

From the staff report for the May 1, 2025 BZA Recommendations booklet

SYNOPSIS: Staff described the proposal, including the location of the property, the site plan, and photos of the site. Staff provided an analysis of the six (6) Special Exception and six (6) Variance criteria and the reasons for a recommendation for the denial of both requests. Staff noted that they had received over **1,580** correspondences in favor and **1,327** correspondences in opposition to this request. Staff also noted that **many correspondences were from outside of the area.**

Visual observation of the “JOT” data revealed:

OPPOSED

- ALL within Florida
- majority from within Sand Lake Hills itself and the surrounding communities
- **furthest away were Merritt Island, Davenport, Apopka, and Minneola**
- Most entries provided comments, a large portion quite lengthy

SUPPORT

- A large portion of entries outside Sand Lake Hills and surrounding communities
- **outside central Florida included Ft. Lauderdale, Miami and Boca Raton**
- **Numerous out-of-state and even out-of-country records**
- Actual comments were sparse; the few with comments were mostly brief with only a few lengthy

The “JOT” data comes from people who used the QR code at the bottom of the public hearing notice.

		SUPPORT	OPPOSE
JOT Forms	Sep. 2024		1
	Dec. 2024		5
	Jan. 2025	13	296
	Feb. 2025	220	203
	Apr. 2025	1226	579
Total JOT Forms		1459	1084
No Name and Address		79	11
Unique Addresses (approximate)		783	558
Out of State/Country		366	0
Sand Lake Hills ONLY Entries		327	838
Sand Lake Hills ONLY Unique Addresses		86	338

"SUPPORT" JOT FORMS OUTSIDE FLORIDA	
NY	224
TX	4
MO	1
NJ	82
IL	14
KY	1
CO	1
CA	7
NV	7
CT	3
MA	3
OH	6
PA	3
WA	1
Toronto	3
Jamaica	5
Israel	1
	366

Why should people outside Central Florida have any say in a zoning matter in Dr. Phillips?

This slide is from the OTC Presentation at the BZA on May 1, 2025



ORLANDO TORAH CENTER
¾ ACRE ONE STORY CLOSE TO OTHER HOMES INSIDE SUBDIVISION



LET'S COMPARE!

Comparison of OTC (current and proposed) To Other Churches Along Apopka-Vineland Road

Facility/Building	Address	Acreage	# of Buildings	Gross SF	Floors	
Orlando Torah Center (current)	8613 Banyan Blvd	0.75	1	2676	1	
(proposed)		0.75	1	12052	3	
Salem Lutheran Church	7900 S. Apopka-Vineland Rd	2.98	1	9327	1	
Christ Community Church	5425 S. Apopka-Vineland Rd	5.6	1	5384	1	
Holy Family Catholic Church	5125 S. Apopka-Vineland Rd	25.34	9	8952	1	1
				1669	1	2
				24362	2	3
				66319	2	4
				20746	1	5
				19285	1	6
				14730	1	7
				16849	1	8
				1117	1	9
Christ the King Lutheran Church	4962 S. Apopka-Vineland Rd	6.66	3	8663	1	1
				4483	1	2
				7436	1	3
St. Lukes United Methodist Church	4851 S. Apopka-Vineland Rd	15.02	5	11712	1	1
				11542	2	2
				21516	2	3
				19243	1	4
				69885	2	5
Church of the Ascension	4950 S. Apopka-Vineland Rd	6.76	3	7765	1	1
				5980	1	2
				8968	1	3
Church of Jesus Christ of Latter Day Saints	3001 S. Apopka-Vineland Rd	9.54	1	27690	1	
Orlando Florida Temple	9000 Windy Ridge	13.2	2	77164	3	1
				4086	2	2
Crown of Glory	2017 S. Apopka-Vineland Rd	2.58	2	2709	1	1
				3224	1	2

