

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Appeal of the Board of Adjustment's decision to approve a special exception to establish a church and attendant facilities (River Run Christian Church) on property zoned A-5 (Rural Zoning Classification District) on County Road 419; (Chuluota Community Association, Inc., appellant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Donald Fisher **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 09-28-04 **Regular** **Consent** **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

1. **UPHOLD** the Board of Adjustment's decision to approve a special exception to establish a church and attendant facilities (River Run Christian Church) on property zoned A-5 (Rural Zoning Classification District) located on County Road 419; (Chuluota Community Association, Inc., appellant); or
2. **REVERSE** the Board of Adjustment's decision to approve a special exception to establish a church and attendant facilities (River Run Christian Church) on property zoned A-5 (Rural Zoning Classification District) located on County Road 419; (Chuluota Community Association, Inc., appellant); or
3. **CONTINUE** the request to a time and date certain.

Commission District #1, Maloy Kathy Fall, Senior Planner

BOARD OF ADJUSTMENT DECISION:

At its July 26, 2004 regular meeting, the Board of Adjustment approved a special exception to allow a church and attendant facilities on a 19.85 acre parcel in the A-5 (Rural Zoning Classification District) located on the west side of CR 419 just north of the Orange County line, as depicted on the attached site plan. On August 10, 2004, the Chuluota Community Association Inc. appealed the Board of Adjustment's decision to the Board of County Commissioners.

STAFF RECOMMENDATION:

Uphold the Board of Adjustment's decision to approve, with conditions, a special exception to establish a church and attendant facilities (River Run Christian Church) on property zoned A-5 (Rural Zoning Classification District) located on County Road 419.

Reviewed by:	<u>[Signature]</u>
Co Atty:	<u>[Signature]</u>
DFS:	<u>[Signature]</u>
Other:	<u>[Signature]</u>
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.-	<u>ph700pdp05</u>

STAFF REPORT

GENERAL INFORMATION	Applicant:	River Run Christian Church Michael Andriano, Pastor																										
	Appellant:	Chuluota Community Association, Inc Stan Stevens, President																										
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant proposes to establish a 22,801 square foot church and ancillary facilities on a 19.85 acre site in the A-5 District. • On July 26, 2004, the Board of Adjustment approved a special exception for a church with the following conditions: <ol style="list-style-type: none"> 1. The maximum square footage of the proposed buildings shall not exceed 22,801 square feet and shall consist of a sanctuary, office/administrative building and multi-purpose gym. 2. Any major revisions to the requested use and/or approved site plan shall be approved by the Board of Adjustment. • On August 10, 2004, the Chuluota Community Association, Inc. appealed the decision of the Board of Adjustment. • The site is located in the A-5 District, which only allows churches and attendant facilities by special exception. 																											
ZONING & FLU	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left;">DIRECTION</th> <th style="text-align: center;">EXISTING ZONING</th> <th style="text-align: center;">EXISTING FLU</th> <th style="text-align: center;">USE OF PROPERTY</th> </tr> </thead> <tbody> <tr> <td>SITE</td> <td>A-5</td> <td>RURAL-5</td> <td>VACANT</td> </tr> <tr> <td>NORTH</td> <td>A-5</td> <td>RURAL-5</td> <td>VACANT</td> </tr> <tr> <td>SOUTH</td> <td colspan="2">ORANGE COUNTY</td> <td>VACANT</td> </tr> <tr> <td>EAST</td> <td>A-5</td> <td>RURAL-5</td> <td>VACANT</td> </tr> <tr> <td>WEST</td> <td>A-5</td> <td>RURAL-5</td> <td>SINGLE-FAMILY</td> </tr> </tbody> </table>				DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-5	RURAL-5	VACANT	NORTH	A-5	RURAL-5	VACANT	SOUTH	ORANGE COUNTY		VACANT	EAST	A-5	RURAL-5	VACANT	WEST	A-5	RURAL-5	SINGLE-FAMILY
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SITE CONDITIONS	<ul style="list-style-type: none"> • The site is located in the County's East Rural Area, where development standards, such as active/passive buffers, central water & sewer requirements, street lighting, internal sidewalks, etc. do not apply. • The site would be serviced by on-site well & septic systems, since central water and sewer are not permitted. • There are no identified areas of environmental concern. • The development trends in the immediate area consist of churches, large single-family lots and agricultural uses. 																											
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<p>The Board of County Commissioners (BCC) shall have the power to hear and decide appeals from the Board of Adjustment decisions, including special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p>																											

Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:

The trend of development in the area includes mostly vacant agriculture and large (> 5 acres) single family properties along the southern segment of County Road 419, north of the Seminole County line.

Staff believes the proposed use would not be detrimental to rural character, with the recommended conditions of approval.

Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:

A 22,801 square foot church would generate an average of 9.37 trips per 1,000 square foot of gross floor area during peak hour on Sunday and an average of 9.32 trips per 1,000 square foot of gross floor area on a weekday. In sum, a church of the size proposed would generate an average of 214 trips on Sunday and up to 213 trips on a weekday.

The traffic engineering division has confirmed that available capacity exists along the abutting segment of County Road 419 to accommodate the proposed use.

Is consistent with the Seminole County Vision 2020 Comprehensive Plan:

The Seminole County Vision 2020 Comprehensive Plan describes the Rural-5 future land use (FLU) as an appropriate category for special exception uses such as churches. With the conditions recommended by staff, the proposed church would be compatible with the Rural-5 FLU designation.

Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:

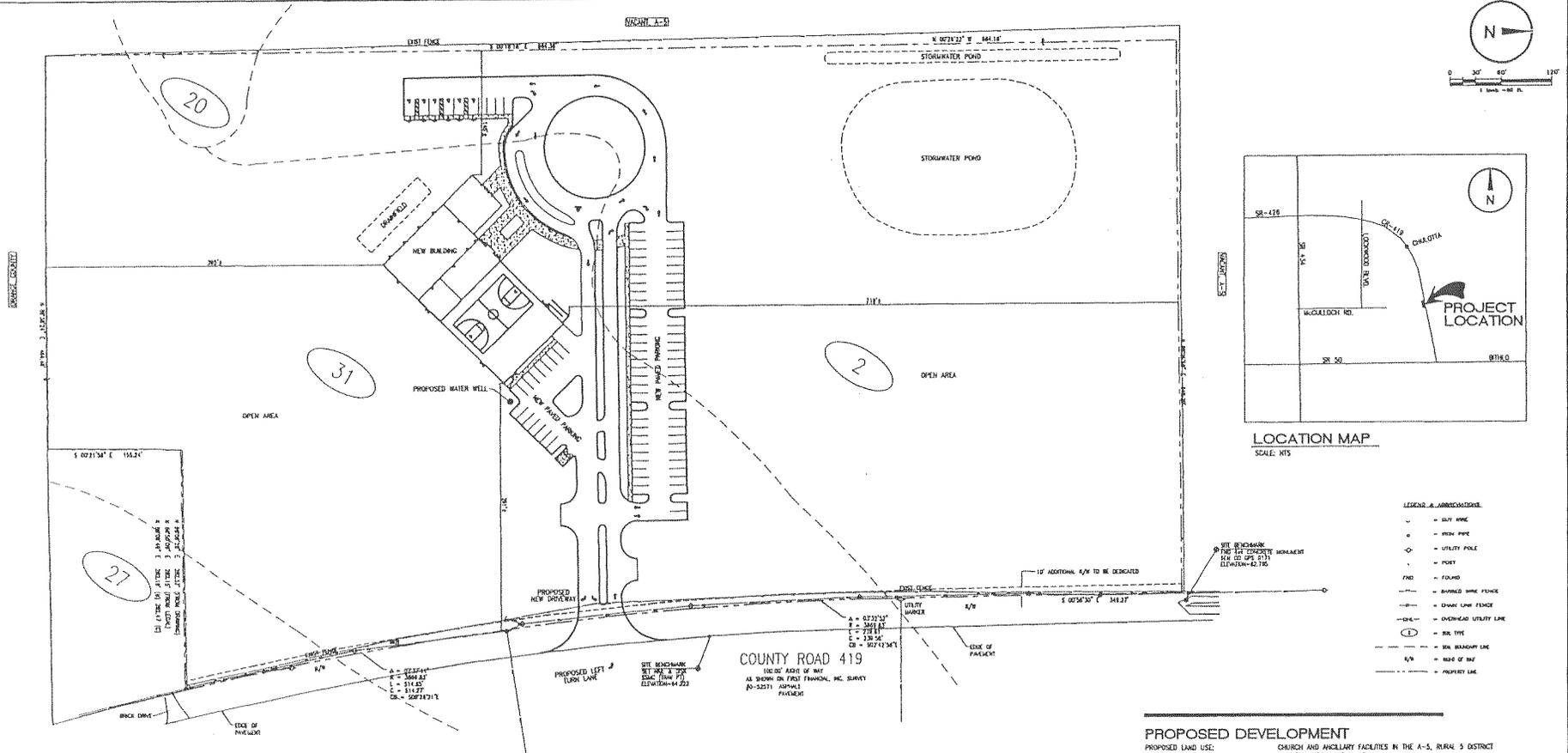
Based on the submitted site plan, the proposed church would meet the area and dimensional requirements of the A-5 District.

Will not adversely affect the public interest:

Within the A-5 district, churches are allowed by special exception. The proposed church would be consistent with the rural character of surrounding development if limited to a size and intensity that would not exceed those services permitted in the east rural area. Prior to the granting of a special exception for any use allowed in the A-5 (Rural Zoning Classification District), the land development code requires compliance with the following standards:

	<p><u>The proposed use is consistent with the general zoning plan of the A-5 (Rural Zoning Classification District).</u></p> <p>The proposed church and attendant facilities is a special exception use in the A-5 District. To ensure consistency with the general zoning plan of the A-5 District and protect the character of the area, the Board of County Commissioners (BCC) may impose reasonable restrictions and conditions in accordance with section 30.104(b) of the land development code, if it decides to approve the proposed use.</p> <p><u>The proposed use is not highly intensive in nature.</u></p> <p>The proposed use is not highly intensive in nature, as the sanctuary proposes to seat no more than 300 people.</p> <p><u>The proposed use is compatible with the concept of low-density rural land use.</u></p> <p>The proposed use would be consistent with the concept of low-density, rural land use with the imposition of the conditions recommended by staff in this report.</p> <p><u>The proposed use has access to an adequate level of public services.</u></p> <p>Pursuant to the county's comprehensive plan, a minimum level of services and facilities would be required for the development of this property.</p>
<p>FINDINGS</p>	<ul style="list-style-type: none"> • The proposed use is not highly intensive in nature, as the sanctuary proposes to seat no more than 300 people. • The proposed use would not adversely affect traffic volumes. • There are no identified areas of environmental concern. • The site would be served by on-site well and septic systems, which are consistent with services provided in the east rural area. • The proposed use would be consistent with the concept of low-density, rural land use with the imposition of the conditions recommended by staff. • Pursuant to the county's comprehensive plan, a minimum level of services and facilities would be required for the development of this property.

STAFF RECOMMENDATION	Based on the stated findings, staff believes the proposed church would be consistent with the trend of rural development along the segment of County Road 419 immediately north of the county line. Staff recommends the Board of County Commissioners uphold the Board of Adjustment's decision to approve a special exception to establish a church and attendant facilities (River Run Christian Church) with conditions on property zoned A-5 (Rural Zoning Classification District) located on County Road 419.
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URBAN DESIGN • PLANNING • ENGINEERING

SKConsortium, Inc.

