

September 25, 2023

**To:** City of Orlando  
City Planning Division  
400 S. Orange Ave. - 6th floor  
Orlando, Florida 32801

**Ref.:** Response to Transportation Comments  
First Haitian Free Church of Nazarene by Faith  
Conditional Use Permit, Application No.: CUP2023-10019  
Project Address: 1314 W Church St, Orlando, FL 32805).  
Parcel: 27-22-29-0000-00-096

To Whom It May Concern:

Following we are providing our response to the building department comments for the referenced project. Please review the responses and the revised plans for compliance. Feel free to contact us if you have any questions or concerns.

Best regards,

Humberto Ramos, AIA  
305-898-0475

1. Church St. Church St. is access class C on the City's Major Thoroughfare Plan (MTP) and a 125 ft. separation is required for the driveway from the closest intersection, in this case S Norton Ave. Given that the site has less than 125 ft. frontage along Church I would be looking for there to not be any driveway openings on Church and only on S Norton, which is not on the MTP.
  - a. If an autoturn shows that a vehicle cannot enter and exit from the Norton without having to back up, I would assume a box truck for the autoturn, then we could entertain a more narrow, exit-only, access on Church. **R: Auto turn will show that the truck would have to back up in order to exit onto Norton. We would like to provide and exit only right turn onto Norton. See revised plan, A-1 attached.**
  - b. I will also note that this section of Church is routinely closed for special events so driveway access there may also be limited then. **Noted.**

2. S OBT: The new site plan replaces the angled parking on the south side of the building with new 90 degree parking spaces.
  - a. To accommodate this the driveway will have to shift north 10-20 ft. This would require the shifting of a pole with video camera, a wayfinding sign, and a large backflow preventor. R: We are proposing to make this an in-only entrance to avoid the existing light pole, sign and fire sprinkler valves. See revised plan, A-1 attached.
  - b. The Church would also have to permit this through FDOT. R: We will permit this driveway approach change through FDOT.
  - c. The gate may only remain at this location, adjacent to the street, if it is a one-way, exit only. If they are proposing to keep the gate as well as to allow for 2-way traffic the gate will have to be set back approximately 20 ft. from the edge of ROW, not roadway but ROW. R: Gate will remain in the open position during service hours for the Church to allow entry with no stacking. These will not be automatic motorized gates.
  
3. Parking Counts: Questions.
  - a. **Do you plan on using the sanctuary and Banquet Hall at the same time?** R: No, the fellowship hall will be for the use of the church events (weddings, baptism receptions, etc.).
  - b. **Will the banquet hall be only for church and church member events or will this be open for the general public to reserve?** R: Exclusively for church events.
  - c. **Sanctuary Seat Count. We need to confirm how many seats are in the main sanctuary space. The number below is based on VAR2015-00009, need confirmation.** R: From our records, the project that was approved in 2011 contained a total of 796 seats in the sanctuary (see attached A-1 and LS-1 sheets).
  - d. **The counting rates for a church/religious institution are based on the seats in the main assembly areas or overall sq. ft.; whichever is greater (Rate: 2:1000 sf GFA or 0.20:seat (the greater standard shall apply))**
  - e. Below are the counts of required parking for each individual area. If you do not use the banquet hall and sanctuary at the same time then you will only need 100 spaces min. If you use both you will need 190 spaces, based on the math below. In any case we will not use the calculations for sq. ft.
    - i. Sanctuary = 450 seats (90 spaces)
    - ii. Banquet Hall = 500 seats (100 spaces)
    - iii. Total sq. ft. between both BLD = 26,562 (53 spaces)

R: Based on our approved number of seats in the sanctuary and not using both spaces at the same time we will need 159 parking spaces. Please let us know if this is incorrect.
  - a. **Parking Provided on-site: 114 per site plan table**
    - i. **Also noted that there will be an off-site agreement for up to 51 off-site spaces, but it is not clear if they provided the agreements in accordance with LDC Sec. 61.303.B** R: The church had provided a parking agreement at the time of the last approval. Do we need to submit that agreement or should we have them execute a new agreement following LDC Sec. 61.303.B? Do we need to submit that agreement with our application at this time?