



COMMUNITY MEETING NOTICE

Date: 02/26/26

RE: NOTICE OF COMMUNITY MEETING – MONUMENT SIGN VARIANCE REQUEST

Property Location:
City Church Chuluota
125 Trinity Assembly Circle
Chuluota, Florida 32766

Dear Property Owner,

You are receiving this notice because you own property within the required notification area for a proposed variance application in Seminole County.

A Community Meeting will be held to discuss a proposed Monument Sign Variance for the property located at 125 Trinity Assembly Circle, Chuluota, Florida 32766.

Meeting Details:

Date: April 6, 2026

Time: 6:00 PM – 8:00 PM

Location: City Church Chuluota, 125 Trinity Assembly Circle, Chuluota, FL 32766

Nature of the Request:

The applicant is requesting a variance to allow a monument sign to be located closer to County Road 419 than otherwise permitted. Due to the existing tree line and vegetation along CR 419, visibility of the current sign location is significantly obstructed. Additionally, there is no southbound turning lane on CR 419, limiting motorists' ability to see the sign in time to safely prepare for a turn into the property. The proposed variance seeks to improve visibility and public safety for patrons entering the site.

The purpose of this meeting is to present the proposed monument sign location adjustment, explain the hardship and safety considerations, and receive public input prior to the formal public hearing. No final decisions will be made at this meeting.

If you are unable to attend but would like additional information, please contact:

Brian Rivera
White Sign Company
407-310-9523
brian@whitesigncompany.com

Sincerely,
Brian Rivera



COMMUNITY MEETING SIGN-IN SHEET

City Church Chuluota – April 6, 2026 – 6:00 PM to 8:00 PM

#	Name (Print)	Address	Email	Phone	Signature
1	Brian Owen	N/A	N/A	407-801-905	
2	Jan Zambon			407-625-3936	
3	Chris Tenbrun	Chuluota		407-625-3937	
4	Steve Reed	"		407-257-6111	
5	Kathy Meilick	Chuluota		407-365-346	
6	Stephen Reilly	"		407-365-5000	
7	Jeremy Folsom	Chul		352-445-6047	
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Community Meeting Minutes

Project: Church Monument Sign Variance Discussion

Location: City Church, Chuluota, FL

Date: April 6, 2026

Time: 6:00 PM – 8:00 PM

1. Meeting Purpose

The purpose of the community meeting was to discuss the proposed church monument sign and associated variance request with nearby residents and community members, allowing attendees the opportunity to provide comments, feedback, and concerns.

2. Opening Remarks

Brian Rivera (White Sign Company) introduced himself and explained the purpose of the meeting. Background was provided regarding the church sign project and the variance request being reviewed with the county. The meeting was intended to allow the community to share feedback and concerns regarding the sign installation and design.

3. Public Comments

- **Kathy (Community Member)** – Expressed concern that the sign is visually prominent and stands out compared to surrounding elements. Mentioned that the sign resembles a large retail-style sign and noted the community may live with the structure for 30–50 years.
- **Jay (Community Member)** – Observed significant foot and vehicle traffic visiting the church property. Noted that many patrons come from Orange County and surrounding areas. Suggested earlier community consultation before the sign design and installation.
- **Steve (Community Member)** – Initially had no comment. Later shared an analogy regarding contractor responsibility and suggested that contractors should advise clients regarding potential issues and local design standards, referencing Chuluota Design Standards.
- **Chase (Community Member)** – No comments were provided during the meeting.
- **Kelvin (Attendee)** – Mentioned some newer church members are local Chuluota residents, while others travel from Orange County and nearby communities.
- **Jeremy (Church Representative)** – Highlighted the church's community events and noted that over 800 patrons visited the church property during the previous weekend.

4. Summary of Discussion

- Visual impact and scale of the monument sign.
- Community interest in earlier involvement in project design decisions.
- Consideration of local design standards and guidelines.
- Church attendance from both local residents and surrounding communities.

5. Meeting Conclusion

The meeting concluded after attendees were given the opportunity to provide feedback and comments regarding the monument sign. Community concerns and comments were documented for consideration as part of the ongoing review process related to the sign variance request.