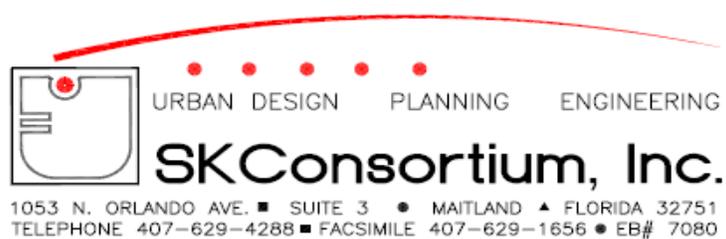


ST. ANTHONY COPTIC ORTHODOX CHURCH

1185 N. WYMORE ROAD
MAITLAND, FLORIDA 32751

PLANNED DEVELOPMENT PROJECT DESCRIPTION

August 17, 2016



St. Anthony Coptic Orthodox Church PLANNED DEVELOPMENT

1185 N. Wymore Road
Maitland, FL 32751
August 17, 2016

BACKGROUND

Coptic Church: The Coptic Church was established by St. Mark the Evangelist in the city of Alexandria, around 43 A.D. His Holiness Pope Tawadros II is the 117 Successor of St. Mark the Evangelist who came to office in November 2012, is the present Pope of the Coptic Orthodox Church worldwide. The first Coptic Orthodox Diocese in the United States is the Diocese of the Southern United States established in 1993. The Coptic Orthodox Diocese of the Southern United States is composed of 11 states, mainly in the south and western United States (Alabama, Arizona, Arkansas, Florida, Georgia, Louisiana, Mississippi, New Mexico, Oklahoma, Tennessee, and Texas). There are currently 53 priests serving the 38 churches and 36 Coptic communities located in the Diocese.

There are 17 Diocese Churches in Florida including:

St. Mary & St. Mina – Clearwater
St. George – Daytona Beach
St. Mary – Delray Beach
St. Mark – Fort Myers
St. Demiana – Jacksonville
St. Anthony – Maitland
Archangel Michael – Melbourne
St. John the Baptist – Miami
St. Verena – New Port Richey
St. Reweis – New Tampa
St. Rebekah – Orlando
St. Mary & Archangel Michael – Oviedo
St. Athanasius – Pensacola
St. Simon the Tanner – Sarasota
St. Mary & St. George – Tallahassee
St. George – Tampa
St. Peter, Seal of the Martyrs – West Palm Beach



St. Anthony Coptic Orthodox Church, Maitland, Florida

St. Anthony Coptic Orthodox Church was established at its current location in 2011. **Fr. Daoud Tawadrous** is the current priest for the Church. On August 12, 2001, H.G. Bishop Youssef ordained him priest. He began his service in St. Mary & Archangel Michael Coptic Orthodox Church in Oviedo, Florida.

The current St. Anthony site and buildings have been used as a church since the first original church building was constructed in 1970. Two modular units were added to the site in 1991 and 1992. The church serves Coptic members in and around Maitland area including Orlando, Apopka, Altamonte Springs, Casselberry, Longwood and Lake Mary. There are approximately 200 congregation members that participate in church activities on a regular basis.

EXISTING CONDITIONS

St. Anthony is located on a 2.48-acre site at the southwest corner of N. Wymore Road and Wymore Road (Oranole Road). Out of the 2.48 Acres, 0.09 acres are in Seminole County. The remaining 2.39 acres are in City of Maitland. **The Maitland portion, which is subject to this Planned Development application, is currently zoned R-1AA.** The Future Land Use Designation is Office with maximum 0.30 Floor Area Ratio.

The church is accessible through a single driveway located at the southeast corner of the site approximately 280' from the intersection. This segment of N Wymore Road runs between Hope Oranole Roads. It is a two-lane facility providing access to 4 driveways with two churches on the southbound lane, a residential subdivision (Maitland club) and Indigo Palms at Maitland in the northbound lane. Currently, pedestrian access (sidewalk) exists only on the east side of the road.

The existing church site is somewhat cleared of vegetation. Sparse trees are located mainly along the western property line. The remaining unimproved areas are grass lawn on the east and north side of the main church building. The entire site currently drains toward I-4 right of way (west / southwest). Existing soils are well drained and have low groundwater table. Based on a preliminary soil report prepared by Terracon, estimated seasonal high water table is at the depth of 8-10 feet below existing grades. Per F.I.R.M map panel 12095C013F, the site is outside 100-year flood prone area.