SALEM LUTHERN CHURCH
2.98 ACRES ONE BUILDING ONE STORY



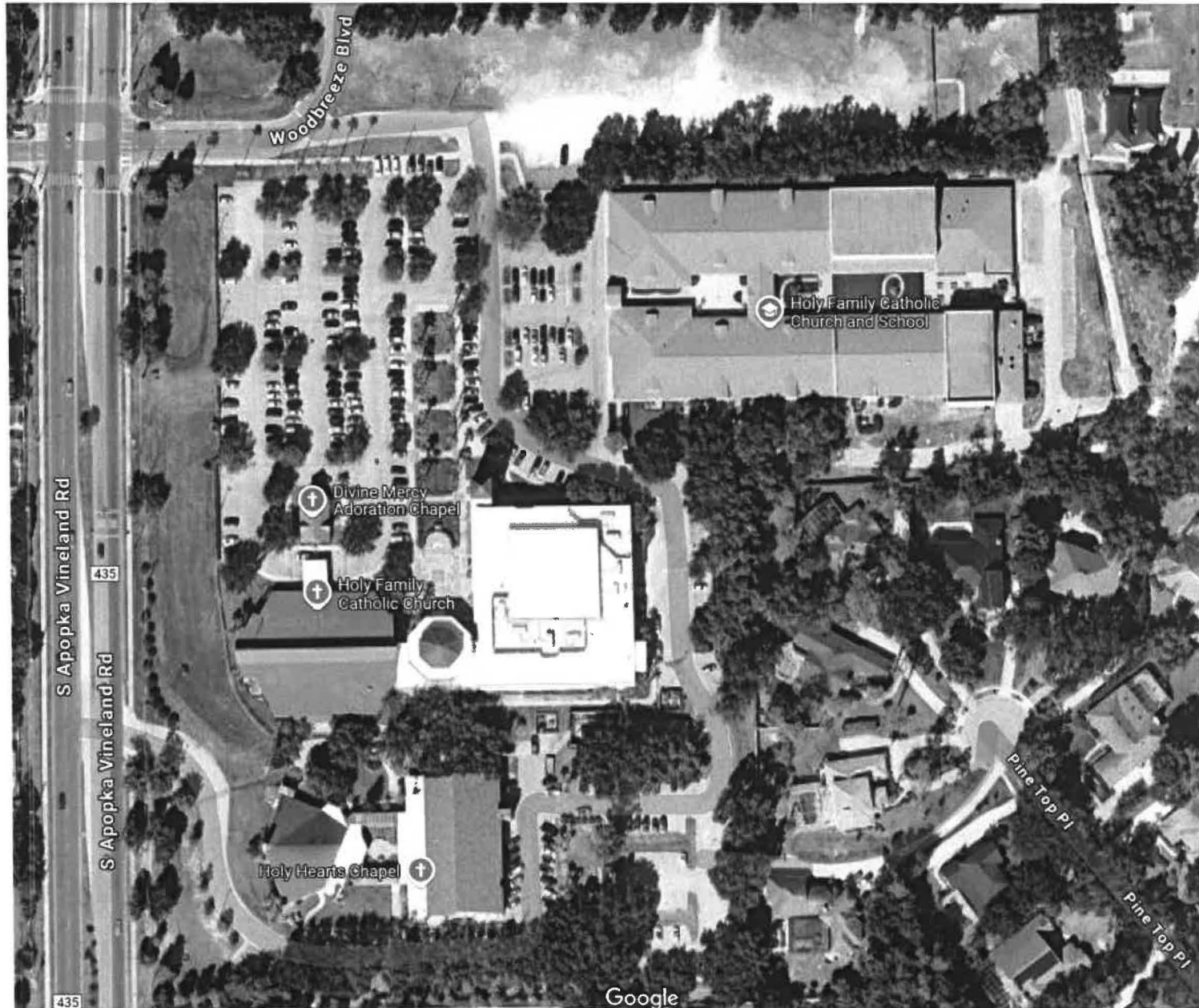
CHRIST COMMUNITY CHURCH
5.6 ACRES ONE BUILDING ONE STORY



