

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** 1217 Trinity Woods Lane – Holy Trinity Greek Orthodox Church, applicant; Request for an amendment to an existing special exception to allow a pavilion and storage building in R-1AA (Single Family Dwelling District).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7389

**Agenda Date** 06-25-07 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for an amendment to an existing special exception to allow a pavilion and storage building; or
2. **DENY** the request for an amendment to an existing special exception to allow a pavilion and storage building; or
3. **CONTINUE** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: Location: Zoning:	Holy Greek Orthodox Church/Scott Crews 1217 Trinity Woods Lane R-1AA
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct an 11,378 square foot pavilion and 900 square foot storage building</li> <li>• The applicant has two special events every year, which are the main reason for the expansion the current church site with a pavilion and storage building site</li> </ul>	
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)</b>	The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the Land Development Code upon determination the use requested:	

	<p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>The proposed use would represent an expansion of an existing approved special exception use. The proposed open sided pavilion and storage building are located on the north side of the site in which there is a commercial use of a child care facility.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></b></p> <p>The purpose of the buildings is to serve two yearly special events and will not generate additional traffic than what is currently generated by the churches services.</p> <p><b><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></b></p> <p>The Seminole County Vision 2020 Comprehensive Plan describes that churches are appropriate uses in the Low Density future land use.</p> <p><b><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></b></p> <p>Based on the submitted site plan, the proposed buildings meet the minimum setback requirements of the R-1AA district.</p> <p><b><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></b></p> <p>Except for the two special events, that are allowed by the code, the proposed building will not have an adverse impact on the public interest. The special events must comply with all code requirements for traffic control and sound.</p>
<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval subject to the proposed amendment to the existing special exception based upon the following conditions:</p> <ol style="list-style-type: none"><li>1. The general layout and design of the proposed buildings as depicted on the master plan shall not change.</li><li>2. No building shall be increased more than 10% without</li></ol>

	<p>Board of Adjustment approval.</p> <p>3. Prior to the issuance of development permits, a site plan that meets the requirements of chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).</p>
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Fee: \$370.00

**COPY**

Application # BS 2007-08  
Meeting Date 6-25-07



**SPECIAL EXCEPTION APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)  
Name: HOLY TRINITY GREEK ORTHODOX CHURCH / SCOTT CREWS ARCHITECTURE, LLC  
Address: SCOTT CREWS ARCHITECTURE, 1631 BARCELONA WY City: WINTER PARK Zip code: 32789  
Project Address: 1217 TRINITY WOODS LANE City: MAITLAND Zip code: 32751  
Phone number(s): SCOTT CREWS ARCHITECTURE (407) 538-8905  
Email address: SC-CREWS@CFL.RR.COM

**What is this request for?**

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: OUTDOOR, OPEN SIDED PAVILION AND STORAGE SHED

RECEIVED MAY 02 2007

Is the property available for inspection without an appointment?  Yes  No

What is the current use of the property? CHURCH

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required **pre-application conference** has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature] AIA

**FOR OFFICE USE ONLY**

Date Submitted: 5-2-07 Reviewed By: K. Fall  
 Tax parcel number: 23-21-29-300-0100-0000 Zoning/FLU R-1AA / LOR  
 Legally created parcel (1971 tax roll, 5-acre dev, lot split)  Platted Lot (check easements on lots / in dedication)  
 Lot size \_\_\_\_\_  Meets minimum size and width  
 Past approval # \_\_\_\_\_  Application and checklist complete  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

