



STAFF REPORT

Regular City Commission Meeting

December 12, 2024

To: Elected Officials

From: Dale L. Martin, City Manager

Date: December 05, 2024

Item Name: Consider application PSPE25-0001: for a special exception use to utilize the building at 2501 Moody Boulevard, Unit A as a church in the Highway Commercial Zoning District as provided for in the Land Development Regulations Section 2.04.02.8, Zoning Schedule One Land Use Controls. Applicant: Coastal Family Church Representative: Patrick Jordan Farrell.

Background: The Planning and Architectural Review Board reviewed the request at their December 3, 2024 meeting. Staff findings are the Planning and Architectural Review Board recommend approval of 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. Board comments included inquiry about the plans for the existing location of the Church, inquiry about planned renovations to proposed new location, commercial property tax and sales tax revenue impact concerns, inquiry about proposed new location being available to the community for various activities and inquiry about the approval status from condo association at proposed new location. Applicant comments included plans to open proposed new location to the community for multi-use activities, no contact with condo association at proposed new location, no set plans for existing location and no set plans for renovations at proposed new location. No public comment was received. Joann Soman motioned to recommend approval. Vice-Chairman Marshall Shupe seconded. Motion passed unanimously.

Attachments: Planner's report, application, proof of publication, notice list