

**PLANNING, ENVIRONMENTAL, AND DEVELOPMENT, SERVICES DEPARTMENT  
ZONING DIVISION PUBLIC HEARING REPORT**

**March 24, 2026**

The following is a public hearing on an appeal before the Board of County Commissioners on March 24, 2026, at 2:00 p.m.

**APPLICANT:** SCOTT GENTRY FOR DISCOVERY CHURCH

**OWNER:** DISCOVERY CHURCH INC

**CASE #:** SE-25-11-068

**REQUEST:** Special Exception and Variance 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

**LOCATION:** Unaddressed property on Mckinney Rd., Winter Garden, FL 34787, northeast corner of Mckinney Rd. and Rex Dr., west of Avalon Rd., east of the Lake County line

**LOT SIZE:** +/- 19.97 acres

**ZONING:** A-1

**DISTRICT:** #1

**PROPERTIES NOTIFIED:** 567

**BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:**

Staff described the proposal, including the location of the property, the site plan, and photos of the site. Staff provided an analysis of the 6 criteria and the reasons for recommending approval of the Special Exception and the Variance.

Staff noted that 2 comments were received in favor of the request and 43 comments were received in opposition, excluding duplicates.

The applicant discussed the existing conditions of the property and the surrounding area. The applicant also discussed the existence of the Lake Avalon Rural Settlement and the process of integrating community concerns into the proposed request.

The applicant's legal team spoke about the new church's location replacing the existing location in Winter Garden and how the reduced Floor Area Ratio (FAR) would limit the impact of the proposed development.

There were 6 people in attendance to speak in favor of the request and 7 people in attendance to speak in opposition of the request. The opposition comments were mainly related to the size and intensity of the proposed request regarding the nature and character of the Lake Avalon Rural Settlement. The public attendance in support mainly discussed the church community and the need for local services in the area.

The applicant presented a rebuttal informing the BZA that the proposed request was compatible with those of the surrounding area per the County's Comprehensive Plan and regulations for non-residential development in rural settlements.

A representative from the County Transportation Planning Division provided an explanation regarding the conducted traffic analysis of the area.

The BZA discussed the intended allowances of the Comprehensive Plan in regard to uses like schools and religious institutions to support communities. Additional discussion was had regarding the traffic impacts on the area and possible future growth with neighboring vacant lots.

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.

### **BZA HEARING DECISION:**

A motion was made by Thomas Moses, seconded by Juan Velez, and carried to recommend APPROVAL of the Special Exception request in that the Board finds it meets the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38- 78, and that the granting of the Special Exception does not adversely affect general public interest; and, APPROVAL of the Variance request in that the Board finds it meets that the requirements of Orange County Code, Section 30-43(3); further, said approval is subject to conditions (Motion by Thomas Moses, Second by Juan Velez; unanimous; 5 in favor: John Drago, Juan Velez, Thomas Moses, Roberta Walton Johnson, Johnny Stanley; 0 opposed; 2 absent: Glenn Rubinstein, Sonya Shakespeare).

# BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **DEC 04, 2025**

Commission District: **#1**

Case #: **SE-25-11-068**

Case Planner: **Laekin O'Hara (407) 836-5943**

**Laekin.O'Hara@ocfl.net**

## GENERAL INFORMATION

**APPLICANT(s):** SCOTT GENTRY FOR DISCOVERY CHURCH

**OWNER(s):** DISCOVERY CHURCH INC

**REQUEST:** Special Exception and Variance 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

**PROPERTY LOCATION:** Special Exception and Variance 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

**PARCEL ID:** 19-23-27-0000-00-027

**LOT SIZE:** +/- 19.97 acres

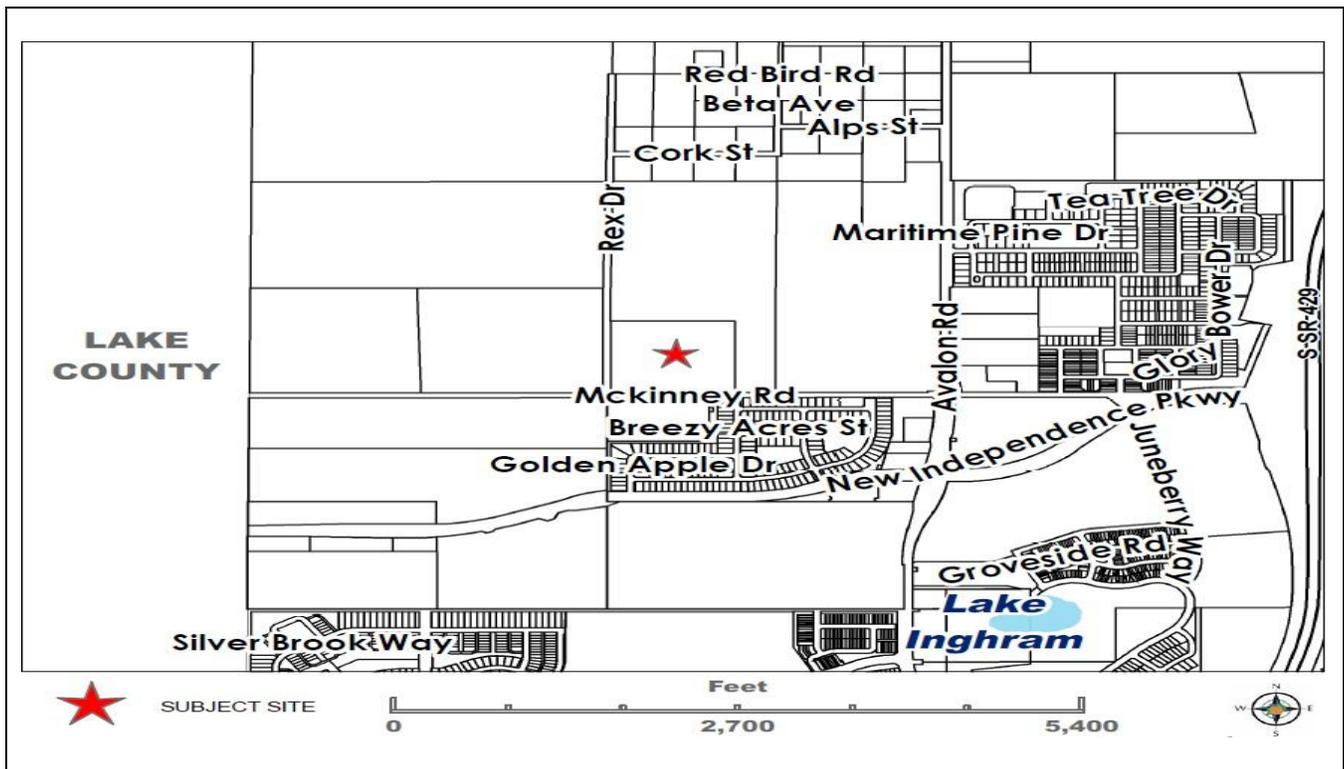
**NOTICE AREA:** 900 ft. then expanded to include the entire rural settlement

**NUMBER OF NOTICES:** 567

## STAFF RECOMMENDATIONS

Approval, subject to the conditions in this report.

## LOCATION MAP



---

**SITE & SURROUNDING DATA**

---

	Property	North	South	East	West
Current Zoning	A-1	A-1	A-1 / PD	A-1	A-1
Future Land Use	RS 1/5	RS 1/5	INST / VILLAGE	RS 1/5	RS 1/5
Current Use	Vacant	Agriculture	Single-family residential; utilities	Agriculture	Orange County owned water treatment facility (RIBB site)

---

**BACKGROUND AND ANALYSIS**

---

**DESCRIPTION AND CONTEXT**

The subject property is located in the A-1, Citrus Rural district, which primarily allows agricultural uses, nurseries, and greenhouses, as well as mobile homes and single-family homes on larger lots. Certain non-agricultural, non-residential uses, such as religious institutions, are permitted through the Special Exception process. The Future Land Use (FLU) is Rural Settlement 1/5 (RS-1/5), which is consistent with the A-1 zoning district.

The property is located within the Lake Avalon Rural Settlement Commercial Design Overlay District. This overlay district is specific to commercial and office uses, and it has been determined that the overlay guidelines do not apply to an institutional use. The property is also located in the Lake Avalon Rural Settlement (LARS). Rural settlements are established through the Comprehensive Plan, and are intended to identify areas with unique traits and characteristics which the residents of those areas wish to preserve. The rural settlement designation typically impacts such development factors as residential density, location and intensity of commercial and other nonresidential uses, and with the exception of density, have no impact on single-family development. In the Lake Avalon Rural Settlement (LARS) the maximum density is 1 unit per acre, and other portions allow 1 unit per 2 acres, while the majority of the LARS allows 1 unit per 5 acres, which includes the subject property. The stated purpose and intent of the LARS is to reinforce the rural character of the community, with acceptable commercial uses stated as being limited to small offices and small commercial developments, compatible with the existing rural development pattern. Rural Settlements restrict non-residential uses to those that support existing residential uses and serve the residents of the community. Comprehensive Planning staff reviewed the request and determined that the proposal is consistent with the policies contained within the Comprehensive Plan.