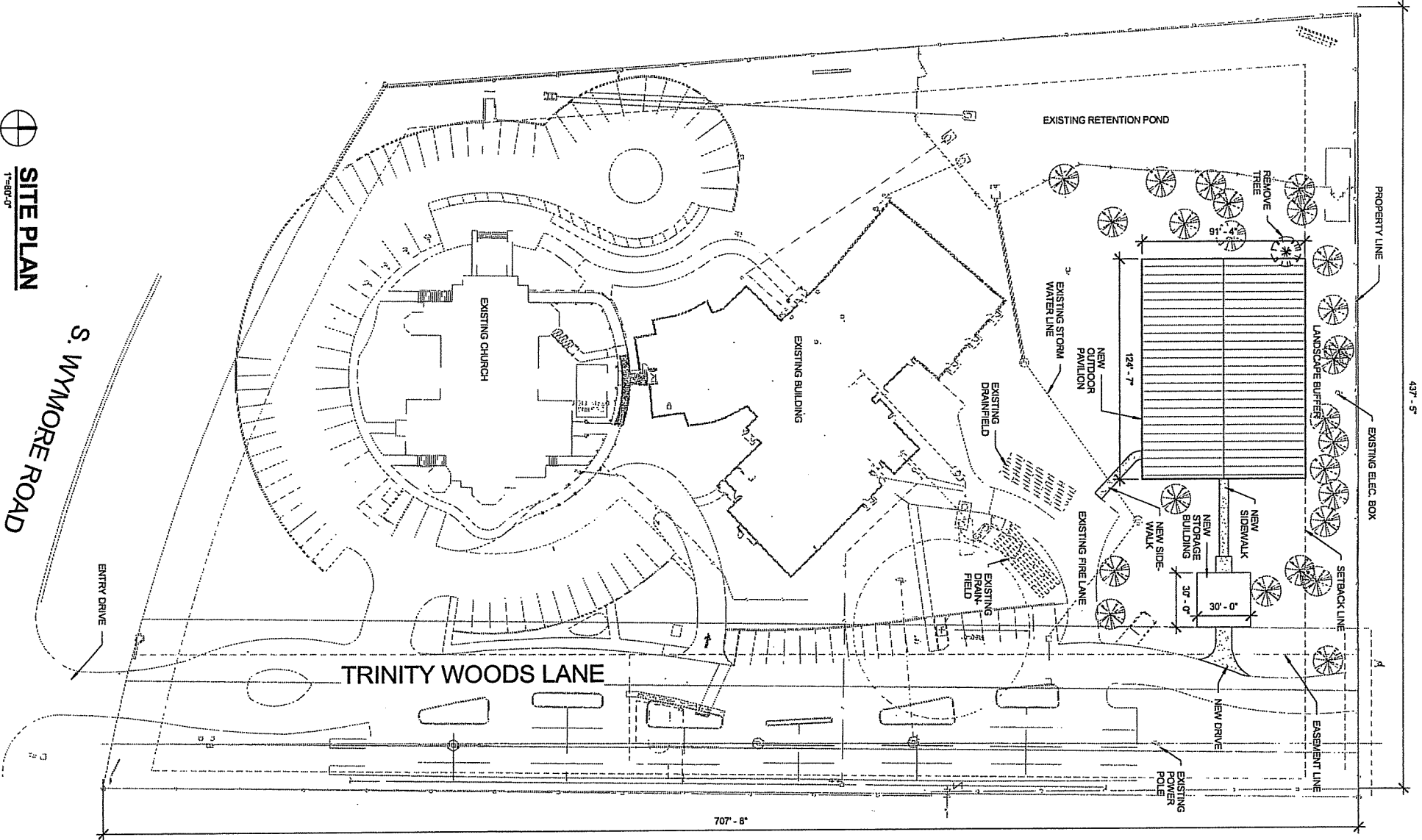
## SPECIAL EXCEPTION SUBMITTAL CHECKLIST

A Special Exception is approved to a detailed conceptual site plan. Following approval of the Special Exception by the Board of Adjustment a final engineered site plan is required to be submitted to Development Review. See link for Site Plan Review information:  
<http://www.seminolecountyfl.gov/pd/devrev/plansummary.asp>

