

Interoffice Memorandum

DATE: February 18, 2026

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 or approve the applicant's request with conditions. District 1.

PROJECT: Case # SE-25-11-068 SCOTT GENTRY FOR DISCOVERY CHURCH

PURPOSE: Board of Zoning Adjustment (BZA) Case # SE-25-11-068 located at an unaddressed property on McKinney Rd., Winter Garden, FL 34787, in District 1, is a Board-Called public hearing. The applicant is requesting a Special Exception and Variance approval in the A-1 Zoning District as follows:

- 1) Special Exception to allow a 45,934 gross sq. ft. religious institution.
- 2) Variance to allow grass parking in lieu of parking on an improved surface

A community meeting was held on November 4, 2025 at Bridgewater Middle School with a total of 37 attendees. The main concerns were traffic, institution size, and noise.

At the December 4, 2025 BZA hearing, staff recommended approval of the Special Exception and Variance request as they met the 6 criteria. There were 6 people in attendance to speak in favor of the request and 7 people in attendance to speak in opposition to the request. Prior to the BZA hearing, 2 comments were received in favor of the request, and 43 comments were received in opposition, excluding duplicates.

The BZA discussed the intended allowances of the Comprehensive Plan in regard to uses like schools and religious institutions to support communities. The BZA recommended approval of the Special Exception and Variance requests by a 5-0 vote, with 2 absent, subject to the 12 conditions found in the staff report.

At the January 13, 2026 Board meeting, this item was pulled for a separate public hearing at the request of District 1 Commissioner, Commissioner Wilson.

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