

September 25, 2023

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

**Ref.:** Letter of Intent  
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

Proposal of Fellowship Hall building to complement existing First Haitian Free Church of Nazarene by Faith facilities on the property located at 220 S. Orange Blossom Trail, Orlando, FL 32805 (27-22-29-2705-01-000).

Planning Division:

First Haitian Free Church of Nazarene by Faith (FHC), the Applicant, and Owner of the referenced properties, the Property or Project, respectfully requests Conditional Use Permit approval of this application for the proposed Fellowship Hall and Parking Improvements on the First Haitian Free Church property.

### **Property Introduction**

The subject property consists of two parcel, totaling 2.09 acres (91,101.06 SF) located at 220 S Orange Blossom Trail, Orlando, FL 32805 (27-22-29-2705-01-000) and 1314 W Church St, Orlando, FL 32805 (27-22-29-0000-00-096). There are currently three one story buildings on the subject parcels totaling approximately 23,142.58 SF. The buildings include the Sanctuary building (A), a small Ministries building (B) and the Southern Truck Equipment Service (STES) building (C) that is currently unoccupied. There was a fourth building on the site which was recently demolished. The church has been holding services on the property with the appropriate Certificates of Use for some time now.

The subject property is located within the Medium Intensity Mixed Use (MU-1) district under the Specially Planned (SP) overlay district and currently supports a Future Land Use (FLU) designation of MUC-MED (Mixed Use Corridor Medium Intensity (0.5 FAR)).

According to documentation found at the Tax Appraisers office, the Sanctuary Building (A) was built in 1946, the Ministries Building (B) was building was built in 1949 and the STES building (C) was built in 1945. The Sanctuary building and the Ministries Building are to remain, but the southern section of the STES building is to be demolished to make way for the new Fellowship Hall construction.

## Development Proposal/Site Design

The intent of this Conditional Use Permit application is to expand the existing Religious Worship facility to add a 12,044 SF Fellowship Hall. The fellowship hall will accommodate an occupant load of 500 parishioners to celebrate weddings receptions, baptism receptions and similar church functions. All events held in the fellowship hall will be for the exclusive use by the church members. The final request is to allow development of a portion of the site just south of the sanctuary to provide 32 parking spaces.

Exist. 1-Story Sanctuary Building (A)	12,819.38 SF
Exist. 1-Story Ministries Building (B)	2,443.20 SF
New 1-Story Fellowship Hall (D)	12,044.00 SF
Total	27,306.58 SF

## Days and Hours of Services

Following are the day and hours of various services offered:

Sunday	
9:00 am	- Sunday School
10:30 am	- Adoration and Worship Service
Noon	- Fellowship lunches once a month
7:30 pm	- Adoration and Worship Service
Tuesday	
7:30 pm – 9:00 pm	- Bible Study
Saturday	
7:30 am – 12 pm	- Prayer and Fasting
Afternoon	- Wedding ceremonies when scheduled
Evening	- Wedding receptions when scheduled

Other services and ministries are scheduled through the year as required.

## Conclusion

On behalf of the Applicant and the Owners, Ramos Martinez Architects, Inc respectfully requests your consideration for approval of our proposal for redevelopment of the property for the First Haitian Free Church of Nazarene by Faith. The Applicant is not requesting any variances or Conditions of Approval at this time. They wish only to expand their current legal facility and continue providing their service to the community as they have to this day.

We look forward to your favorable review of this application. If you have any questions or comments in the interim, please contact me at 305-548-3006.

Sincerely,

Humberto Ramos, AIA, LEED AP  
Principal