

*Orange County Zoning Division*

**SE-20-02-164**  
**APPLICANT:**  
**OCOEE CHURCH OF GOD**

**April 21, 2020**



# Background

<b>APPLICANT:</b>	<b>OCOEE CHURCH OF GOD</b>
<b>CASE:</b>	<b>SE-20-02-164</b>
<b>ZONING:</b>	<b>R-2 (Residential District)</b>
<b>FUTURE LAND USE:</b>	<b>Low Density Residential (LDR)</b>
<b>ADDRESS:</b>	<b>1105 N. Lakewood Ave., Ocoee, FL 34761</b>
<b>LOCATION:</b>	<b>East side of N. Lakewood Ave., between 16th Ave. and 17th Ave.</b>
<b>TRACT SIZE:</b>	<b>300 ft. x 400 ft./2.75 acres</b>
<b>DISTRICT:</b>	<b>2</b>
<b>REQUEST</b>	<b>An amendment to an existing Special Exception in the R-2 zoning district to increase the allowable number of students from 140 to 175 students and add two additional modular buildings for classrooms for a K-12 school.</b>

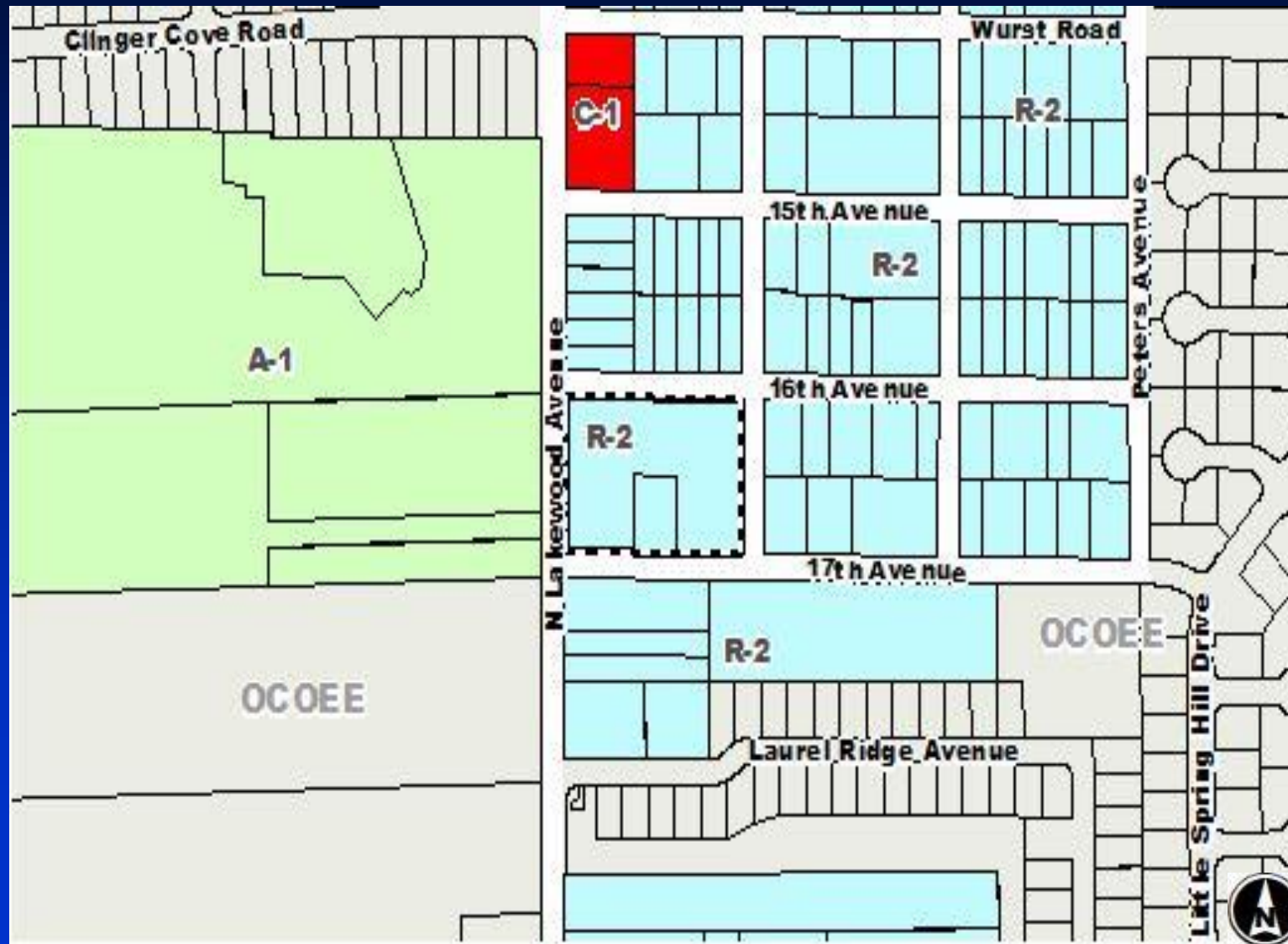


# Location Map





# Zoning Map





# Aerial Map



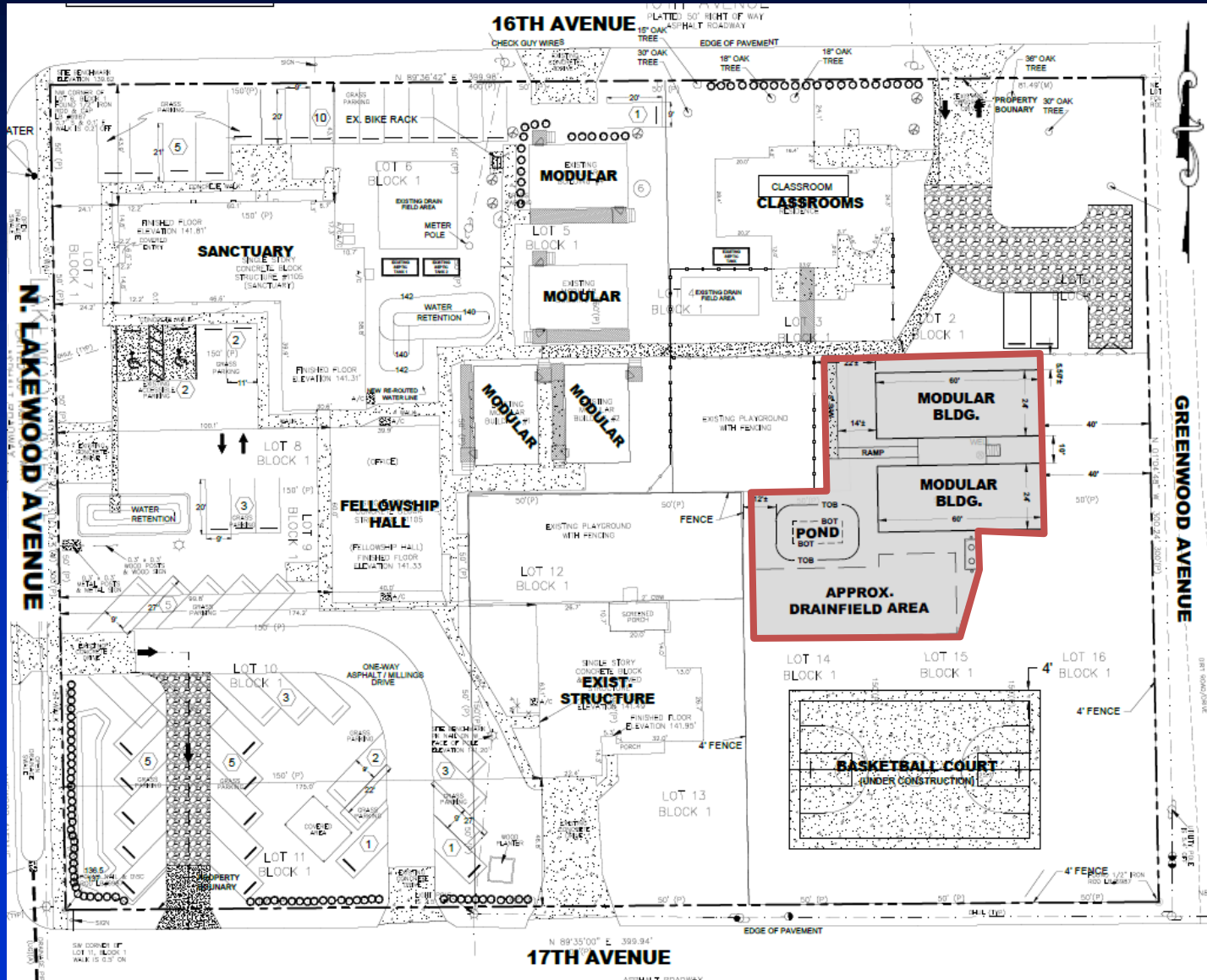


# Close-Up Aerial





# Proposed Site Plan





# Site Photograph

Sanctuary and Fellowship Hall from N. Lakewood Avenue







# Site Photograph

Existing Preschool from 16<sup>th</sup> Avenue





# Site Photograph

Existing Modular Buildings Looking West





# Site Photograph

Location of Proposed Modulars Looking Southwest





# Site Photograph

Subject Property Looking North from 17<sup>th</sup> Avenue





# History

- **1950 – Existing Sanctuary constructed**
- **1964 – Initial Special Exception approved for religious use**
- **1983 – Fellowship hall constructed**
- **2009 – Special Exception to allow for a 35 student K-12 school and 35 day care attendees**
- **2014 – Special Exception to allow 3 modular classrooms**
- **2016 – Special Exception to allow 4<sup>th</sup> modular classroom and to expand enrollment to 95 students**
- **2017 – Special Exception to convert a single family residence to a daycare facility, and expand enrollment to 140 students**



## Staff Findings and Analysis

- The Church owns the entire block. It is developed with a sanctuary, a 2,720 sq. ft. fellowship hall, 2,304 sq. ft. daycare facility, 4 modular classrooms, and parking. A 2,889 sq. ft. single family residence is located on the south side of the site.
- The applicant is in the process of developing a comprehensive master plan for the campus, which will ultimately include expansion of the support facilities for the overall operation.
- One of the new modular buildings will replace 2 smaller classrooms in the fellowship hall and the other will reduce classroom size and accommodate the increase in students.