There are 5 single story structures on the site totaling 13,216 square feet, a playground and 77 parking spaces.



AERIAL (BIRD'S EYE VIEW) OF EXISTING ST. ANTHONY COPTIC ORTHODOX CHURCH

1) Main Church Building: The main church building is approximately 6,585 sf. This building is primarily used for church services, social hall, and administrative office. The building serves three primary functions, sanctuary, multi-purpose hall and administrative offices.

- The existing sanctuary is located at the north end of the building. It currently **has 213 seating capacity**. The layout is in east-west direction similar to other small traditional churches. Sanctuary stage is located at the east end wall. The stage area includes an altar, north and south deacons. Nave section consists of a single main aisle with pews on both sides. Narthex section is located at the west end of the sanctuary and is connected to a small vestibule to the south. This vestibule serves as a people gathering hallway before entering into the narthex. Church members can enter the vestibule from a drop-off area outside the building.
- There is a short and narrow corridor connecting the vestibule area to a large open banquet hall in the mid section of the main church building. Restrooms, utility rooms, and storage areas are located along both sides of the corridor. This banquet hall is used for multiple purposes to support church social functions, such as church meeting, dining area, and other non religious activities.

St Anthony Coptic conducts two community outreach activities including Food Bank and free health clinic. These two activities are also conducted in this multi-purpose hall when there are no other church social activities.

- Administrative Office. On the southern most section of the main Church building there are small office for one priest, a storage room, a private restroom, and a food pantry.

2) Support Buildings: Two support buildings are approximately 3,895 sf. These buildings are modular units and used as meeting rooms, classrooms and other social functions. that is currently used for meeting place, break room, etc.

There are two modular buildings located away from the main church building. These two modular units are currently joined together by a covered wooden deck and ramps of approximately 2,452 square feet. This covered deck area is used for meeting place and break room. In traditional mature churches, these support buildings are usually called educational buildings. As the name implies, these buildings often utilized as classrooms for religious teaching. As in most churches, adult, youth and children classes are conducted at different times and in separate classrooms. Other uses of these modular buildings include children activities, game room, computer room, and meeting room. The covered deck area is often used as a break area. Picnic tables and vending machines are located in the covered deck area.

3) Storage Buildings: There are two small storage buildings located between the two modular units and western property line. These two storage buildings are approximately 284 sf. They are currently utilized for ground maintenance and equipment storage.

CURRENT OPERATION:

The church has been conducting religious and social activities at its current location through weekdays, weekends, during the day and in the evening. Weekday activities are conducted either before or after rush hour traffic. Various spaces in the buildings and parking areas are alternately utilized depending on the function and size of participants. These activities can be summarized as follow:

DAY	DURATION	BUILDING	SERVICE	ATTENDANCE
Saturday	08:30 - 11:00	Sanctuary	Worship	80-100
Saturday	11:00 - 12:30	Banquette Hall	Agapi (meal)	80-100
Saturday	18:30 - 19:00	Sanctuary	Worship	80-100
Saturday	19:00 - 20:30	Support bldg.	Sunday School	40-50 (children E/M School)
Saturday	19:00 - 20:30	Sanctuary	Bible Study	40-50 (Adult)
Saturday	20:30 - 10:00	Sanctuary	Praises	80-100
Sunday	08:00 - 11:00	Sanctuary	Worship	120-130
Sunday	11:00 - 12:30	Banquette Hall	Agapi (meal)	120-130
Sunday	17:00 - 20:00	Support bldg.	Youth Activities	50-70
Monday	Pre-scheduled	Banquette Hall	Community Social event	Varied
Tuesday	Pre-scheduled	Banquette Hall	Member's event	Varied
Wednesday	10:00 - 12:00	Sanctuary	Worship (Arabic)	30-40
Wednesday	13:00 - 14:00	Banquette Hall	Food Bank	20-30
Wednesday	19:00 - 21:00	Banquette Hall	Tutoring Classes	20-30
Thursday	09:00 - 13:00	Sanctuary	Worship (Elders)	20
Thursday	18:00 - 21:00	Banquette Hall	Health Clinic	20-30
Friday	19:00 - 20:30	Banquette Hall	Food bank	40-50
Friday	20:30 - 22:30	Support Bldg.	Youth Meeting	30-40 (HS/Collage)
Friday	22:30 - 24:00	Banquette Hall	Youth Activities	30-40 (HS/College)

