



405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

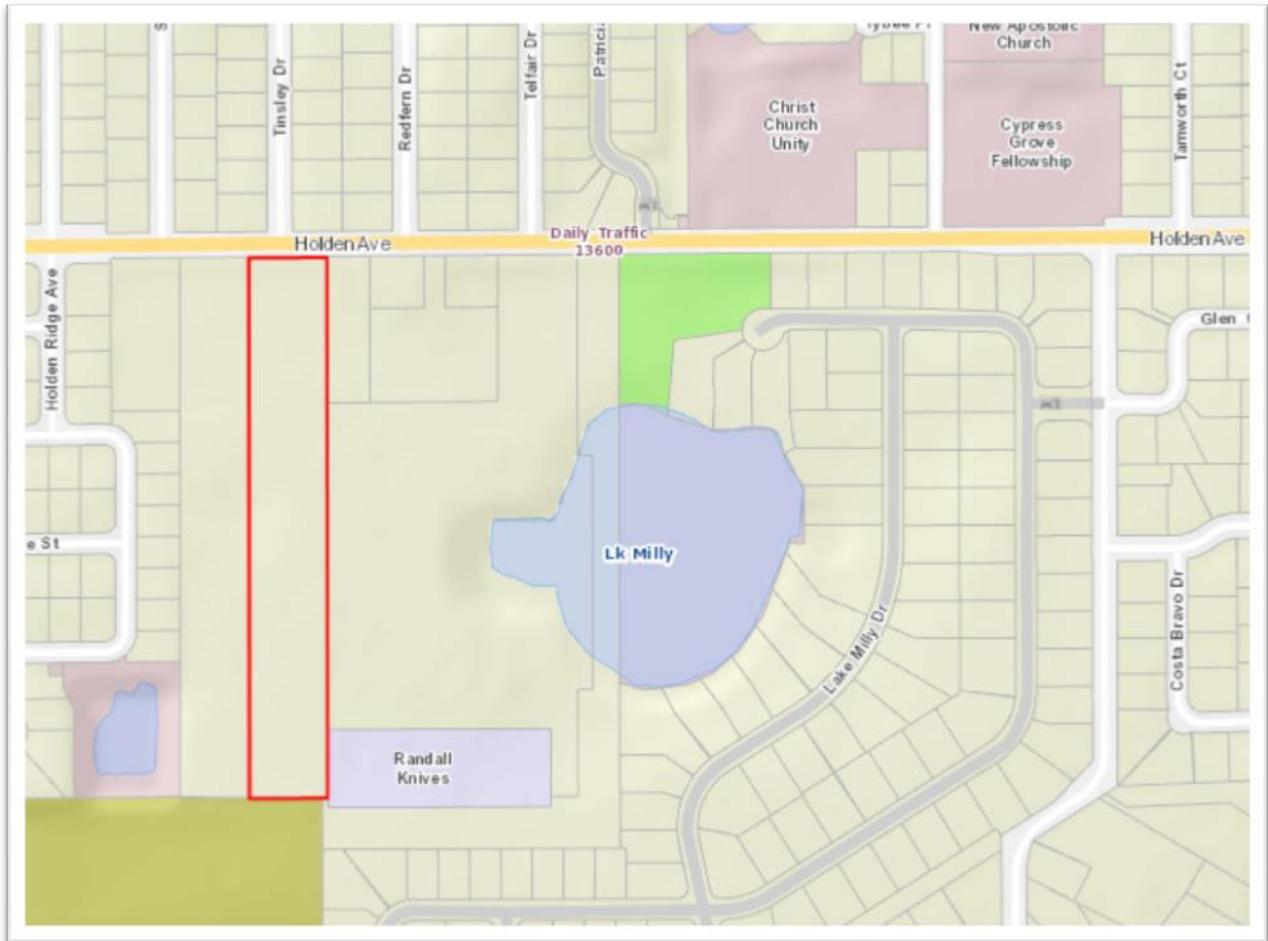
To: Planning and Zoning Board

XC: City Clerk Bea Meeks, Sandy Repp, Drew Smith, Chief Francisco, Sam Sebaali

From: Ellen Hardgrove, AICP, City Planning Consultant

Date: May 18, 2015

Re: Special Exception for Brazilian Church @ 1110 Holden Avenue as identified in red below



I. Requested Action by Board:

Recommendation to City Council of approval (with or without conditions) or denial for a church, without day care or school, at 1110 Holden Avenue.