The subject property is a 19.97 acre vacant unplatted parcel that conforms to the minimum lot requirements of the zoning district. The property is a corner lot with frontage on both Rex Dr. and McKinney Rd., with McKinney Rd. being the front, and Rex Dr. the side street. The area is comprised of vacant land to the north and east, single-family residences to the south, and county utility buildings to the west.

In April 2022, the Board of Zoning Adjustment approved a Special Exception (SE-21-11-115) request on this site for the construction of a 737 seat, 43,190 sq. ft. religious institution. The request was pulled for a Board called public hearing, which was held on June 7, 2022. The Board of County Commissioners denied the Special Exception request.

The applicant is requesting a special exception for a one-story religious institution. The proposal includes an 800 seat main sanctuary, offices, a student ministry, kids auditorium and classroom spaces, a parking area with a mixture of paved and grass parking stalls, a butterfly garden, a planted orange grove, and a retention pond. Two ingress / egress points are proposed along McKinney Rd.

**District Development Standards**

	Code Requirement	Proposed
Max Height:	35 ft. <i>An additional 10 ft. may be granted for appurtenances</i>	35 ft.
Min. Lot Width:	100 ft.	975 ft.
Min. Lot Size:	0.5 acres	19.97 acres

**Building Setbacks**

	Code Requirement	Proposed
Front (McKinney Rd.):	35 ft.	238.17 ft.
Rear:	50 ft.	404.83 ft.
Side (east):	10 ft.	55.56 ft.
Side Street (Rex Dr.):	15 ft.	598.35 ft.

Based on the number of seats, the project requires 291 parking spaces which was calculated using the Orange County Code requirement of 1 parking space per 3 seats for religious institutions (800 seats) for a total of 267 required spaces. Orange County Code also requires 1 parking space per employee for 24 employees for a total of 24 required spaces. A total of 353 parking spaces are provided, meeting the requirement.

**Parking Standards**

	Parking Requirement	Required Parking	Parking Provided
<i>Amusement or assembly places without fixed seats</i>	1 space per each 3 patrons, plus 1 space per each employee	800 patrons / 3 = 267 + 24 employees = 291	353 parking spaces (169 unimproved (grass) spaces and 10 improved ADA spaces)

The request includes a Variance to allow a portion of the provided parking spaces as grass parking. Condition of Approval #11 reflects the requirement that the grass parking spaces be fitted with wheel stops. All drive aisles and handicap parking spaces shall be improved with a durable all-weather surface and properly drained in accordance with Orange County Code.

The proposed hours of operation as provided by the applicant are:

- Monday / Tuesday / Thursday – 7 am – 6pm
- Wednesday – 12pm – 9pm
- Saturday – 10am – 4pm
- Sunday – 7am – 2pm

Seasonal Events:

- Christmas Eve Worship Service - 4 pm – 9pm
- Good Friday Worship Service - 4 pm – 9pm

Quarterly Event - Thurs - 7 pm – 9pm

A Conservation Area Determination (CAD-21-11-270), was reviewed by the County Environmental Protection Division (EPD). EPD determined that there are no wetlands or surface waters on the property.

The County Transportation Planning Division provided a Transportation Concurrency Analysis that indicated that the proposed project is expected to generate 365 daily trips and 24 total PM peak hour trips. The capacity analysis indicated that there are multiple failing roadway segments within the project's impact area. A traffic study may be required to be submitted prior to obtaining an approved capacity encumbrance letter and building permit.

The request was routed to all relevant reviewing Divisions and no objections were noted from other reviewing staff.

On Tuesday, November 4, 2025, a Community Meeting was held at Bridgewater Middle School to allow for input. The meeting was attended by the applicant, County staff, and residents, with a total of 37 attendees. Residents attending the meeting expressed a range of concerns, traffic, institution size, and noise. In contrast, supporters of the project stated that a church would be an appropriate and beneficial use of the property as opposed to the most recent approved uses of the surrounding areas.

As of the date of this report, 1 comment has been received in favor of this request, and 53 comments have been received in opposition to this request.