✓	1. Completed application.
✓	2. Provide a statement of the request including a summary of the business operation. Include information such as: square footage of facilities; hours of operation; seating capacity; number of clients, or students; number of staff and how many shifts; and address any other site concerns that may impact adjacent properties.
✓	3. Owner's authorization letter (if needed). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
✓	4. A Special Exception is approved to a detailed conceptual site plan and should include, at minimum, the following information:
✓	○ Size and dimensions of the parcel
✓	○ Location of wetland and/or flood plain line, if applicable
✓	○ Location and names of all abutting streets
✓	○ Location of driveways
✓	○ Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
✓	○ Location, size and type of any septic systems, drainfield and wells
✓	○ Location of all easements
✓	○ Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	○ Building height
✓	○ Setbacks from each building to the property lines
✓	○ Proposed fences
✓	○ Location and size of buffers: show existing and proposed landscaping, fences and walls
✓	○ Location, number and size of existing and proposed parking spaces
✓	○ Location of existing and proposed outdoor lighting
✓	○ Location of existing and proposed signage
✓	○ Location of fire lanes
✓	5. Provide an 8 ½ x 11 reduction of the site plan.



**SITE PLAN**  
1-80-07



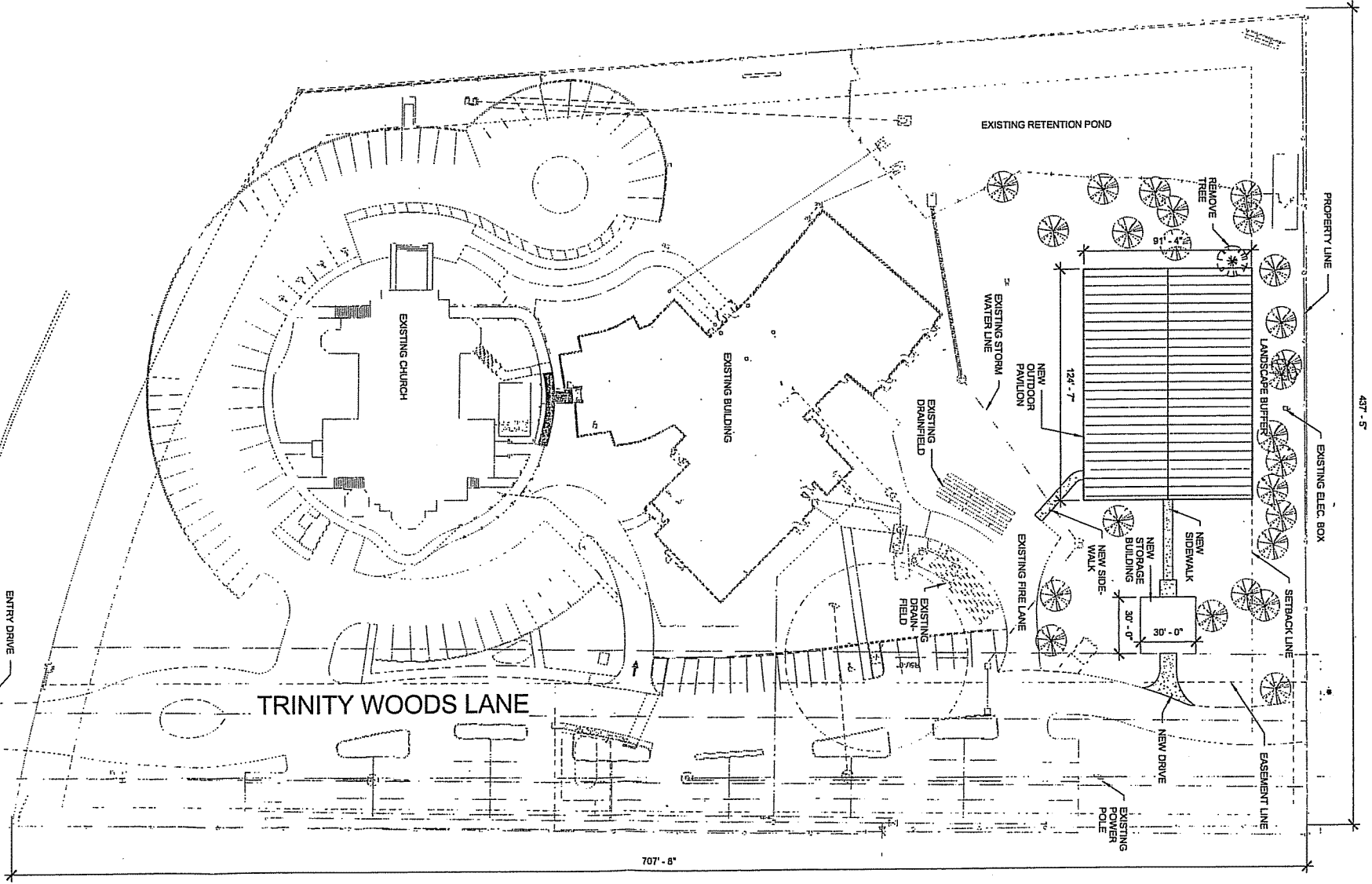
707' - 8"