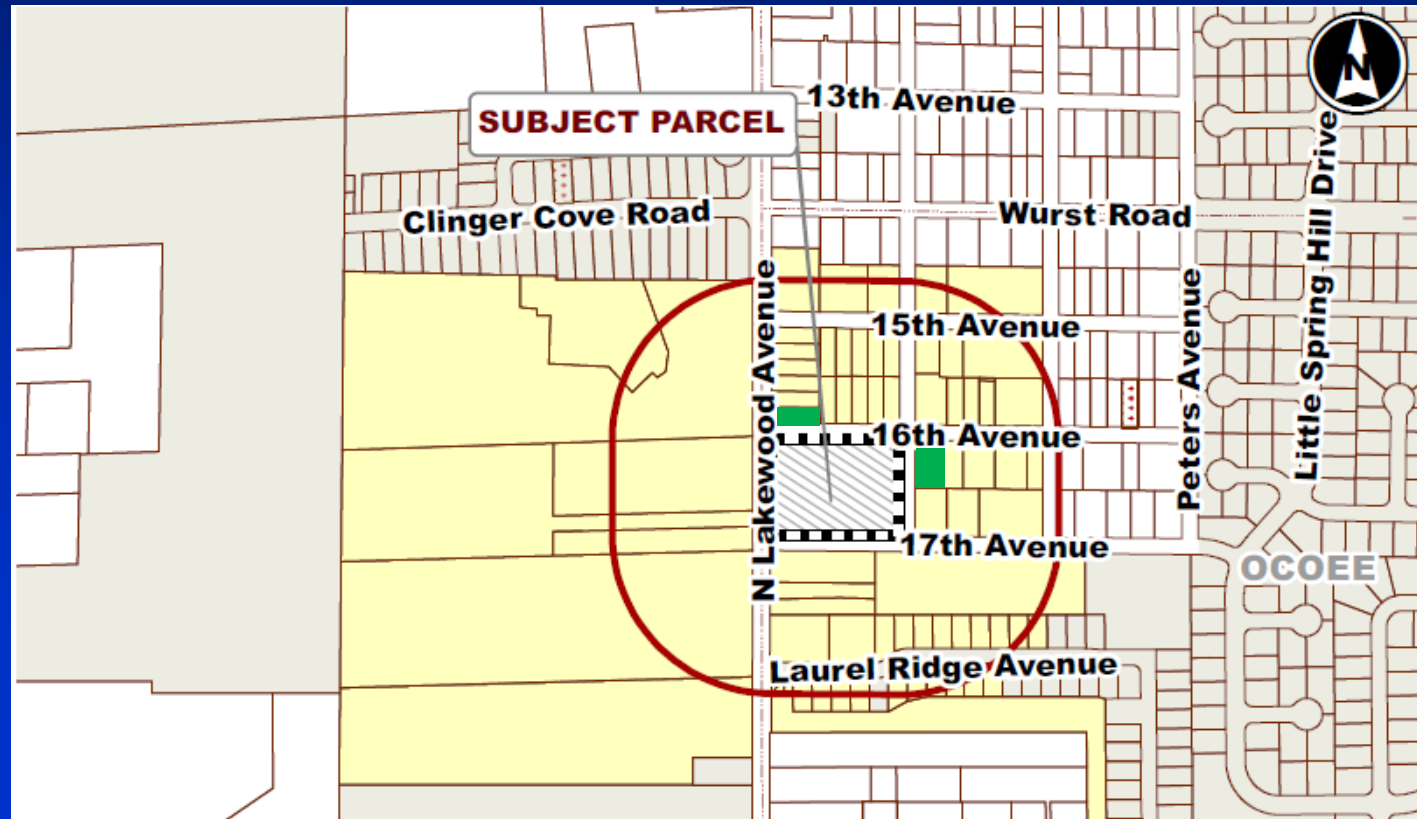
## Staff Findings and Analysis

- The minimum parking requirements will continue to be met with the increase in students. Parking for schools is based on the number of classrooms for K-8 and the number of students for grades 9-12. A total of 50 spaces is required, which is the amount provided on site.
- Staff recommended approval of the amendment to the special exception subject to eight (8) conditions, as it was found to be consistent with the Comprehensive Plan, similar and compatible with the development pattern of the surrounding area, and would not be a detrimental intrusion into the neighborhood.



# Public Feedback

- Staff mailed a total of 86 notices to adjacent property owners in a 500 ft. radius
  - Staff has received two (2) correspondence in favor of this request
  - Staff has not received any correspondence in opposition to this request







# Special Exception Criteria

## Section 38-78, Orange County Code

- 1. The use shall be consistent with the Comprehensive Plan.**
- 2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.**
- 3. The use shall not act as a detrimental intrusion into a surrounding area.**
- 4. The use shall meet the performance standards of the district in which the use is permitted.**
- 5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.**
- 6. Landscape buffer yards shall be in accordance with Section 24-5, Orange County Code. Buffer yard types shall track the district in which the use is permitted.**



## BZA Findings

- The BZA recommended approval of the special exception with a 4-0 vote subject to eight (8) conditions.