Activities and Services

- **Worship services (lirurgy):** Worship Services are provided 4 days a week to serve different groups of the congregation members. Service for English speaking group, which is the largest group, is held on Sunday morning from 8:00 to 11:00 AM. Services for other groups including Arabic speaking, Elders, Youth and Children are on Wednesday, Thursday, and Saturday. Two services are offered on Saturday for convenience of its members who may not be able to attend Sunday service. Regardless of the group size, all worship activity is conducted in the Sanctuary.
- **Meal (Agapi):** Congregation members share a meal following larger services on Saturday and Sunday. This activity is to provide opportunity for the member to socialize in a large group setting. Foods and beverages are either arranged through catering services or brought by members.
- **Sunday School service for children** is actually on Saturday in the evening between 7 PM to 8:30 PM), This Sunday School service is for religious teaching for small children at elementary and middle school age group, while their parents are in a Bible study class.
- **Tutoring Classes:** This is an after school tutoring sessions provided by volunteer members of the church. Tutoring classes are on Wednesday evening. Depending upon availability of volunteer tutors, subjects may include, English, mathematic, computer, etc.
- **Youth Program:** Various activities including music, sports, games, school and general counseling are offered to young members of the church ranging from high school to college students. The Youth Program is aimed at adolescent issues to help young members transition their lives to adulthood and stay out of trouble. Meetings and activities are on Friday and Sunday evenings.
- **Food Bank:** Food bank is community service program provided by our volunteer members. In this program, members get together to sort, organize and packaged donated food items, then distribute them to those in the community. We do not prepare

or serve cooked meal on the premise. However, those who need assistance can arrange to pick up food packages on the day.

- Health Clinic: Working with Orange County Health Department, church members who are medical doctors volunteer to provide free primary care services. Patients are usually church members and general public who can not afford high cost medical care. Services include only primary care such as consultation with doctor, preliminary diagnostic (temperature, blood pressure, etc.), observation, and prescription of medication. Emergency care, laboratory testing, surgical, mental health services, etc. are referred to outside services.
- Pre-scheduled Activities: St. Anthony Coptic Orthodox Church is a community church. Sanctuary, banquet hall and support buildings are open for use by the surrounding communities. Activities such as neighborhood meetings, wedding, etc. can be arranged on a case by case basis on the days and times that the church ground is not used for other functions.



GROUND SHOT AT EXISTING DRIVEWAY

PROPOSED DEVELOPMENT

Most church development starts with one multi-purpose building for combined religious and social functions. Temporary buildings such as modular classrooms usually are added during growth periods. Once a church reaches maturity and has sufficient funding, a permanent sanctuary and educational buildings will then be built to separate various functions. In a typical Christian church, there are 3 typical functions; religious, educational, and social/community functions. When a church reaches capacity of its service capacity a new church is usually formed in a nearby community. The growing cycle of a new church will then repeat.

Since the establishment in central Florida more than 10 years ago, St. Anthony Coptic Orthodox church has grown in number of membership. With approaching maturity and membership support, the church has financial strength to undertake redevelopment of the existing facility. Like other mature churches, our objective is to provide permanent buildings for all primary church functions. This means a separate sanctuary building for religious ceremonies, a permanent multi-purpose building for social activities and teaching of Coptic Orthodox Christianity.

Unlike other typical churches, St. Anthony did not start off with a multi-purpose building. It purchased an existing church building that had a combined sanctuary and multi-purpose hall in one building together with additional site area for potential expansion. In order to redevelop, the church anticipates the following sequence of major improvement.

Development Phases:

The proposed development affect every existing building on the site. Most of the building will be torn down with the exception of the current sanctuary that will be preserved and renovated into a small chapel. Since the entire site and building will undergo a major redevelopment, sequence of development in various stages is of utmost importance for the church to remain functional during the redevelopment period.

- 1) Demolish existing modular units and storage buildings to create room for stormwater pond and parking area.
- 2) Build new permanent education building on the vacant portion of the site. Construct new sanitary sewer system.
- 3) Build new permanent multipurpose hall.
- 4) Demolish portion of existing main church building (banquette hall and administrative office) to provide room for the new sanctuary building. Continue utilizing the existing sanctuary for religious ceremonies, while conducting social and educational functions in the new Education and Multipurpose hall buildings.
- 5) Build the new sanctuary building.
- 6) Once the new and larger sanctuary is completed and occupied, existing sanctuary will be renovated and used as a chapel, along with a new small church administrative office building.