437' - 5"



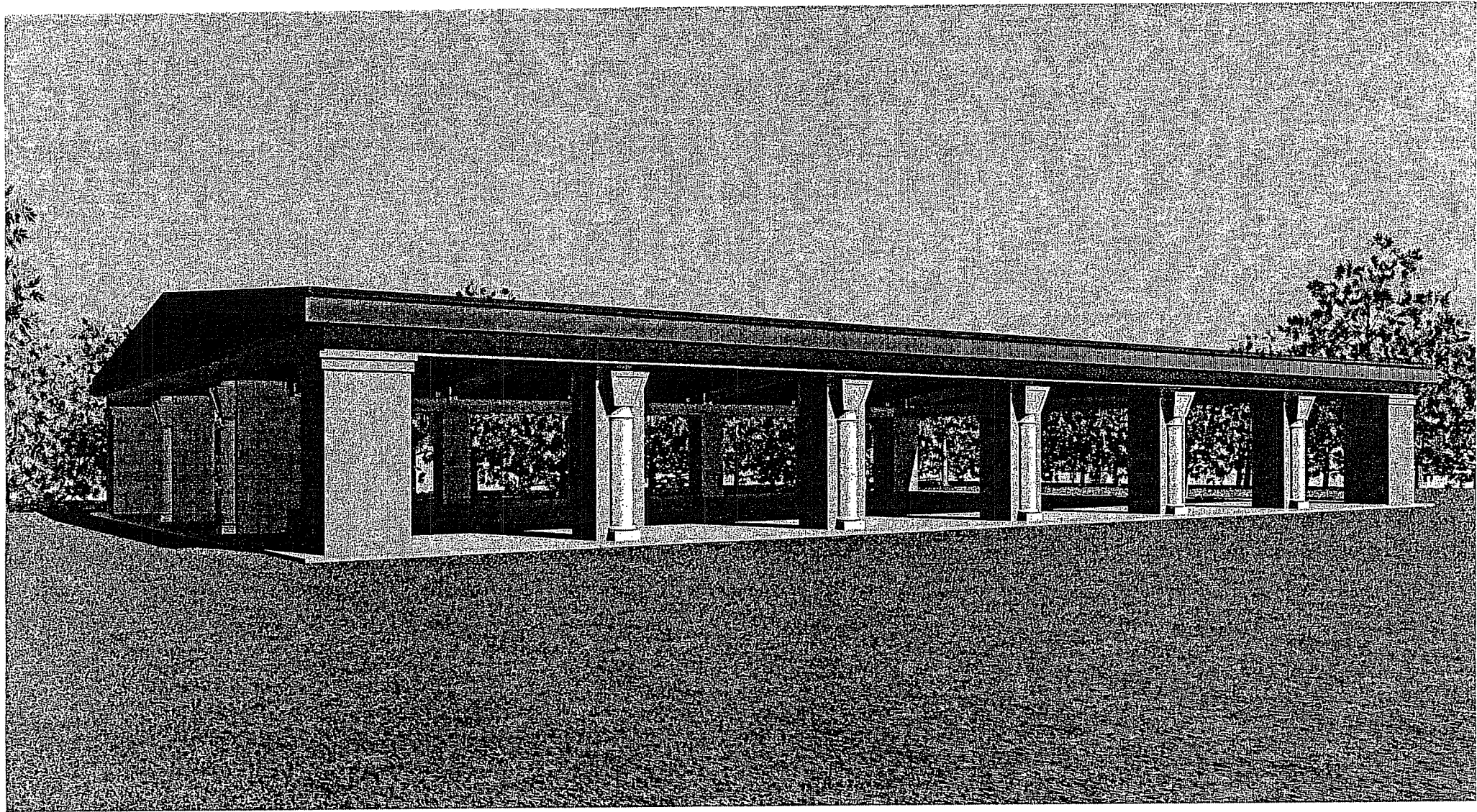
**SITE PLAN**  
1"=80'-0"