Section 30-43 (2) of the Orange County Code stipulates a recommendation of approval can only be made if all six (6) Special Exception criteria are met. The request meets all of the criteria, therefore, staff is recommending approval of the Special Exception request. Section 30-43 (3) of the Orange County Code stipulates a recommendation of approval can only be made if all six (6) Variance criteria are met. The request meets all of the criteria, therefore, staff is recommending approval of the Variance request.

---

## STAFF FINDINGS

---

### **SPECIAL EXCEPTION CRITERIA**

#### **Consistent with the Comprehensive Plan**

MET – The Comprehensive Plan provides that certain uses, such as religious institutions, as conditioned, are consistent with Rural Settlement Future Land Use through the Special Exception process. Further, Comprehensive Planning has indicated it is consistent with the provisions of the Rural Settlement, and Comprehensive Plan Policies.

#### **Similar and Compatible with the Surrounding Area**

MET - The size, scale, and impact of the proposed religious institution is mitigated by the large setbacks, grass parking, and landscape buffers. The building is designed with façade changes and fenestration, minimizing the visual massing of the main building. A large portion of the 19.97 acre property is remaining open space or being enhanced with natural buffers.

**Shall Not Act as a Detrimental Intrusion into a Surrounding Area**

MET - The proposed operations will be fully contained within the building, which is situated 55.56 ft. from the nearest property line, and over 238 ft. from the public right-of-way. The proposed buffers further provide separation between the proposed use and the surrounding properties.

**Meet the performance standards of the district**

MET – With the approval of the requested Variance, the proposed development will mee the performance standards of the district.

**Similar in Noise, Vibration, Dust, Odor, Glare, Heat Producing**

MET – The proposed use of the property will be similar in noise, vibration, dust, odor, glare, and heat producing characteristics as those associated with the majority of uses currently permitted in the zoning district.

**Landscape Buffer Yards Shall be in Accordance with Section 24-5 of the Orange County Code**

MET – The applicant has provided a 35 ft. wide buffer at the south property line, a 40 ft. wide buffer to the west property line, a 50 ft. wide buffer to the north property line, and a 40 ft. wide buffer to the east property line, exceeding the requirements of Chapter 24 (Landscaping, Buffering and Open Space) of the Orange County Code.

**VARIANCE CRITERIA**

**Special Conditions and Circumstances**

MET – The special condition unique to this property is the rural character of the site and use of the property. The existing rural character of the site and surrounding area is better supported by not having large areas of pavement.

**Not Self-Created**

MET – The need for the variance is not self-created, due to the infrequent use of the area for parking and the desire to maintain the rural character and pervious surface on the property.

**No Special Privilege Conferred**

MET – It is common for religious institutions to provide grass parking since these parking spaces are utilized significantly less than daily commercial uses. A special privilege will not be conferred.

**Deprivation of Rights**

MET – Without the variance, the applicant would be required to improve the parking area with a durable all-weather surface, which would result in an increased impervious surface area and be less consistent with the rural character of the area.

**Minimum Possible Variance**

MET – The granting of a variance for grass parking is the minimum possible variance needed to meet the applicant’s needs and maintain the rural character of the site. The drive aisles will be improved with a durable all-weather surface, meeting the Code.

**Purpose and Intent**

MET - The Code has an allowance for overflow parking to be permitted in conjunction with special events and / or holiday demands. A portion of the requested grass parking could be considered overflow, as it exceeds the minimum required parking, and the parking demand is based on the sanctuary being at full capacity. The granting of the variance to allow grass parking would be in harmony with the purpose and intent of this section of the Code.