We anticipate these redevelopment activities will be phased out over a period of 5 to 8 years.

Development Program

1 Educational Building:

14,121 square feet, two-story building to house classrooms, conference rooms, storage rooms and restroom facility to share with the adjoining multi-purpose hall. Classrooms will be designed with facilities to accommodate various user groups (adult, youth and children). The building main entrance hallway is facing south toward the Sanctuary (3), and Chapel (4).

2 Multi-purpose Hall:

5,480 square feet, single story, high ceiling building. The function of this building is similar the existing banquette hall. As the name implies, this building is designed to serve multiple purposes. The building will have one large open area with an approximate size of a basketball court. The multipurpose hall building will share an entry hall and restroom facilities with the educational building to the east. The large open area can be used for social functions, dining rooms, game rooms, and sport activities.

3 Sanctuary:

7,388 square feet, single story high ceiling building. This building will be utilized only for formal religious ceremonies to replace the existing sanctuary building. This new sanctuary building has a fixed seating capacity of 300 seats. Even though the seating capacity is only 87 seats more than the existing sanctuary, this new building will be more spacious and has more rooms

for traditional Coptic Church sanctuary. These include welcoming narthex area with separate restrooms, cry rooms, dressing room, choir practice, etc.

4. Chapel:

3,441 SF of the existing main church building will remain and be renovated for a small chapel. We anticipate to have seating capacity of 72 seats (6 rows of existing pew). The chapel will be utilized when large space in the main sanctuary is closed or not required. Anticipated activities include individual prayers, worshipping of small congregations (Arabic speaking or elder groups), small weddings, etc. The renovation also includes small dining area, and meeting room, and restrooms.

5. Administrative Offices:

802 square feet, one story small structure will be used for church administrative function. The building includes individual office spaces and storage rooms. One office will be occupied for the Priest, other spaces may be used for storage and health clinic.

6. Infrastructure Improvement:

The existing church currently does not have appropriate stormwater pond. We anticipate a new stormwater pond to be built in early phase of the improvement. Based on FDOT Interstate 4 improvement plan, much of the site runoff (approximately 70%) were taken into account. The new system will be designed in accordance with Maitland, SJRWMD and FDOT regulations to ultimately handle additional runoff.

A new sanitary sewer system will be built with phase I building. Currently, there are only two churches on this segment of N. Wymore Road. Neither church has connection to City sewer system. A new sanitary sewer lift station will be required along with sanitary forcemain to transmit sanitary waste from the project site to existing City sanitary sewer facility on east side Wymore Road approximately 1450' to the south. Jacking and boring (or directional boring) will be required to cross N. Wymore Road to existing sewer manhole.

St. Anthony Coptic Orthodox Church is current served by Seminole County for potable water. Based on preliminary discussion with Seminole County Environmental Services, County has sufficient water pressure in the area to provide drinking and fire water services.

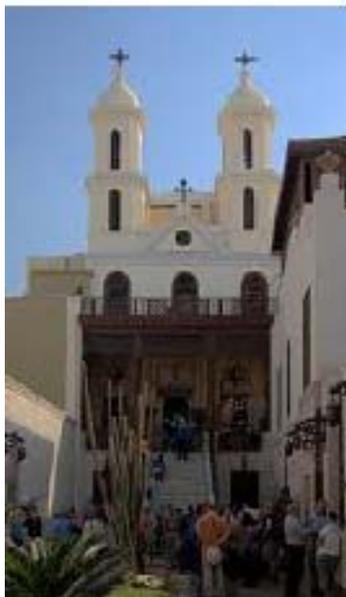
5 Operation

At the completion of final phase, the church will have 3 fully functional structures. Multi-purpose hall and classrooms will be housed under one structure serving educational and social functions of the church. The new main sanctuary will have 300 seats to accommodate large congregation for religious functions. The third structure is the renovated chapel. Chapel will be utilized for individual prayers and religious ceremonies of smaller congregation when large space and seating are not required. The sanctuary and the chapel will never be used at the same time. The 300-member church has only one priest and same members utilize these spaces.