S. WYMORE ROAD



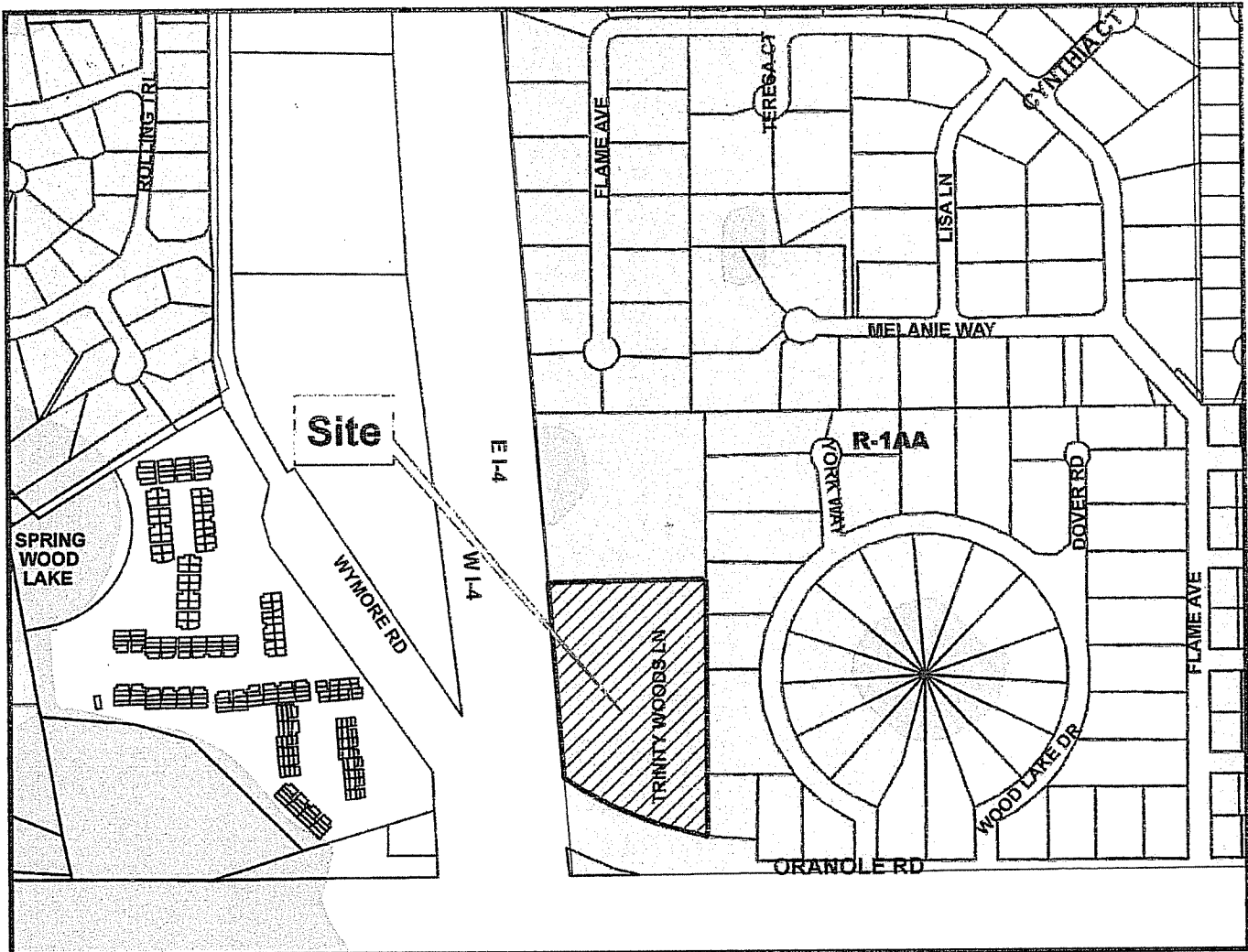
437'-5"