HOLY FAMILY CATHOLIC CHURCH

25.34 ACRES 9 BUILDINGS 1 and 2 STORY

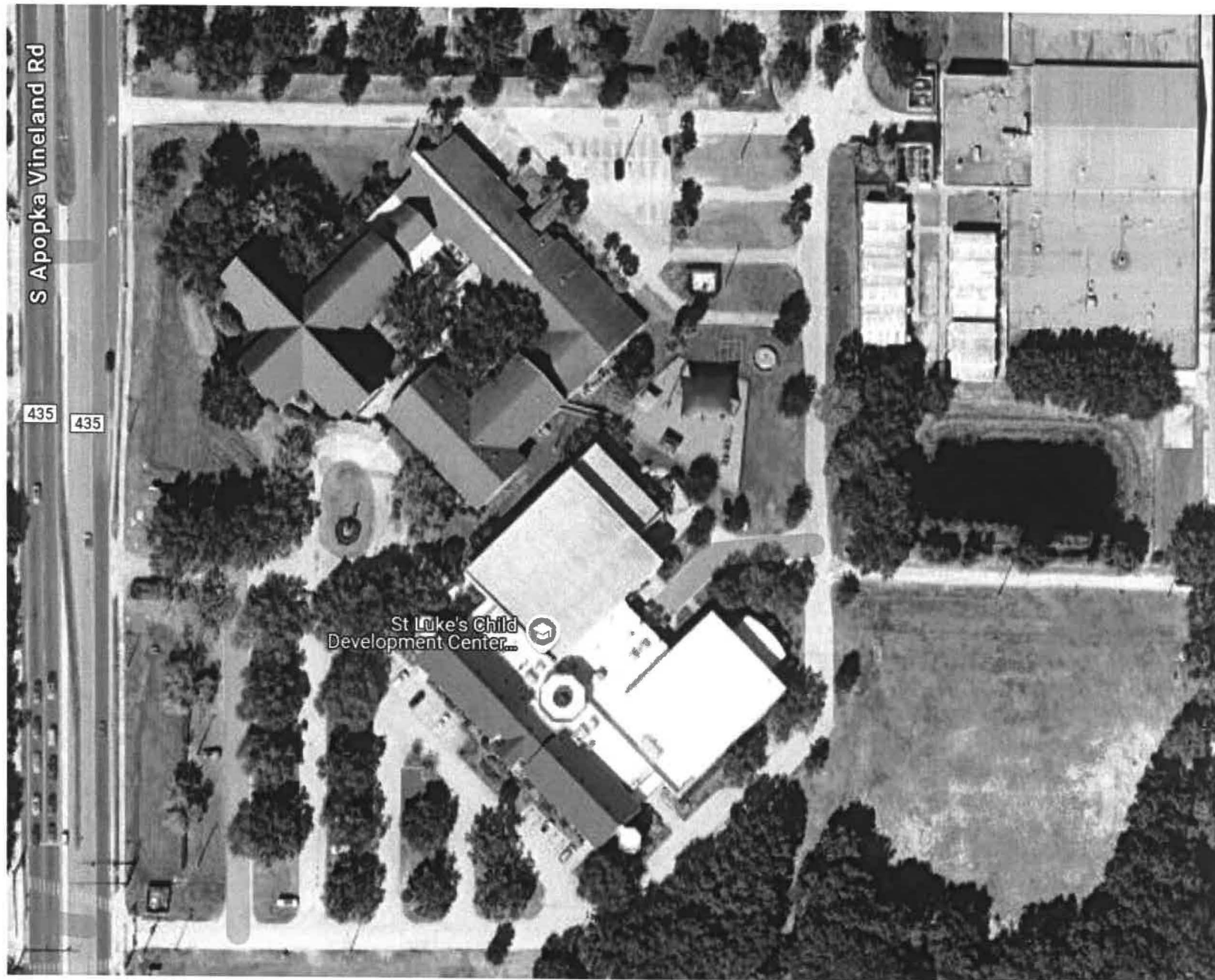
NOTE: Google maps shows 3 crosses (churches) on the Holy Family property



