

Interoffice Memorandum

DATE: July 2, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Laekin O'Hara, Chief Planner

PHONE: (407) 836-5943

DIVISION: Zoning Division

ACTION REQUESTED:

Deny the applicant's request; or approve the applicant's request with conditions. District 2.

PROJECT: Case # SE-25-02-148

PURPOSE: Board of Zoning Adjustment (BZA) Case # SE-25-02-148 located at 4908 N. Apopka Vineland Rd., Orlando, FL 32818, in District 2, is an appeal to the Board of County Commissioners (BCC). The applicant is requesting a Special Exception in the A-1 zoning district to allow the construction of a religious institution.

On Thursday, May 22, 2025, a Community Meeting was held at Lake Gem Elementary School to allow for input from the surrounding residents. The meeting was attended by the applicant, County staff, and 58 citizens. The meeting tone was generally negative.

At the June 5, 2025 BZA hearing, staff recommended approval of the Special Exception request. There was no one in attendance to speak in favor of the request and four (4) people who spoke in opposition to the request. Prior to the BZA hearing, no comments were received in favor of the request and 12 comments were received in opposition.

The BZA discussed the concerns of the adjacent property owner regarding current drainage issues and the potential impacts of the project, the objection to the access along Sawmill Blvd. and how to restrict parking on the site. Ultimately, the BZA determined there was not enough information regarding drainage and off-street parking, and recommended denial of the Special Exception with a 3-1 vote.

The applicant subsequently appealed the BZA recommendation of denial, noting that they agreed with the Staff recommendation and felt the 6 Special Exception criteria are met. The applicant indicated the BZA's concerns with drainage were reviewed by both the Environmental Protection Division and Development Engineering and would be addressed at the construction plan stage, as required by Section 30-276 of the Code. The appeal contends that the BZA decision was based on factors outside of the scope of the BZA.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy of the application is available upon request in the Zoning Division.

BUDGET: N/A