---

## CONDITIONS OF APPROVAL

---

1. Development shall be in accordance with the site plan dated September 9, 2025, and elevations dated September 9, 2025, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
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 County Commissioners shall be resubmitted for the Board's review or the plans revised to comply with the standard.
4. A permit shall be obtained within 3 years of final action on this application by Orange County or this approval is null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.
5. Hours of operation shall be limited as follows: Monday / Tuesday / Thursday – 7 am – 6pm; Wednesday – 12pm – 9pm; Saturday – 10am – 4pm; and Sunday – 7am – 2pm
6. No more than four (4) advertised outdoor special events open to the public per calendar year, and the hours of such events shall be limited from 9:00 a.m. to 9:00 p.m. The use of outdoor amplified sound and music is prohibited. On-street parking associated with special events is prohibited. All outdoor special events shall be reviewed and approved by the Orange County Fire Marshal's Office. The applicant shall submit applications / plans to the Fire Marshal's Office a minimum of 30 days prior to the date of each event.
7. Noise shall be regulated by Chapter 15, Orange County Code "Environmental Control", specifically Article V "Noise Pollution Control". No outdoor speakers or other audio amplification shall be permitted.
8. Signage shall be in accordance with Sec. 31.5-75 of Orange County Code, as may be amended.
9. Development shall comply with Chapter 24 (Landscaping, Buffering and Open Space) and Chapter 15 Article VIII (Tree Protection and Removal). In the event there is a conflict between Chapter 24 or Chapter 15 and the site plan, the provisions of Chapter 24 and Chapter 15 shall prevail.
10. Lighting shall be low intensity and conform to "dark sky" standards of downward projected, "full cut-off" illumination that shields light from being emitted upwards toward the night sky or surrounding natural areas. To be full cut-off, the light bulb shall not extend below the lamp shade. The height of any exterior light pole fixture shall be limited to twenty-five (25) feet and utilize a residential scaled fixture.

11. The grass parking spaces shall be fitted with wheel stops. The drive aisles and handicap parking spaces shall be improved with a durable all-weather surface and properly drained in accordance with Orange County Code.
12. The number of seats in the sanctuary shall not exceed 800.

C: Scott Gentry  
Kelly, Collins & Gentry, Inc.  
1700 N. Orange Ave, Suite 400  
Orlando, FL 32804

Kristine Tillman  
Kelly, Collins & Gentry, Inc.  
1700 N. Orange Ave, Suite 400  
Orlando, FL 32804



KELLY,  
COLLINS &  
GENTRY, INC.

ENGINEERING / PLANNING

September 9, 2025

Board of Zoning Adjustment  
Orange County Zoning Division  
201 S. Rosalind Avenue, 1<sup>st</sup> Floor  
Orlando, FL 32801

RE: Special Exception – Discovery Church West Campus

Dear BZA Members,

On behalf of the owner, Discovery Church Inc., Kelly, Collins & Gentry, Inc. has prepared the attached application package for a Special Exception to allow for a church use within the Lake Avalon Rural Settlement and A-1 Zoning District.

**Application Summary**

1. Applicant and Owner Contact Information:

Applicant

Scott Gentry of Kelly, Collins &  
Gentry, Inc.  
1700 N. Orange Ave., Ste 400  
Orlando, Florida 32804

Owner

Brandon Inkrott of Discovery Church, Inc.  
881 Sand Lake Rd  
Orlando, Florida 32809

- 2. Property Location: 5871 Rex Drive Winter Garden, Florida 34787. Located at the northeast corner of Rex Drive and Mckinney Road.
- 3. Parcel ID Number: 18-23-27-0000-00-004 (southwest ±20 acres)
- 4. Size: ±20 acres
- 5. Existing Use: Citrus Grove
- 6. Proposed Use: Church
- 7. Project Details:

	<u>Code Permitted</u>	<u>Proposed</u>
Building Size	Not specified	48,000 sf
Building Height	35 ft	35 ft
Number of Buildings	Not specified	1 building
Number of Seats	Not specified	800 seats
Number of Members / Weekly Attendees	Not specified	Varies
Number of Employees	Not specified	24
Days / Hours of Operation	Not specified	Mon/Tues/Thurs 7am-6pm Wed 12pm-9pm Sat 10am-4pm Sun 7am-2pm

1700 NORTH ORANGE AVENUE, SUITE 400, ORLANDO, FLORIDA 32804  
PHONE: 407/ 898-7858, FAX: 407/ 898-1488

		Seasonal Events: Christmas Eve Worship Service - 4pm-9pm Good Friday Worship Service - 4pm-9pm Quarterly Event - Thurs - 7pm-9pm <i>NOTE: THESE ARE TYPICAL HOURS BUT USE OF THE FACILITY IS NOT LIMITED TO THESE TIMES.</i>
Provided Services	Not specified	Worship services, youth meetings, family events, lay counseling, and community service activities
Outdoor Events/Activities	Not specified	Community park, playground, sports activities

**Project Justification**

**1. The use shall be consistent with the Comprehensive Policy Plan.**

The subject property has a Future Land Use Designation of Rural 1/5 (RS 1/5) within the Lake Avalon Rural Settlement. The RS 1/5 future land use is intended for agricultural uses and uses that maintain the existing rural character of the Rural Settlement. RS 1/5 does not have a maximum Floor Area Ratio (FAR); however, buildings with a gross area of 50,000 sf or more may be considered inappropriate based on the conditions listed under FLU6.2.13(A-D).

