

## Legislation Text

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File #: 2024-0099, Version: 1

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### Title:

**Trinity Prep Special Exception** - Consider a Special Exception for an additional educational building at an existing private school in the A-1 zoning district on 90.19 acres, located on the south side of Aloma Avenue at Trinity Prep Lane; BS2023-03 (Richard Baldocchi, Applicant) District1 - Dallari (**Hilary Padin, Project Manager**)

### Agenda Category:

Public Hearing Items

### Department/Division:

Development Services - Planning and Development

### Authorized By:

Rebecca Hammock, Development Services Director

### Contact/Phone Number:

Hilary Padin/407-665-7331

### Motion/Recommendation:

1. Adopt the associated Development Order for a Special Exception for an additional educational building at an existing private school in the A-1 zoning district on 90.19 acres, located on the south side of Aloma Avenue at Trinity Prep Lane; or
2. Deny the associated Development Order for a Special Exception for an additional educational building at an existing private school in the A-1 zoning district on 90.19 acres, located on the south side of Aloma Avenue at Trinity Prep Lane; or
3. Continue the request to a time and date certain.

### Background:

The Applicant requests to construct a 30,000 square foot science building at an existing private school established in 1968. The additional educational building will be two (2) stories and thirty-five (35) feet in height and will serve their existing student

population of 888 students. The proposed Development Order includes a maximum student population threshold of 888 students. Prior, the school did not have special exception approval having been originally established in 1968. Therefore, with this expansion, special exception approval with a Development Order is required. The DO establishes the maximum student population as is required for all other special exceptions for schools.

The school property and the proposed structure straddles the Seminole County and Orange County line. 34.87 acres of the 90.19-acre property is in Seminole County and 55.32 acres of it lies in Orange County. 22,140 square feet of the 30,000 square foot proposed structure is on the Seminole County side and the remaining 7,860 square feet lies in Orange County. An interlocal agreement is scheduled for the consent agenda to allow Seminole County to process the permitting of the entire structure.

The structure will be constructed in an existing parking lot, which will remove fifty-six (56) parking spaces and the school's Orange County Special Exception is requiring them to replace thirty-five (35) of the parking spaces. The spaces will all be on the Seminole County side of the campus. The school exceeds the parking requirement of one (1) spot per four (4) seats in the auditorium. The auditorium has 800 seats, which requires 200 parking spots. The school will have 317 parking spaces, which is within the Land Development Code requirements.

In compliance with Seminole County Land Development Code Section 30.49 - Community Meeting Procedures, the Applicant conducted a community meeting on July 13, 2023.

### **Staff Findings:**

As provided for in Section 30.41(e)(1) of the Land Development Code of Seminole County, the Board of County Commissioners, based on a recommendation from the Planning and Zoning Commission, is authorized to hear and decide Special Exceptions under the terms of the Land Development Code upon determination that the use requested:

### **IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:**

This private school has existed on the property since 1968. The addition of the science building would be for use by the existing students at the school. The trend of development of the area is residential, office, and commercial retail uses. A private school is a customary use; therefore, the addition of this educational building would be in character with the existing uses and compatible with the trend of development in the

area.

**DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:**

The private school has existed for many years and the addition of the science building will serve the existing student population; therefore, it will not have an unduly adverse effect on existing traffic patterns, movements, and volumes.

**IS CONSISTENT WITH THE SEMINOLE COUNTY COMPREHENSIVE PLAN:**

Public and private schools are permitted by Special Exception in the A-1 zoning district, which is permitted in the Public (PUBS) future land use designation; and therefore, is consistent with the Seminole County Comprehensive Plan.

**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 use meets the minimum area and dimensional requirements of the A-1 zoning district.

**WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:**

The private school use has been established at this location since 1968 and the property is made up of 90.19 total acres. The addition of one (1) educational building within the large campus is not out of character with the surrounding area and will not cause any adverse traffic issues. Therefore, the granting of the subject special exception will not adversely affect the public interest.

**Planning and Zoning Commission:**

The Planning and Zoning Commission met on January 10, 2024, and voted unanimously to recommend the Board of County Commissioners approve the Special Exception and associated Development Order for an additional educational building at an existing private school in the A-1 zoning district, with the condition to not include staff's request for a student enrollment cap. The January 10, 2024, P&Z minutes are attached.

**Requested Action:**

Staff requests the Board of County Commissioners approve the Special Exception and associated Development Order for an additional educational building at an existing private school in the A-1 zoning district on 90.19 acres, located on the south side of

Aloma Avenue at Trinity Prep Lane.