1333 N. UNIVERSITY AVENUE, SUITE 100
ORLANDO, FL 32810 • TEL: 407-437-4374 • FAX: 407-437-4375 • WWW: SKCONSORTIUM.COM

STATEMENT OF THE REQUEST:

SPECIAL EXCEPTION FOR THE ESTABLISHMENT OF A CHURCH (RELIGIOUS USE AND ITS ANCILLARY USES) IN THE A-5 (AGRICULTURAL) ZONING DISTRICT.

DEVELOPMENT INFORMATION

LAND OWNER: RIVER RUN CHRISTIAN CHURCH
541 E. WHEELER HAVENOCK RD. STE 200
ORLANDO, FL 32745 PHONE: (407) 477-5433

ARCHITECT: FAWCER BAKER BARROS ARCHITECTS
200 S. ORANGE AVENUE, SUITE 800
ORLANDO, FL 32801 (407) 928-3000

PLANNERS/ENGINEERS: SK CONSORTIUM, INC.
1003 N. ORLANDO AVE., SUITE 3, WATLAND, FL 32751
PHONE: (407) 628-4288

SURVEYOR: SOUTHEASTERN SURVEYING & MAPPING CORP
6500 ALL AMERICAN BOULEVARD, ORLANDO, FL 32810-4150
PHONE: (407) 282-8580

UTILITY / SERVICES

PROPOSED UTILITIES

SANITARY SEWER: ON-SITE SEWAGE DISPOSAL SYSTEM
LOCATION AND SIZE OF SEPTIC TANK/FIELD AND WELL WILL BE DETERMINED BASED ON THE DESIGN OF THE BUILDING. SEPTIC SYSTEM DESIGN WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY HEALTH DEPARTMENT.

POTABLE WATER: ON-SITE WELL & TREATMENT FACILITY

ELECTRICAL POWER: PROGRESS ENERGY (FLORIDA POWER CORPORATION)

PHONE & FIBER: SEMINOLE COUNTY

EXISTING SITE DATA

TOTAL SITE AREA: 118.85 ACRES (864,708 SF.)

EXISTING LAND USE: VACANT

EXISTING ZONING: A-5, RURAL 5 DISTRICT

SURROUNDING LAND USE: VACANT, AGRICULTURAL LAND
COUNTY ROAD 419, VACANT
VACANT, AGRICULTURAL LAND
VACANT, AGRICULTURAL LAND

SURROUNDING ZONING: NORTH: A-5, RURAL
EAST: A-5, RURAL
SOUTH: ORANGE COUNTY
WEST: A-5, RURAL

— THERE ARE NO JURISDICTIONAL WETLANDS ON THE PROJECT SITE

— SUBJECT SITE DOES NOT CONTAIN 100 YR. FLOOD PRONE AREA

— THE SITE CONTAINS THE FOLLOWING SOILS:

- (1) ADAMSVILLE-SPARK FINE SANDS
- (2) WATKINS AND LAUDING FINE SANDS
- (3) POWELLO FINE SAND, 0 TO 5 PERCENT SLOPES
- (4) SANDHILLS-HELLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES

— PROJECT TOPOGRAPHY DRAINS GENERALLY FROM EAST TO WEST

— VEGETATION:

- THE ENTIRE SITE HAS BEEN CLEARED AT ONE TIME, THERE ARE SOME SPARSE NATIVE TREES IN THE NORTHERN HALF OF THE SITE AND ADJACENT PROPERTY AT THE SOUTHWEST CORNER OF THE SITE. ADJACENT PROPERTY TO THE WEST IS CURRENTLY WOODED, THERE ARE NO SIGNIFICANT REED TREES ON THE PROJECT SITE.

LEGAL DESCRIPTION

NORTH LOT: THE NORTH 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR STATE ROAD NUMBER 419.

COMMUNITY NUMBER: 120289 PANEL: 0235

SURVEY: E. F.I.R.M. DATE: 4/17/75 FLOOD ZONE: X

DATE OF FIELD WORK: 11/05/99 **COMPLETION DATE:** 11/05/99

STATE ROAD NUMBER: 419

SOUTH LOT: THE SOUTH 1/2 OF EAST 1/2 OF SE 1/4 OF SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST AND ALL THAT FRACTURED PART OF AN ACRE IN THE TRIANGULAR SHAPE LYING WEST OF THE PAVED ROAD IN THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, LESS BEGIN AT THE SW CORNER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 32 EAST, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 32, 195.93 FEET, THENCE N 07°05'11" WEST 125.00 FEET, THENCE PARALLEL TO SAID SOUTHERLY LINE N 8°50'00" E 282.15 FEET TO THE WESTERLY LINE OF S.R. 419, THENCE ALONG SAID WESTERLY LINE ALONG A CURVE HAVING A DELTA OF 07°22'33" AND A RADIUS OF 3049.83 FEET A DISTANCE OF 160.30 FEET TO THE SOUTHERLY LINE OF SAID SECTION 32, THENCE ALONG SAID SOUTHERLY LINE S 8°50'00" W 125.49 FEET TO THE POINT OF BEGINNING.