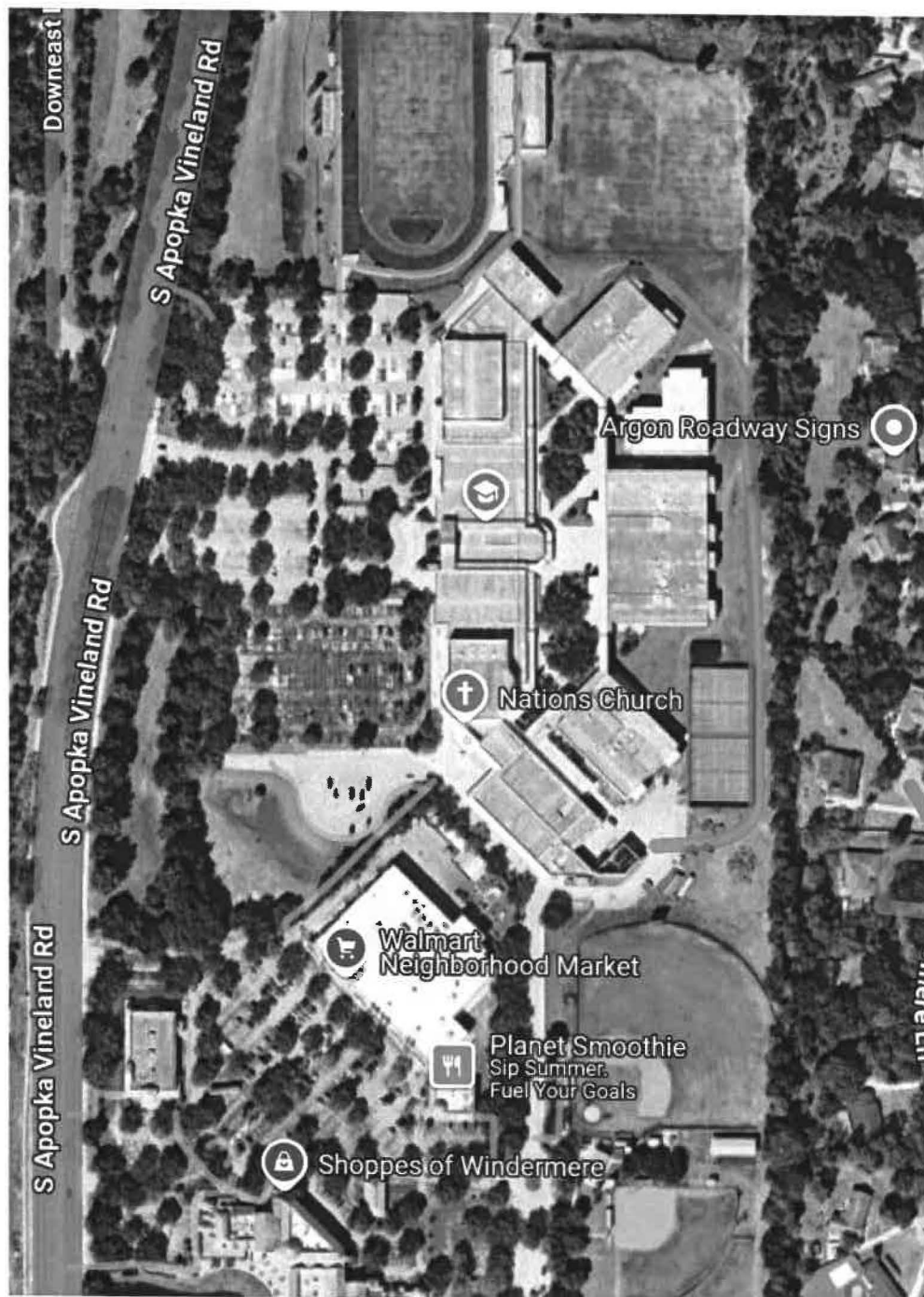
CHURCH OF THE ASCENSION and CHRIST THE KING LUTHERAN CHURCH
6.66 and 6.76 ACRES BOTH HAVE 3 ONE STORY BUILDINGS



