

Commercial Pre-Application Meeting October 17, 2023

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved

629 Pine St. (Beachside Baptist Church) The applicant asked about the **feasibility** of two sites for a future sanctuary expansion due to an increase of parishioners. The first option would be the lots church owns on the south side of their building. The second would involve buying additional property on Yupon. Some comments/concerns that were discussed with the applicant are the following:

Planning

- The Yupon property is zoned R-2 and would need both a Special Exception with an approval by the CC and a variance with an approval by the P&Z as there would need to be a 35' buffer from the property line to the building, which would make it a tight fit. The applicant was told that variances are based on hardships and Special Exceptions need to meet five criteria. Staff also stated that there will be Public Hearings regarding this proposal, and it was suggested that the applicant reach out to surrounding neighbors if/when the project on this site does move forward.
- The property will need landscape buffers since it's butting up to residences.
- If developing the lots to the south side and if any trees are removed, they will need to replace with either wood trees or palms (different formulas based on project and tree size).

Engineering

- If the expanded sanctuary is built on the lots the church owns, a stormwater retention pond will be needed. The applicant stated there is one on the property and asked if could be used if deeper, to which the response was yes.
- The south lots are on a flood plain and if they are filled in, compensation storage will be needed.

Utilities

- All utilities are available and located either on Pine or Yupon.
- The applicant asked if there was a utility easement behind 626 Yupon. Staff replied that would have to be researched.

Next Steps will be for Staff to send the applicant the variance application and Special Exception criteria. It was suggested that the applicant reach out to neighbors once this becomes the site choice and send in the variance and Special Exception applications as well as a Class II Site Plan.