COMMUNITY NUMBER: 120289 PANEL: 0235

SURVEY: E. F.I.R.M. DATE: 4/17/75 FLOOD ZONE: X

DATE OF FIELD WORK: 11/05/99 **COMPLETION DATE:** 11/05/99

PROPOSED DEVELOPMENT

PROPOSED LAND USE: CHURCH AND ANCILLARY FACILITIES IN THE A-5, RURAL 5 DISTRICT

SPECIFIC USES CONSIST OF:
22,801 SF. BUILDING (TOTAL)
11,848 SF. OFFICE/ADMINISTRATION
10,953 SF. MULTIPURPOSE ROOM-CYM

SITE DATA:
TOTAL SITE AREA: 864,708 SF. = 19.85 AC = 100%
NEW BUILDING AREA: 22,801 SF. = 0.52 AC = 2.8%
NEW PAVEMENT AREA: 79,479 SF. = 1.82 AC = 9.2%
TOTAL IMPROVEMENTS AREA: 103,280 SF. = 2.34 AC = 11.8%
TOTAL PERVIOUS AREA: 762,427 SF. = 17.50 AC = 88.2%

SETBACK REQUIREMENTS:
FRONT (CR 419) = 50'
REAR (WEST) = 30'
SIDE (NORTH-SOUTH) = 10'

• ACTUAL SETBACKS ARE MORE THAN 100' TO THE PROPERTY LINE

LANDSCAPE REQUIREMENTS:
— GENERALLY, LANDSCAPING/BUFFER WILL MEET THE REQUIREMENT OF SEMINOLE COUNTY LAND DEVELOPMENT CODE FOR BUFFER, YARD, PARKING LOT LANDSCAPE AND TREE REPLACEMENT.

— SINCE THE PROPOSED BUILDING IS LOCATED AT THE CENTER OF THE SITE AND THE REMAINDER OF THE SITE IS OPEN LANDSCAPE BUFFERS WILL BE PLACED NEAR THE PROPOSED BUILDING. THE SURROUNDING OPEN AREA WILL REMAIN IN NATURAL CONDITION.

PARKING:
— GENERALLY, LANDSCAPING/BUFFER WILL MEET THE REQUIREMENT OF SEMINOLE COUNTY LAND DEVELOPMENT CODE FOR BUFFER, YARD, PARKING LOT LANDSCAPE AND TREE REPLACEMENT.

— ALL PARKING WILL BE PAVED.

ACCESS:
ONE FULL ACCESS DRIVEWAY IS PROPOSED ON CR 419 WITH A NEW LEFT TURN LANE TO BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY ROADWAY STANDARDS.

BUILDING HEIGHTS:
MAXIMUM BUILDING HEIGHT = 35'
CHURCH STEEPLE ON STRUCTURE ABOVE 35' WILL MEET THE SEMINOLE COUNTY LAND DEVELOPMENT CODE THROUGH VARIANCE PROCESS.

TRAFFIC CONTROL SIGNS: PROJECT IDENTIFICATION SIGNS WILL MEET THE CURRENT SEMINOLE COUNTY LAND DEVELOPMENT CODE.

HOURS OF OPERATION:
DAYS AND HOURS OF OPERATION WILL BE TYPICAL OF CHURCH USE.

USERS:
PROJECTED CHURCH MEMBERS = 300 PEOPLE (SEATING CAPACITY)
PROJECTED EMPLOYEES = 8 PEOPLE

LIGHTING:
SITE AND OUTDOOR LIGHTING WILL MEET THE CURRENT SEMINOLE COUNTY LAND DEVELOPMENT CODE.