ST. LUKES UNITED METHODIST CHURCH
15.02 ACRES 5 BUILDINGS 1 AND 2 STORY



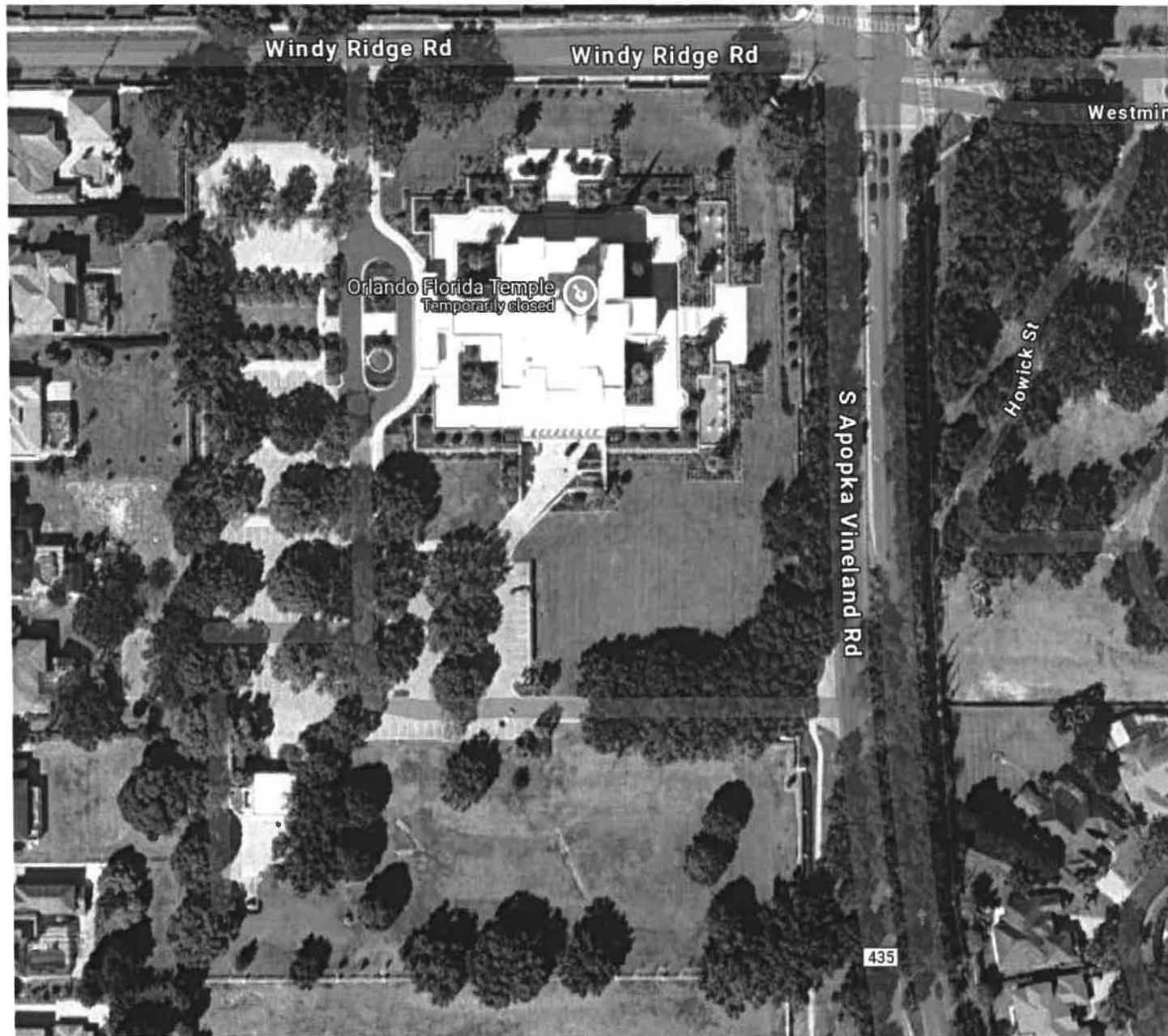
NATIONS CHURCH MEETS AT OLYMPIA HIGH SCHOOL ON SUNDAYS 9:15 AM AND 11 AM



THE CHURCH OF JESUS CHRIST OF THE LATTER DAY SAINTS
9.54 ACRES ONE BUILDING ONE STORY



ORLANDO FLORIDA TEMPLE
13.2 ACRES 2 BUILDINGS, 2 STORY and 3 STORY



Street view of Orlando Florida Temple, corner of Apopka-Vineland Road and Windy Ridge Road



CROWN OF GLORY LUTHERAN CHURCH
2.58 ACRES (smallest acreage) 2 BUILDINGS each ONE STORY