# Conditions of Approval

- 1. Development in accordance with the site plan and elevations, dated December 11, 2019, and all other applicable regulations. Any deviations, changes, or modifications to the plan are subject to the Zoning Manager's approval. The Zoning Manager may require the changes be reviewed by the Board of Zoning Adjustment (BZA) for administrative approval or to determine if the applicant's changes require another BZA public hearing.**
- 2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.**
- 3. Any deviation from a Code standard not specifically identified and reviewed/addressed by the Board of Zoning Adjustment shall be resubmitted for the Board's review or the plans revised to comply with the standard.**



# Conditions of Approval

4. The applicant shall submit construction plans through the commercial site plan review process within 3 years of final approval by Orange County, or this approval is null and void.
5. The modulars shall be fitted with skirting to conceal the understory from the bottom of the frame to the natural grade.
6. Approval of this request does not constitute approval of the use of septic tanks and wells. The use of septic tanks and wells shall be in accordance with all applicable regulations.
7. If the school converts to a charter school then all requirements of the new school siting ordinance (Ordinance No. 2017-06), shall be met.
8. Consolidate Parcel I.D.s 08-22-28-5956-01-050 and 08-22-28-5956-01-030, under one (1) parcel identification number.



## Requested Action

- Approve the applicant's request; or
- Approve the applicant's request with modifications and/or conditions; or
- Deny the applicant's request.

**\*Any approval is subject to standard conditions of approval.**