SPECIAL EXCEPTION PARCEL ID. 32-21-32-300-0040-0000

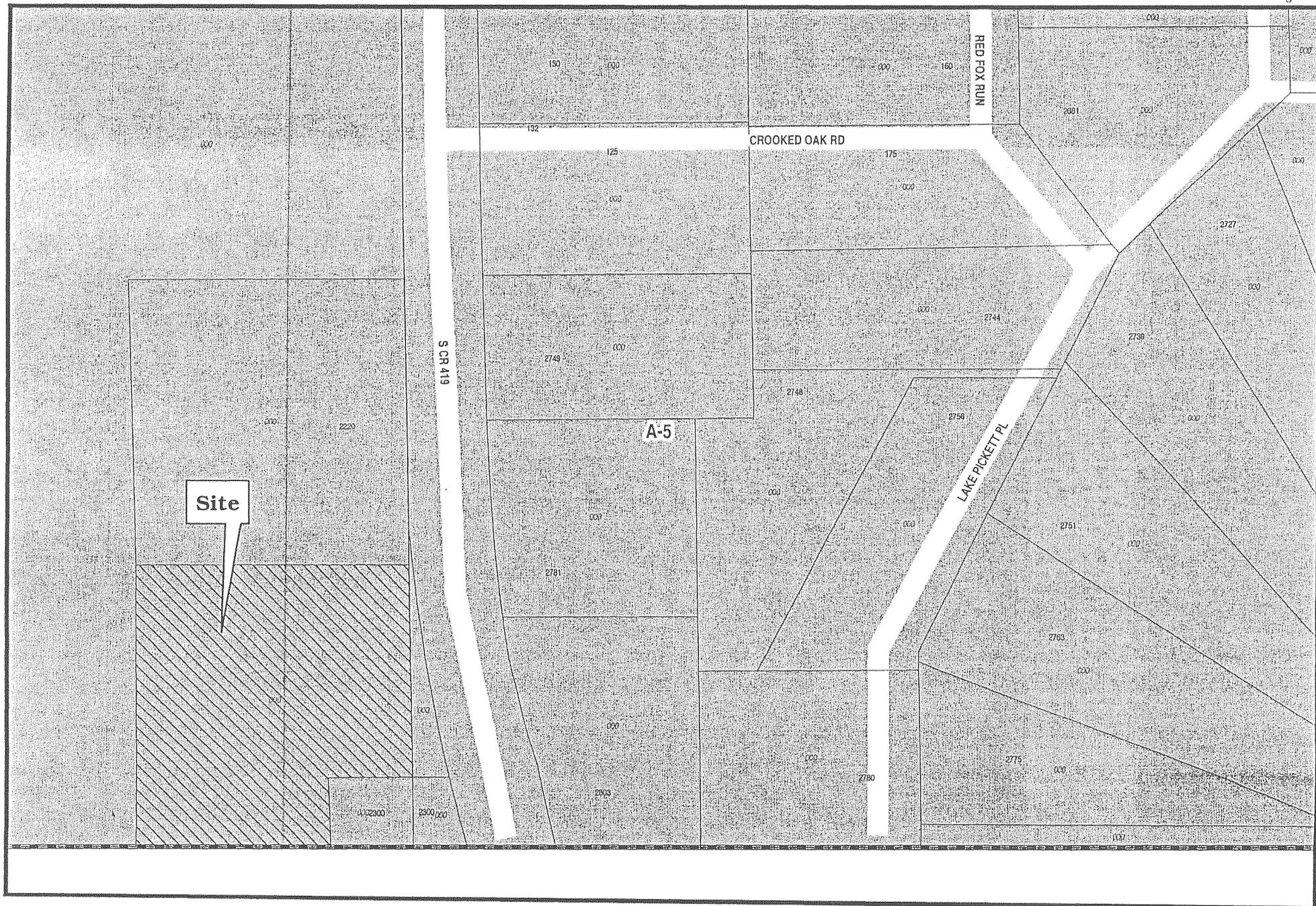
RIVER RUN CHURCH

SEMINOLE COUNTY

Issue Date and Purpose
Project Number: 0424

Drawn by: HSE, JH
Checked by: M. PALANIKAS
Title: SP-1

River Run Christian Church SR 419



Parcel: 32-21-32-300-0040-0000 / District: 1

BS2004-017
July, 2004





CCAI

Chuluota Community
Association, Inc.
P.O. Box 660065,
Chuluota, Fl. 32766

Tuesday, August 10, 2004

1101

Earnest McDonald
Planning and Development
East First Street
Sanford, FL 32771

Dear Mr. McDonald,

This letter is an official appeal on the behalf of the Chuluota Community Association, Inc. (formerly known as the Southeast Seminole County Voter's Association) and the residents of the township of Chuluota in regards to the Special Exception that has been granted to River Run Church.

There are a few areas of concern in which we wish to raise an appeal. The first issue is that we were not made aware that a special exemption had been requested. There was not a **visible** sign that had been posted on or near the property in question.

Secondly, there had not been a posting made clear in any local newspaper or community-meeting place within our geographic area. There are several members of our board who have been or are currently involved in issues regarding the development of the rural communities in Seminole County that could easily have been contacted as a courtesy to make us aware of the planned development.

Our trepidation regarding the building of River Run is not from a standpoint of anti-development but responsible development. In past issues of development; including Chuluota Junction, Joan Walker Elementary, and Cornerstone Baptist Church, the stakeholders involved made a concerted effort to adhere to the zoning standards set forth in Vision 2020 Plan, especially following requests from Commissioner Maloy in regards to retaining the rural character of Chuluota. Pastor Andriano, as the "owner" of River Run Church, does not seem to show the same concern for the standards set forth by the BCC that was exhibited by the Patels, the School Board of Seminole County, and the leaders of Cornerstone.

Please afford the residents of Chuluota an opportunity to address our concerns in an appeal hearing and provide us additional time and resources to attempt to convince Pastor Andriano that an attractive, rural River Run (no matter how large) will draw a much greater congregation than an over-sized shed that many

in this community oppose.

Sincerely,

The Board Members of the CCAI

Stan Stevens, President Jonathan Dickl VP Darla Diab, Sec/Treasurer
Estelle Hurwitch Rita Fuston Shirley Folse Ron Capstraw

Cc: Grant Maloy
 Don Fisher
 Pastor Michael Andriano



PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE

COPY

APPLNO. BS 2004 - 017

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** To allow a church development in A-5 District.
- MOBILE HOME SPECIAL EXCEPTION**
- EXISTING** **PROPOSED** **REPLACEMENT**
- MOBILE HOME IS FOR**
- YEAR OF MOBILE HOME** _____ **SIZE OF MOBILE HOME** _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED** _____
- PLAN TO BUILD** **YES** **NO** **IF SO WHEN** _____
- MEDICAL HARDSHIP** **YES (LETTER FROM DOCTOR REQUIRED)** **NO**
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT
NAME	River Run Christian Church	SK Consortium Inc. (Cas Savongse)
ADDRESS	(Michael Andriano) 541 E. Mitchell Hammock Rd #200	1053 N. Orlando Ave Suite 3 Maitland FL 32751
PHONE 1	Oviedo, FL 32765	407-629-4288
PHONE 2	407-977-5433	
E-MAIL		

PROJECT NAME: River Run Christian Church

SITE ADDRESS: T.B.D. CR 419

CURRENT USE OF PROPERTY: Vacant

LEGAL DESCRIPTION: See attached

SIZE OF PROPERTY: 19.85 acre(s) PARCEL I.D. 32-21-32-300-0040-0000

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on JULY 26th 6 PM (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

[Signature] 5-25-04
SIGNATURE OF OWNER OR AGENT* DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL _____

BCC PUBLIC HEARING DATE _____

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$370 COMMISSION DISTRICT 1 FLU/ZONING R5/A-5
 LOCATION FURTHER DESCRIBED AS ON W SIDE OF ~~FR~~ 419 APPROX.
0.3 MI S. OF INTERSECTION WITH
CROOKED OAK RD.

PLANNER VB DATE JUNE 2.

SUFFICIENCY COMMENTS DRC BOARD REQUIRED APPLICANT
TO FILE FOR A SPECIAL EXCEPTION.

River Run Christian Church

Churches are among institutional buildings that reflect the health and prosperity of surrounding communities. Residents of those communities take pride and support the existence of their churches. They use their church buildings as a place for worshipping, for social meeting place and as refuge shelter when unexpected disasters hit homes.