**THIS IS THE NUMBER OF THESE CHURCHES ALONG APOPKA-
VINELAND ROAD THAT BEGAN AS A SINGLE-FAMILY HOME**

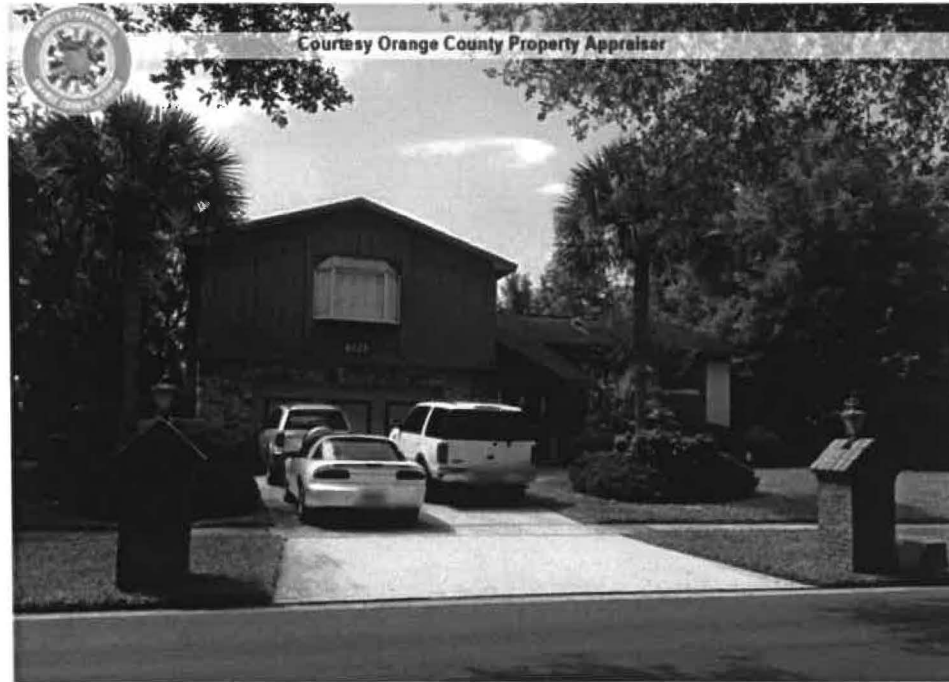
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This is from the OTC presentation at the BZA on May 1, 2025

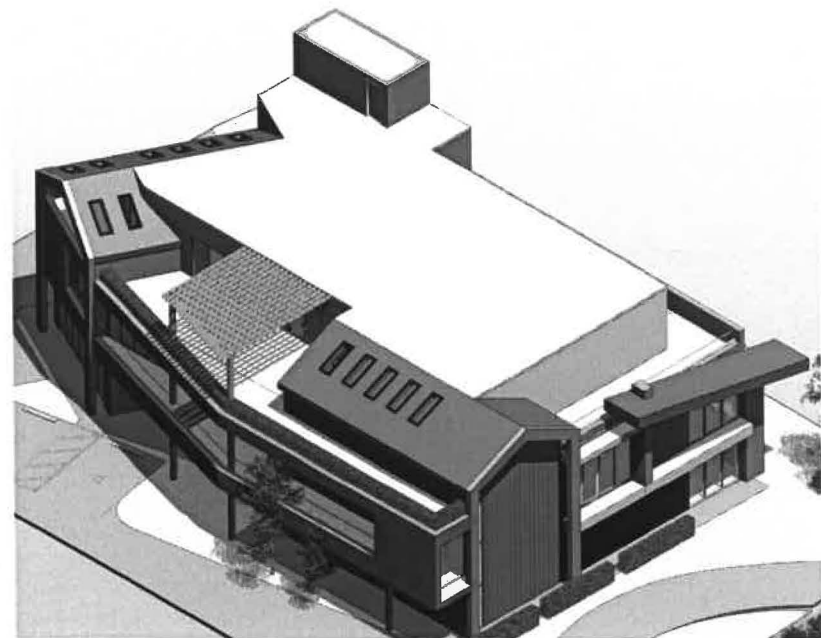
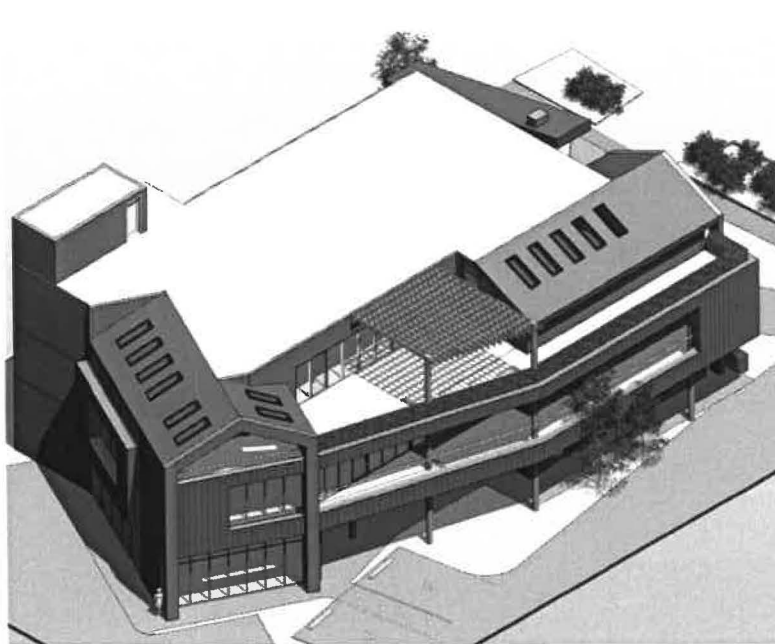
OTC's Proposed Facility is Similar to the Tri-Level Residences in Sand Lake Hills