707'-8"







Holy Trinity Greek Orthodox Church  
Scott Crews Architecture, LLC  
1217 Trinity Woods Lane  
Maitland, Florida 32751

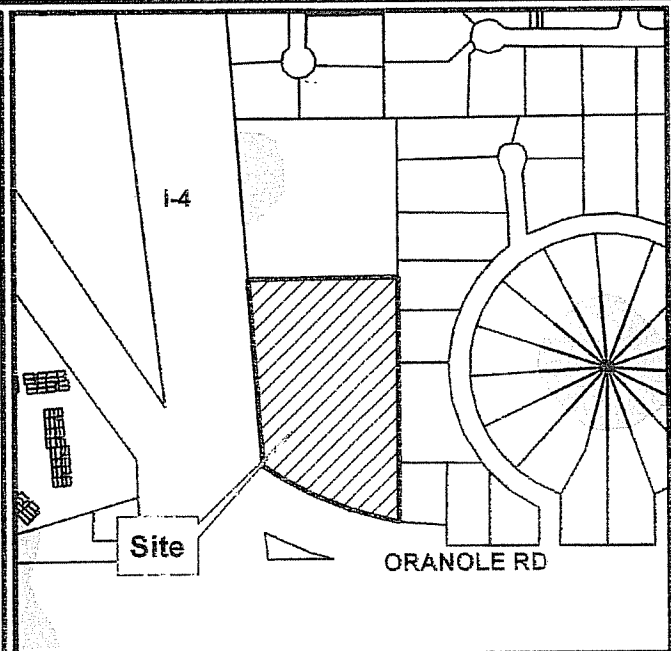


Seminole County Board of Adjustment  
June 25, 2007

Case: BS2007-08 (Map 3208, Grid D3)  
Parcel No: 23-21-29-300-0100-0000

Zoning

-  BS2007-08
-  R-1AA



May 4, 2007

Seminole County Planning Division  
1101 East First Street  
Sanford, FL 32771

Re: Holy Trinity Greek Orthodox Church special exception request to allow the construction of an outdoor pavilion and storage shed.

Parcel ID#: 23-21-29-300-0100-0000

Legal Description:  
LEG SEC 23 TWP 21S RGE 29E 1/4 OF SW 1/4 N OF ORANGE RD  
& E OF ST RD 400 (LESS N 477.01 FT)

Address:  
1217 TRINITY WOODS LN  
MAITLAND, FL 32751

To Whom It May Concern:

The purpose of this letter is to state that Holy Trinity Greek Orthodox Church is requesting a Special Exception to allow the construction of an 11,378 square foot open sided, outdoor pavilion and 900 square foot storage shed on the north side of their property. There will no permanent furnishings in the pavilion.

The two main times of use for the pavilion will be during Easter activities (Holy Week) and during the church's annual "Greekfest" celebration which takes place in the month of October. Other times of use will not exceed the normal hours of the Church.

The storage shed will be used purely as a storage facility to house items that are already in storage on the site as well as items used during "Greekfest".

Other project specifics are as follows:

There are no wetlands on the property nor is it located in a flood plain.

There are no new septic systems or wells proposed for this project. The existing drainfields are indicated on the attached site plan.

The pavilion is the taller of the two structures and is 20'-6" above grade.

