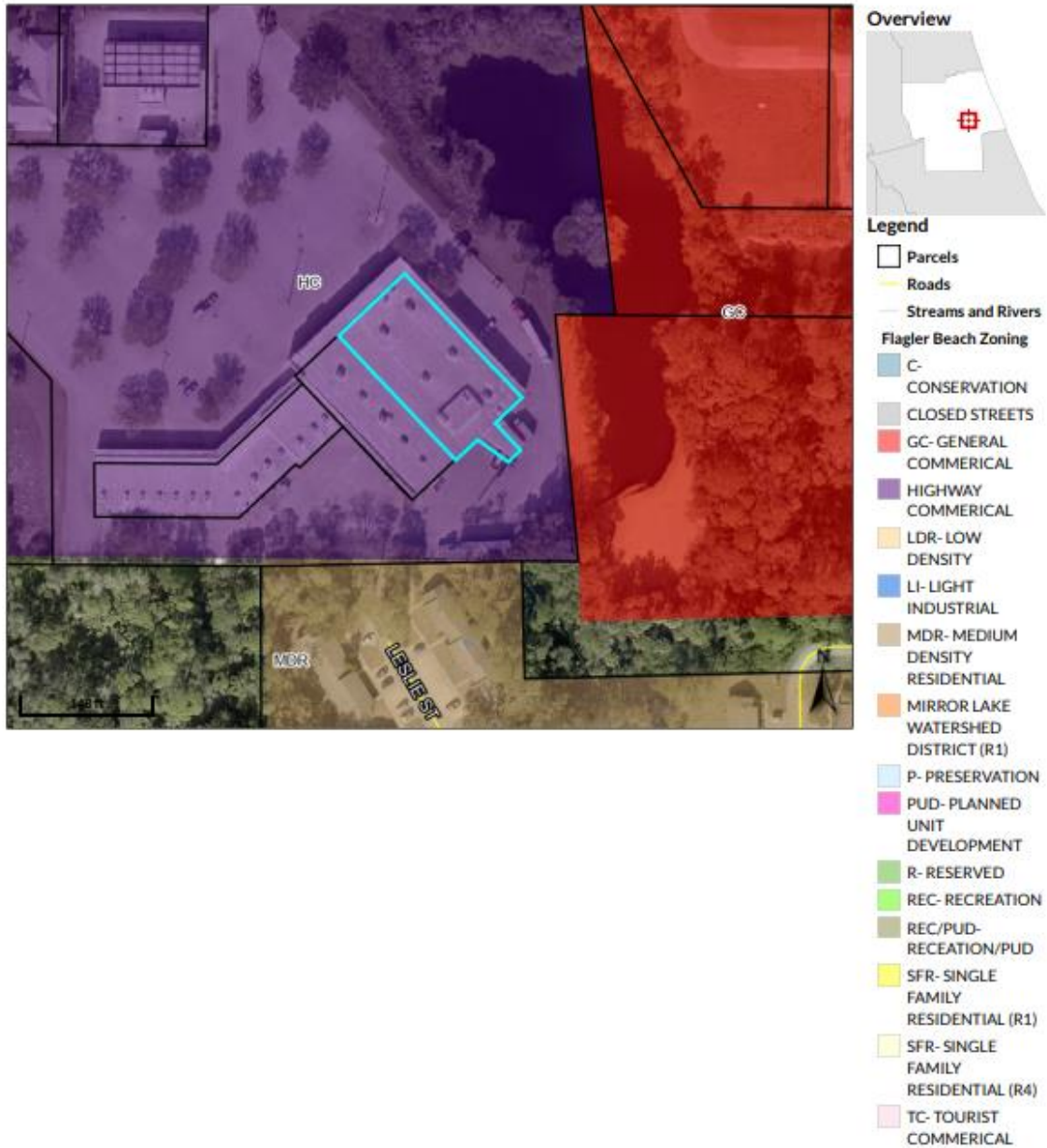
FLAGLER COUNTY PROPERTY APPRAISER



Parcel ID	11-12-31-2500-00010-0010	Owner	YOUNG & PATE II INC 1515 HWY 17 N EAGLE LAKE, FL 33839	Land Value	\$0	Last 2 Sales							
Prop ID	2002355			Ag Land Value	\$0	Date	1/29/2022	Price	\$1676100	Reason	I	Qual	Q
Class Code	RETAIL CONDO	Physical Address	2501 MOODY BLVD UNIT A	Building Value	\$1,419,675		n/a	0	n/a	n/a	n/a		
Taxing District	21			Misc Value	\$0	MLS # MISSING#							
GIS sqft	18,901.420			Just Value	\$1,419,675								
				Assessed Value	\$1,419,675								
				Exempt Value	\$0								
				Taxable Value	\$1,419,675								

ZONING

FLAGLER COUNTY PROPERTY APPRAISER



ATTACHMENTS

- Application
- Site Plan
- Notice of Public Hearing & Legal Ad