Church buildings are easy to identify because they look like a church, not residential homes. They are built to inspire their members. They are built to last. They are massive in scale and larger than homes their members can afford. Yet, they fit well at the heart of their neighborhoods. Development of a church usually begins with a multipurpose hall for members to congregate, worship and hold social functions. Churches grow as they retain more memberships, as surrounding communities grow.

Although the proposed River Run Church may not look like a residential home, it **will not be detrimental to the character of the area**. It is located on a large tract of land and away from all sides of property lines. It has plenty of room to grow or used as open space, as the trend of communities in this part of the County is growing. Nevertheless, development intensity of the proposed River Run Church (commonly known as Floor Area Ratio or F.A.R.) is far less than those of residential home sites (0.02)

The proposed River Run Church will not have adverse effect on existing traffic patterns, movement and intensity. In fact, it should be expected that the new church will serve its members who live in the surrounding areas. As a result, travel time and distance on surrounding roadway networks would be reduced since the traffic will be internalized within the area served by the church.

Currently, CR 419 has low level of traffic. The proposed church will not degrade the road below the required level of service. A left turn lane is proposed for north bound traffic on CR 419. This turn lane will allow through traffic on the north bound lane while church traffic is turning left to enter the site. It should be noted also that church hours are different from typical peak hours. Usually Sunday or after hours during the week are common peak usage of church facilities. A.M. peak hour traffic virtually does not exist during week days. P.M. peak hour traffic may occur for inbound traffic during one or two week nights due to church meetings, activities, etc.

The proposed River Run Church will not adversely affect the public interest. Rural areas and small communities east of Orange and Seminole Counties will enjoy having a prominent community church. The proposed River Run Church will provide identity and a sense of community. The church will be constructed to withstand hurricane wind. It will provide emergency shelter to nearby residents. Church activities and programs will benefit both parents and children in the area.

Mr. Bass made a motion to approve the request.

Mr. Busuhrui seconded the motion.

The motion passed by unanimous consent (5-0).

17. **110 SPRINGSIDE COURT-** Darel Taylor, applicant; Request for rear yard setback variance from 15 feet to 5 feet for a proposed addition to a single-family home in the PUD (Planned Unit Development District); Located on the west side of Springside Court, approximately 100 feet south of the intersection of Woodbridge Road and Springside Court; (BV2004-114).
Francisco Torregrosa, Planner

(ITEM 17 WAS CONTINUED TO AUGUST 23, 2004)

SPECIAL EXCEPTIONS:

18. **5210 MARKHAM WOODS ROAD -** Bob Chopra / Wireless Facilities / Cingular Wireless, LLC, applicants; Request for (1) special exception to establish a 150 foot tall "ecclesiastical" camouflage communication tower in the A-1 (Agriculture District); and (2) variances from 450 feet to 320 feet and 450 feet to 300 feet to reduce the minimum separation distances required between a proposed 150 foot tall "ecclesiastical" camouflage communication tower and properties with single-family residential dwellings; Located on the west side of Markham Woods Road, approximately 0.3 mile southeast of the intersection of Markham Woods Road and Carter Road; (BS2004-019) & (BV2004-108).
Earnest McDonald, Principal Coordinator

(ITEM 18 WAS CONTINUED TO AUGUST 23, 2004)

19. **COUNTY ROAD 419 -** Cas Suvongse, applicant; Request for special exception to establish a church and attendant facilities in the A-5 (Rural Zoning Classification District); located on the west side of County Road 419, approximately 0.3 mile south of the intersection of County Road 419 and Crooked Oak Road; (BS2004-017).
Kathy Fall, Senior Planner

Kathy Fall introduced the location of the application and stated that staff recommended approval of the request with the following conditions:

- The maximum square footage of the proposed buildings shall not exceed the following: 22,801 square foot for the sanctuary, 11,848 for the office / administration building and 10,953 for the multipurpose gym.
- Any major revisions to the requested use and or approved site plan shall be approved by the Board of Adjustment.

Pastor Michael Andriano stated that the reason he is before the Board is because they are seeking to build a 22,801 square foot facility. He also stated that they would have a landscape buffer between the church and the road.

Mrs. Buchanan made a motion to approve the request.

Mr. Bushrui seconded the motion.

The motion passed by unanimous consent (5-0).

- 20. 1484 TUSKAWILLA ROAD** - Chuck Richardson, applicant; Request for special exception to establish a landscape contractor's business as an accessory use to an existing wholesale nursery in the A-1 (Agricultural District); Located immediately west of the intersection of Tuskawilla Road and Cardinal Creek Place; (BS2004-021).

Kathy Fall, Senior Planner

(ITEM 20 HAS BEEN WITHDRAWN BY APPLICANT)

- 21. 5573 1ST STREET** - Matthew & Lara Cato, applicants; Request for special exception to establish a landscaping contractor's business as an accessory use to a wholesale nursery in the A-1 (Agriculture District); Located on the south side of 1st Street, approximately 0.2 mile east of the intersection of 1st Street and Orange Boulevard; (BS2004-012).

Francisco Torregrosa, Planner

Francisco Torregrosa introduced the location of the application and stated that staff recommended denial of the special exception request.

Lara Cato stated that they generally use the site as a storage facility. She also stated that no customers come to the site. She further stated that for the Landscaping Maintenance business they had 3 trucks that are behind the fence in the evening and out in the field during the day.