There are no new fences proposed.

We are planning for a landscape buffer on the north side of the pavilion per the requirements of the county.

There are no new parking spaces provided.


There will not be any new site lighting other than what is located in or on the new structures.

We are not proposing any new signage.

Please see attached site plan for more project information.

I and Holy Trinity thank you for taking the time to review this project for Special Exception. If you have any questions or need clarification please feel free to call or e-mail.

Sincerely,



Scott Crews, AIA



METROPOLIS  
OF ATLANTA

# HOLY TRINITY GREEK ORTHODOX CHURCH OF GREATER ORLANDO

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April 30, 2007

I, Emanuel Mavres, an authorized representative of Holy Trinity Greek Orthodox Church, hereby authorize the Scott Crews Architecture, LLC., to represent us in the Seminole County Review Process for the property described as follows:

**Parcel number:**

PARCEL ID#: 23-21-29-300-0100-0000

**Legal Description:**

**LEGAL DESCRIPTION :**

LEG SEC 23 TWP 21S RGE 29E SE 1/4 OF SW 1/4 N OF ORANGE RD &  
E OF ST RD 400 (LESS N 477.01 FT)

Any further verification regarding this letter of authorization can be directed to me at any of the numbers shown with this letter.

Sincerely,

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Emanuel Mavres  
Holy Trinity Church

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
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**GENERAL**

Parcel Id: 23-21-29-300-0100-0000  
 Owner: CHURCH HOLY TRINITY GREEK  
 Own/Addr: ORTHODOX OF GREATER ORL INC  
 Mailing Address: 1217 TRINITY WOODS LN  
 City,State,ZipCode: MAITLAND FL 32751  
 Property Address: 1217 TRINITY WOODS LN MAITLAND 32751  
 Facility Name:  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 36-CHURCH/RELIGIOUS ()  
 Dor: 71-CHURCHES

**2007 WORKING VALUE SUMMARY**

Value Method: Market  
 Number of Buildings: 3  
 Depreciated Bldg Value: \$2,536,942  
 Depreciated EXFT Value: \$70,150  
 Land Value (Market): \$45,738  
 Land Value Ag: \$0  
 Just/Market Value: \$2,652,830  
 Assessed Value (SOH): \$2,652,830  
 Exempt Value: \$2,652,830  
 Taxable Value: \$0  
 Tax Estimator

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	01/1977	01132	1611	\$100,000	Vacant	Yes
SPECIAL WARRANTY DEED	01/1974	01023	0256	\$27,100	Vacant	Yes

Find Sales within this DOR Code

**2006 VALUE SUMMARY**

2006 Tax Bill Amount: \$0  
 2006 Taxable Value: \$0  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
SQUARE FEET	0	0	304,920	.50	\$45,738

**LEGAL DESCRIPTION**

LEG SEC 23 TWP 21S RGE 29E SE 1/4 OF SW 1/4 N OF ORANGE RD & E OF ST RD 400 (LESS N 477.01 FT)

**BUILDING INFORMATION**

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	MASONRY PILAS	1983	10	6,540	1	CONCRETE BLOCK-STUCCO - MASONRY	\$439,094	\$605,647
			Subsection / Sqft OPEN PORCH FINISHED / 160					
2	MASONRY PILAS	1990	15	10,295	2	CONCRETE BLOCK-STUCCO - MASONRY	\$760,385	\$956,459
			Subsection / Sqft OPEN PORCH FINISHED / 368					
			Subsection / Sqft UTILITY FINISHED / 707					
3	MASONRY PILAS	2004	32	13,240	1	CONCRETE BLOCK-STUCCO - MASONRY	\$1,337,463	\$1,389,572
			Subsection / Sqft OPEN PORCH FINISHED / 72					
			Subsection / Sqft OPEN PORCH FINISHED / 70					
			Subsection / Sqft OPEN PORCH FINISHED / 90					

**Permits**

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL CONCRETE DR 4 IN	1990	61,000	\$70,150	\$122,000

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.