



MEMORANDUM

DATE: August 13, 2026

TO: Development Review Committee

FROM: Matthew West, AICP Planning Manager

THRU: Planning and Development Services

Applicant: Lighthouse Pentecostal Church

SUBJECT: SP21-0012 - Final Site Plan application for a 10,568 square feet house of worship, located at 590 Fort Smtih Boulevard currently zoned R-1.

REFERENCES: Resolution No. 2026-01, City Comprehensive Plan, and Code of Ordinances Section 75-4

REQUEST: The applicant is requesting approval of Final Site Plan SP21-0012, to construct an 10,568 square feet house of worship. Approval of this application by the Development Review Committee (DRC) will authorize the execution and recording of the Development Order and Final Site Plan, thereby allowing the applicant to proceed to schedule a pre-construction meeting and the building permit phase.

DISCUSSION: A major conditional use to allow a house of worship, was approved by the City Commission on March 2, 2026, via Resolution No. 2026-01.

The Final Site Plan application was submitted to the Planning and Development Services Department on September 21, 2021. Following a sufficiency review, an Acceptance Letter was issued on September 21, 2021. After thirteen review cycles, all substantive issues have been addressed.

ANALYSIS: Staff completed a comprehensive review of the Final Site Plan and supporting documentation and has determined the submittal to be in compliance with the applicable requirements of the City's Land Development Code, Resolution 2026-01, and the Comprehensive Plan.

DEVEVELOPMENT REVIEW COMMITTEE:

The proposed Final Site Plan complies with all relevant provisions of the City's Comprehensive Plan and Chapter 75 of the Land Development Code. Therefore, staff recommends the Development Review Committee approve the Final Site Plan SP21-0012, subject to the following conditions:

1. The applicant shall comply with all conditions outlined in the Development Order and Resolution 2026-01.

2. A pre-construction meeting with the Engineering Department shall be scheduled and attended prior to the start of any site work.
3. A building permit application shall be submitted to, reviewed, and approved by the Building Department before construction begins.
4. A Business Tax Receipt shall be submitted with the Business Tax Office prior to the issuance of a Certificate of Occupancy for the business.

LEGAL DESCRIPTION:

4-18-31 E 312.81 FT OF E 1/2 OF SE 1/4 SE /14 LYING N OF FORT SMITH BLVD PER OR 2537
PG 1529 PER OR 4213 PG 1058 PER OR 5802 PG 0110 PER OR 6514 PG 0164 PER OR 6769
PG 0517 & PER OR 7398 PG 1553

ATTACHMENTS:

- Development Order