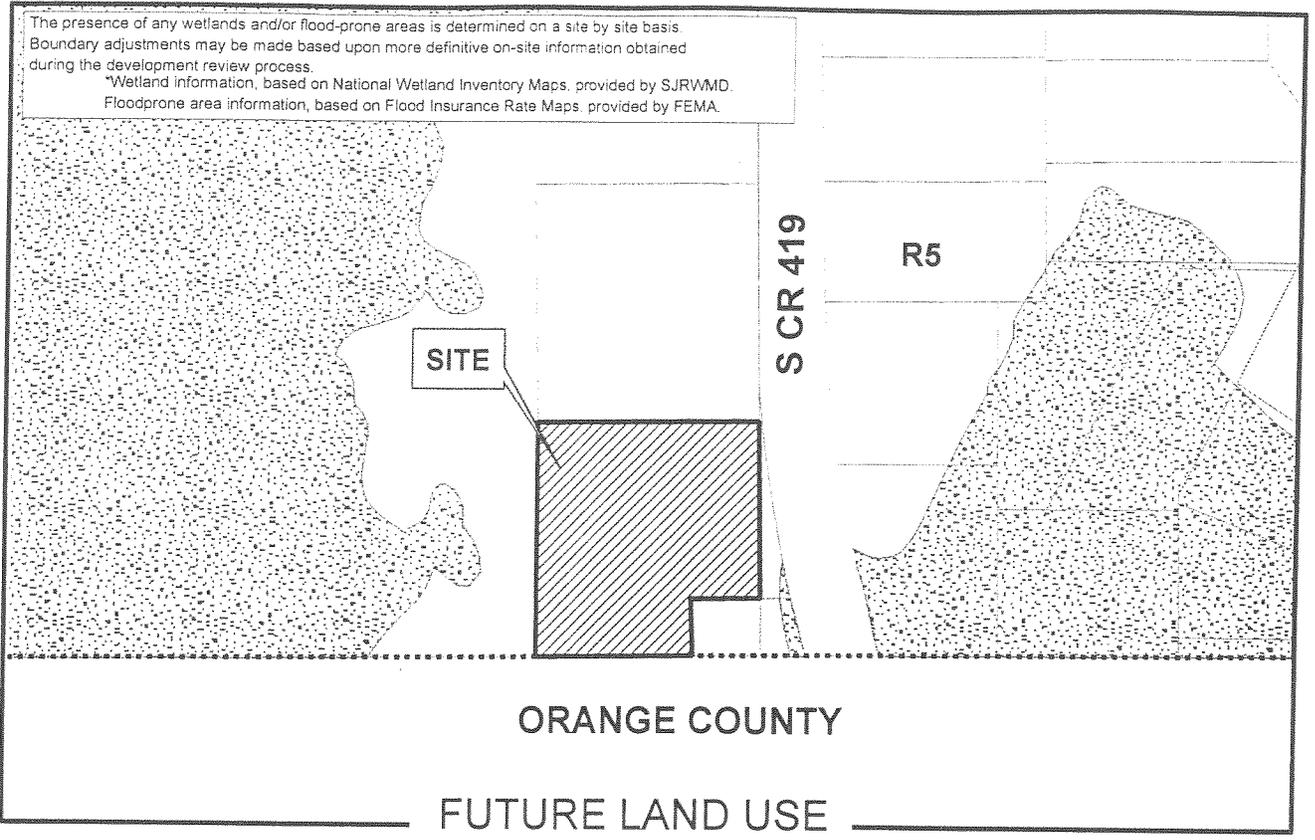
Robert Tenture stated that he owns the property to the west of this property. He also stated that he has had to ask them to move the trucks and trailer at times, when they are blocking the driveway. He also stated that at night he hears the lawn mower blades being sharpened. He further stated that this site is strictly a landscaping business, and they want a place to park trucks. He lastly stated that this is the only business in that area and everything else is residential.

Grace Tenture and Kimberly Dodge were in opposition of the request.

Lila Buchanan made a motion to deny the request.

Mr. Rozon seconded the motion.

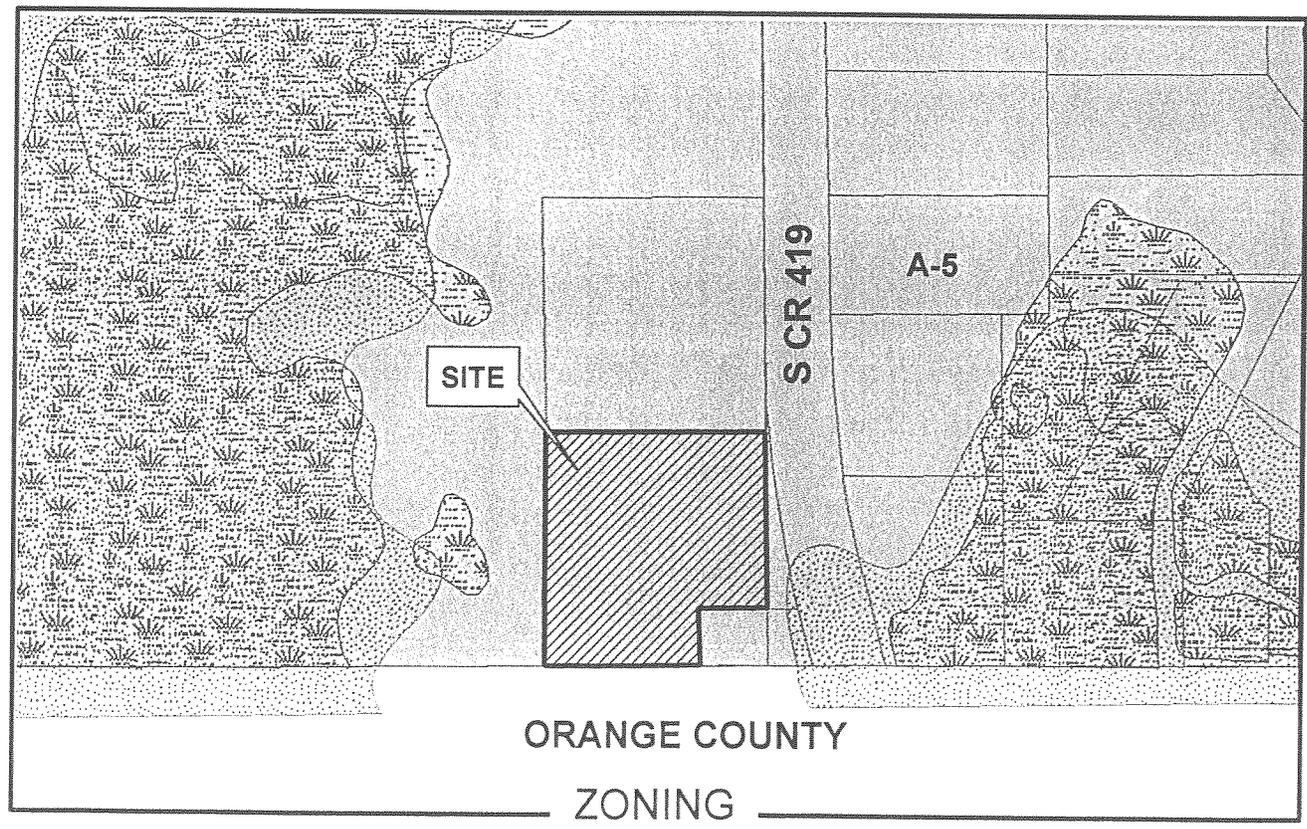
The motion passed by unanimous consent (5-0).