Per Section 134-220 of the City's Code, a church is only allowed in this location when City Council grants a special exception since the property is zoned R1A. Special Exception approval must be based on a finding that the proposed use is compatible with the neighborhood character, and will not have negative impacts on the value of surrounding lands and will not adversely affect the public interest.

II. Relevant Facts

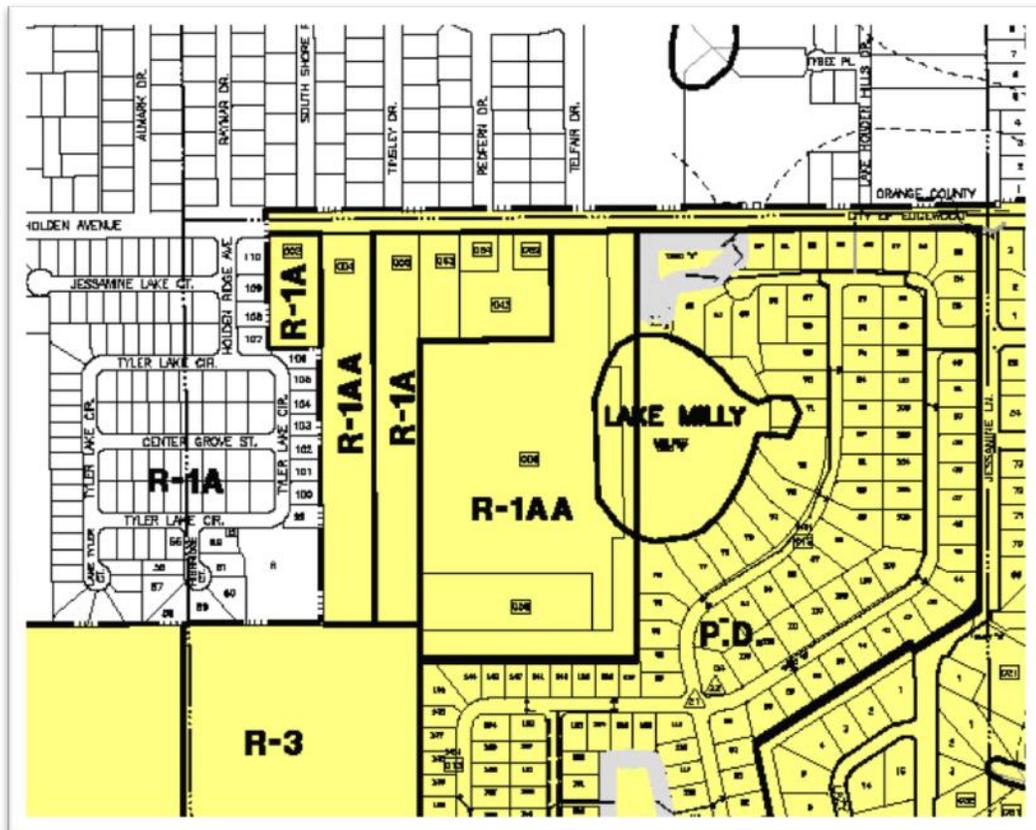
Owner: First Equity Development

Applicant: Orlando Brazilian Seventh Day Adventist Church

Address: 1110 Holden Avenue

Parcel: 5.55-acre rectangle, with ±187 feet of Holden Avenue frontage and a depth of ±1320 feet of depth

Zoning: R1A, with R1AA to the east and west, R1A (County) to north, and R3 to south



Existing Land Use: Subject property is undeveloped. With the exception of the land to the south, the immediately adjacent land is in residential use on relatively large lots. Property to the south is undeveloped.



III. Potential Impacts Analysis

The applicant has indicated the proposed use of the church is congregational services. Another use of the church (e.g., day care, school, and/or social services) would require an additional public hearing to amend the special exception request.

A site plan for the proposed church has been submitted with the application and is to be considered by the Planning and Zoning Board and the City Council. There are two main concerns with the site plan. First, a significant portion of the property will remain undeveloped; second, the blending of the use into the surrounding residential area; and third, the site plan is missing development requirements of the City's Code.