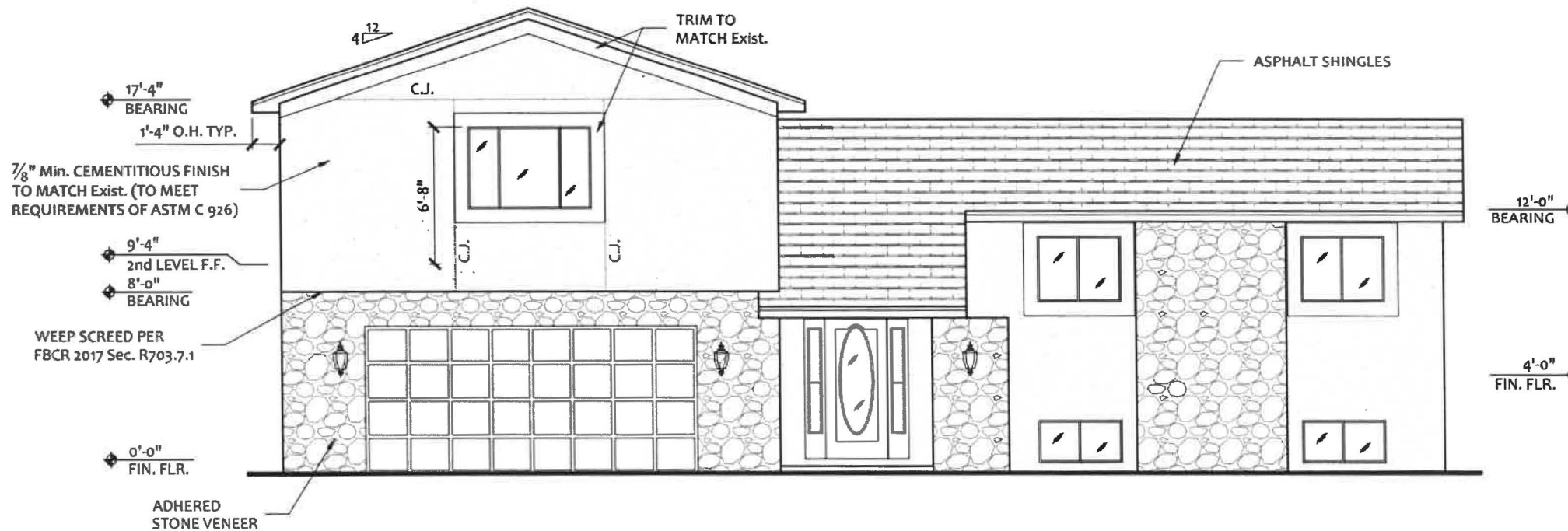
2 STORY 4 BR 3 BATH 3426 GROSS SF 2887 SF LIVING AREA



This 2 story home does NOT look like this 3 story commercial building!



The OTC presentation claimed the “tri-level” homes are approximately 35 feet tall. This drawing for a nearly identical home indicates its height is 21’4” (17’4” + 4’ roof peak)



FRONT ELEVATION

1/8"=1'-0"

- Support for this expansion is artificially inflated
- There is little comparison to be made between the OTC and the other churches along Apopka-Vineland Road
- The scope and scale of the proposed OTC presents numerous problems for the residents of this community
 - Numerous traffic safety concerns
 - The building would tower over homes nearby (too much building for a $\frac{3}{4}$ acre lot)
 - Does not belong or fit within a residential community
- There are alternatives the OTC could consider that would still serve their needs and be more palatable to the residents if they really want to be “good neighbors”

Please deny this appeal!

Thank you for your time and consideration!