It is our goal to provide the very same activities and services as we have been doing but within a more spacious and appropriate traditional Coptic church setting. We are aware of City staff's concern regarding parking issues even though we propose to provide adequate parking spaces to meet City's code requirement. It should be noted that although the proposed gross building floor area is much larger than the existing facility, we only increase seating capacity in the main sanctuary by 78 seats. The increase in floor area is mainly due to various support

functions that we currently do not have. These functions or activities are, for example, classrooms for each age group, restroom, storage rooms that are designated specifically for each function. We currently do not have a multi-purpose hall that can accommodate indoor children's activities. Much of these activities such as basketball, children play area are conducted outdoor and are dependent on weather. We do not have chapel for individual prayers or a sanctuary with appropriate dressing room, choir practice and cry room.

Based on the comments received at the pre-application meeting, a parking study was conducted and submitted along with the Planned Development Application as a supporting document.



IMAGES OF COPTIC CHURCH ARCHITECTURE

Residential Character:

The church is well aware of the surrounding environment and very sensitive to building design and site layout. We have met and listened to input and ideas from our neighbors both the

residents and the adjacent church. Our ultimate goal is to design and build with our local community in mind. An appearance of a prominent and well maintained church reflects the health of surrounding communities. It was quite apparent that our residential neighbors wanted a quality designed architecture, an icon building that becomes landmark of the neighborhood. City's code, on the other hand, requires new non-residential buildings to maintain residential characters. The Church has carefully evaluated the design and layout of the proposed redevelopment in recognition of these somewhat opposing but thoughtful challenges.

It is important to the church that all of the buildings will be in Coptic Architectural style (Mediterranean) with high quality exterior finish. Sanctuary, which is the most ornate and decorated with domes and arches, will be most visible from N. Wymore Road. Church steeples, which is the tallest element, are located at the western end of the building away from single residential neighborhood across from N. Wymore Road and closer to I-4. The two story multipurpose building is located the furthest way along northern property line blocking the view of Wymore Road overpass across I-4. It should be mentioned that all new buildings will have the maximum height of 35' with the exception of traditional church's building vertical elements such as domes and steeples that will be higher and up to 55'. 35' maximum height requirement is a typical height allowed for two story residential buildings.

The proposed church buildings are across N. Wymore Road from existing residential neighborhood. It should be noted however that there is a 6' screen wall on the east side of N. Wymore Road providing visual separation between the residential homes and the road. Two existing tennis courts are located behind the wall, which also provide further separation from the road and the church building. The closest residential home is to the southeast corner of the Church site approximately 150' away from the proposed Sanctuary building corner. The highest structure, the Church twin steeples, are located on the west side of Sanctuary building further away from N. Wymore Road.

Site improvements include new parking area to meet Maitland code requirement for 300-seat church. Stormwater Drainage and Management system will be provided to meet the requirement of City of Maitland, St. Johns River Water Management District and FDOT. Landscape buffers will be provided along N. Wymore road and all sides of the property. Additional street trees will be planted along N. Wymore Road. Site access driveway will remain at existing location.

To address the Residential Character issue, please also see written memorandum from Mr. Ray Scott, the senior Principal Architect, of Scott Cormia Architecture.

Energy Efficient Design:

The proposed site planning and building design of the new St. Anthony has considered numerous aspects of energy conservation. We subdivide church structures into smaller buildings not only to reduce the massive scale of the building but also to address energy conservation. We purposely group the church structures into suitable size buildings based on the function they serve. Lights, HVAC in the Multipurpose Hall can be shut off or run at lower energy consumption when the mass congregation is occupying the main sanctuary. Small group prayers for elderly and Arabic speaking, for example, will be conducted in the much smaller Chapel during weekdays while the main Sanctuary is only utilized for larger group during the weekend. In addition, new trees will be planted throughout the entire site especially in or near paved areas which currently has very few.

Building lighting system will maintain the balance between natural light through clear-story and skylight and HVAC system. The building will utilize LED lighting with multiple controls for dimming and theming, and occupancy sensors for all assembly, classroom and ancillary spaces. Each building will be provided with a package heat pump system with high efficient SEER and EER rating. They will be controlled by a programmable thermostat to allow for occupied and unoccupied modes. The plumbing fixture will be low flow type with auto sensors. Exterior lighting will be controlled by Photo cells.