Site
 R5
 CONS

Applicant: River Run Christian Church SR 419
 Physical STR: 32-21-32-30-0040-0000
 Gross Acres: +/- 9 BCC District: 1
 Existing Use: Agricultural
 Special Notes: None

BS2004-017
July, 2004

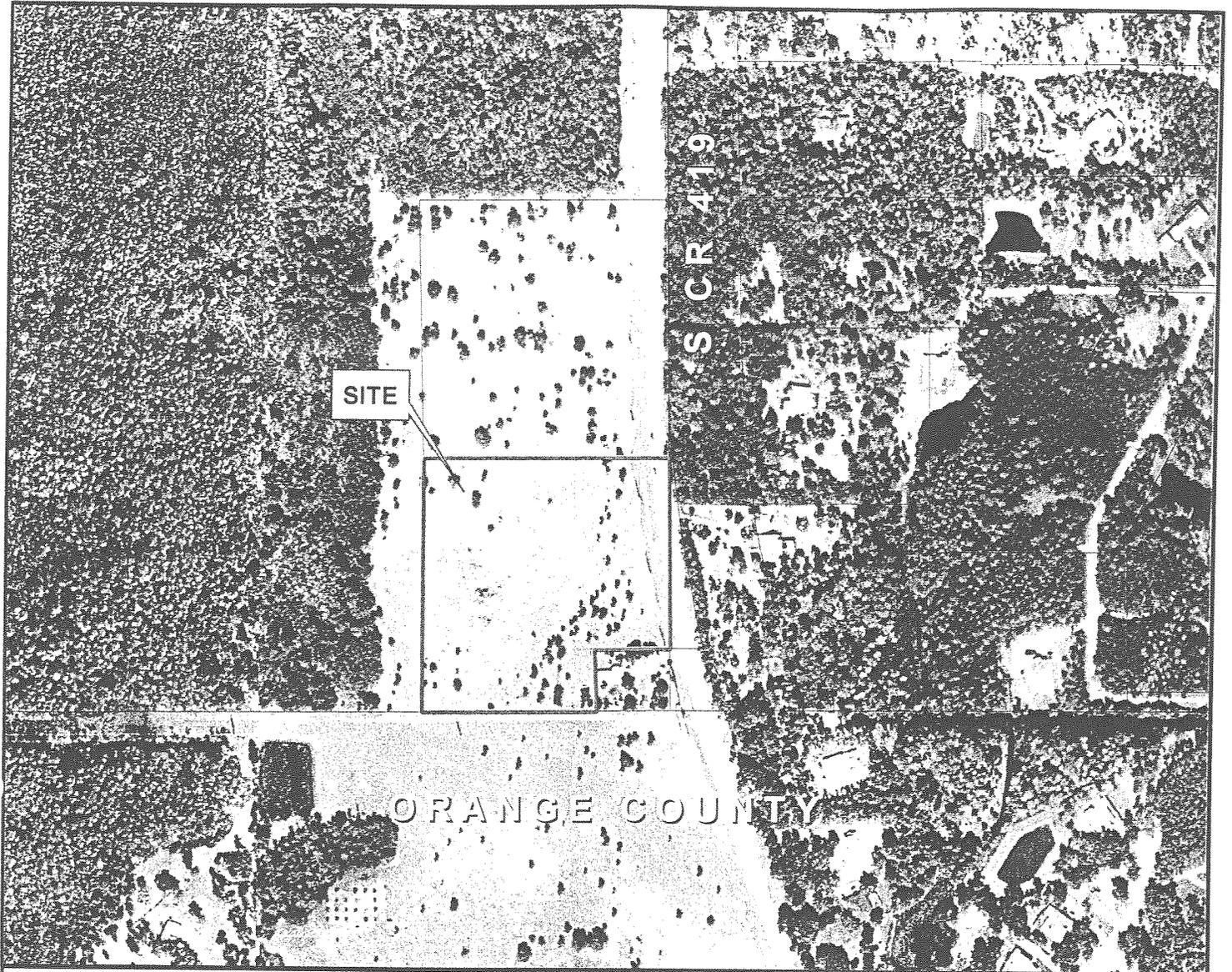


Site

 A-5

 FP-1

 W-1



BS2004-017
July, 2004

-  Parcel
-  Subject Property



February 1999 Color Aerials