Proposed development with remaining undeveloped land

The site plan shows an 8400 square foot building, including a 239 seat sanctuary, fellowship hall/kitchen, and meeting rooms, with a delineated area for "future gymnasium/sports field" and a pond for stormwater management. About 1/3 of the site will remain undeveloped. Although another public hearing would be required for any proposed expansion of the church,

once the church is constructed, it will be difficult to use the undeveloped portion for anything but a use related to a church.

Regardless of the potential future use, a church use will create a significant amount of traffic. Whereas on an average daily basis the church will generate slightly more vehicular trips than a single family subdivision [120 residential vs. 146 church], the church traffic impact will be concentrated at times of beginning and endings of church services and events. As proposed, services are held on Saturdays from 9 am to 1 pm, and Wednesdays from 7 to 9 pm. The applicant also indicates there will be other scheduled meetings and events.

Blending with Surrounding Residential Character

The Holden Avenue corridor is residential in character. The relatively narrow lot width and road frontage (187 feet) combined with the requirement of an 8 feet high wall along the sides of the vehicular use area (see below) will result in a tunnel appearance. The other churches along Holden have a greater road frontage:

Christ Church of Unity – 397 feet;

Cypress Grove Fellowship – 418 feet; and,

Fellowship Baptist Church – 265 feet.

The property of the current location of the Brazilian Seventh Day Adventist Church at 5425 South Apopka Vineland Road has 417 feet of road frontage.

Another issue of blending is the proposed building type of the proposed church. The proposed look of the church is more industrial, than residential.

Furthermore, a lighting plan which ensures adjacent land use protection has not been provided.

Development Requirements not included on the site plan.

The submitted site plan lacks consistency with Code as follows.

Parking – A conforming number of spaces cannot be determined. Code requires 1 parking space per 3 seats, plus one space per employee. The site plan shows a sanctuary with 239 seats. The number of employees has not been identified. Furthermore, the layout of the parking spaces is missing the required landscaping breaks.

Per Section 114-4.1.c.4, for the rows along the property lines, a maximum of ten continuous parking spaces is permitted without a landscape break. The landscape break must be a minimum of eight feet in length and eight feet in width. Pertaining to all rows of parking, including the handicapped accessible spaces, per Section 114-4.1.c.5, a landscaped island (singular or head-to-head) is required at the ends of each row of parking spaces.

Wall –Section 134-608(c) requires an eight feet high maintenance-free concrete, masonry, or other permanent material wall when driveways and parking lots are adjacent to residential zoned property.

Solid waste storage areas - A solid waste storage area is not shown. A location needs to be identified. Further, the solid waste refuse facility must be screened on three sides by a six-foot high masonry wall if it is located within the building setback area or located in an area visible to customers or from a public right-of-way.

Building Perimeter Landscaping - As a note, the building placement needs to be shifted to the east to accommodate the required building perimeter landscaping along the primary façade (west). The landscaped area must be equal to the full linear length of the building base and have a minimum depth of eight feet. The layout of the required landscape is at the discretion of the owner; however, each perimeter requiring landscape must have at least 50 percent of the required landscape along that perimeter.

Recommended Modifications to Site Plan

In addition to missing requirements, adjustments to the site plan are recommended to minimize the impact to the adjacent road. The site plan shows two curb cuts, with one an ingress, the other an egress. One combined ingress/egress curb cut is recommended to minimize points of vehicular conflict and preserve the capacity of the road. Furthermore, the curb cut into the property should be aligned with Tinsley Drive for the same reason.

Although Section 134-141(a) specifies the requirement only applies to development within any commercial or office zoning districts, pedestrian walkways and linkages should be provided to the adjacent street and sidewalks. Pedestrian ways are also required to provide access between parking areas and the building entrance. Pedestrian walkways are to be a minimum of five feet wide. Materials may include concrete, brick, or others as approved by the city.

Similarly, per Section 134-142., vehicular and pedestrian cross access shall be provided between adjacent parcels.

III. Staff and Planning and Zoning Board Recommendation to City Council

Unless the applicant can resolve the above issues of blending with the adjacent neighborhood in appearance and traffic control and incorporate the site plan changes recommended by the City Planner and City Engineer, staff is recommending denial based on the finding that the proposed use is incompatible with the neighborhood character, and will have negative impacts on the value of surrounding lands, and will adversely affect the public interest.

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