



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: First Presbyterian Church
Project Location: 33 Gleason Street
Request: Class IV Site Plan
Board: Site Plan Review and Appearance Board
Meeting Date: January 25, 2017

Board Action:

Class IV Site Plan Modification
Approved 7-0

Architectural Elevations
Approved 7-0

Landscape Plan
Approved 7-0

Waiver
Approved 7-0

Project Description:

Constructed in 1924, the Gibson Memorial Baptist Church was the first church to be built east of the Intracoastal Waterway. The sanctuary for the congregation was located at 36 Bronson Street, one block south of East Atlantic Avenue. It was purchased by the Presbyterian congregation in 1928 and was renamed the Community Presbyterian Church. It remained the Presbyterian sanctuary until their new church was constructed in 1977 at 33 Gleason Street, just to the west of the subject property. After the construction of the new sanctuary, the building became the congregation's Fellowship Hall and the church was renamed the First Presbyterian Church.

Today, the First Presbyterian Church campus consists of several lots. The existing sanctuary, fellowship hall, Christian education building, 2 story accessory building, Columbian & memorial garden and a 52-space parking lot occupy that portion of the campus located between Gleason Street and Bronson Avenue. The remaining portion of the church campus is located on the east side of Bronson Avenue and includes a paved parking lot and two residential structures (one the caretaker's residence and the other accommodating meeting rooms for organizations such as the Boy Scouts).

The Fellowship Hall and the adjacent garden (on the north side of the fellowship hall) were listed on the Local Register of Historic Places by the City Commission at its meeting of November 16, 1999. Other minor site improvements that have been approved administratively include the addition of playground equipment, expansion of the courtyard area, and installation of planters and decorative walls.

The development proposal consists of the demolition of four existing structures on the campus and the construction of building additions on the south side of the existing sanctuary for new

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restrooms and vestibule. The construction of a porte-cochere on the south side of the existing sanctuary, 572 square foot workshop, and reconfiguration of the parking area.

The development proposal includes a waiver to LDR Section 4.6.16(H)(3)(k), which requires a 5-foot landscape strip to separate the abutting parking tiers along the east side of the property, where 3 feet 2 inches is proposed.

Board Comments:

The Board approved the proposal with the following conditions:

1. That a recorded right-of-way deed of 5 feet be provided for Gleason Street.

Public Comments:

No public input

Associated Actions:

No actions

Next Action:

The SPRAB action is final unless appealed by the City Commission.