The proposed project will be located on the 20 acres of a tract located at the northeast corner of McKinney Road and Rex Drive. The development program will consist of three buildings totaling approximately 48,000 sf, under the 50,000 sf threshold of FLU6.2.13. Various techniques will be utilized to preserve the existing rural character of the Lake Avalon Rural Settlement including:

- Increased landscape buffering and building setbacks above the minimum required.
- Location of buildings and recreation areas along the southernmost boundary of the Rural Settlement/Mckinney Road frontage.
- Primary driveway access located on roadways outside of the Rural Settlement (Mckinney Road).
- Incorporation of publicly accessible/community serving features such as a community park or community garden.

In addition, the project shall meet the following Comprehensive Plan policies:

- FLU6.24 – This policy provides criteria to ensure new (Planned Development) projects contribute to the community’s sense of place as follows:
  - A. Designs for new roads, and alterations to existing roads, should ensure the physical impact on the natural and historic environment is kept to a minimum;

- B. New roads or road improvements shall be designed to accommodate the anticipated volume and nature of traffic, but pavement shall be kept as narrow as safety allows while encouraging equestrian, bicycle, pedestrian, and other non-motorized, alternative means of transportation, preservation of wildlife corridors and habitat, and aesthetically pleasing landscape treatment; and,
- C. New buildings and structures shall be located where their construction or access does not cause substantial modification to the topography and natural resources.
- D. Provide for increased setbacks along roadways to preserve views, open space, and rural character; and provide guidelines for lot layout and cluster development for residential development to maintain open space and rural character.

*While the proposed project is not a Planned Development, an effort has been made to contribute to the existing rural character and sense of place of the Lake Avalon Rural Settlement.*

- *The proposed project will include extensive open space area accounting for approximately 70% of the site. In addition, the site design will incorporate various elements to maintain the open space and rural character of the site including increased building setbacks and landscape buffers (above the minimum required), lot layout towards the boundary of the Rural Settlement, and community serving features such as a community park with a community park or community garden.*
  - *The current use of the site is in citrus grove. The site consists of limited natural features including some existing vegetation and a depression area in the north portion of the site. The project has been designed to avoid and preserve this natural area including the existing trees native trees and vegetation and to utilize the low area as a feature of interest.*
  - *A new roadway is proposed along the east boundary of the proposed project and will allow for secondary access to the site. This proposed roadway along with the driveway connection to McKinney Road, will alleviate traffic along Rex Drive which is located within the Rural Settlement.*
  - *A Traffic Study is being prepared in conjunction with this application to address impacts to existing roadway facilities and any necessary improvements.*
- FLU6.2.5 – The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy
  - FLU1.1.2(B)
    - *The proposed building square footage of 48,000 sf and FAR of 0.055 is permitted under the existing Rural 1/5 future land use. Features including building location/orientation, open space, and landscaping/buffering have been incorporated to minimize the impact of the proposed project on surrounding development.*

- FLU6.2.13 – Any proposed use within a Rural Settlement intended for the construction of a structure(s) with a Gross Buildable Area of 50,000 square feet (on a cumulative basis) or more or projected to have a weekly trip rate of 10,000 total trips may be considered inappropriate for a Rural Settlement (See conditions A-D).
  - *The proposed building square footage is less than 50,000 sf at 48,000 sf.*
- FLU 6.2.15 – Expansion of existing water and wastewater facilities providing service to Rural Settlements shall be consistent with Conservation Element C1.11.7, Potable Water, Wastewater and Reclaimed Water Element Objectives WAT1.5 and WAT1.6, and applicable Future Land Use Policies. The existing capacity shall not be used as a reason for increased densities within the Rural Settlement. (Added 12/00, Ord. 00-25, Policy 2.1.15)
  - *Adequate wastewater and water facilities are in place across Mckinney Road according to Orange County Utilities.*

**2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development.**

Surrounding Development Pattern:

	FLU	ZONING	CURRENT USE
<b>NORTH</b>	Rural Settlement 1/5	A-1	Ag Citrus Grove
<b>EAST</b>	Rural Settlement 1/5	A-1	Ag Citrus Grove
<b>SOUTH</b>	Institutional	A-1 / PD	County Utility (Water Conserv II) / Single-Family Residential (Wincey Groves at Hamlin)
<b>WEST</b>	Rural Settlement 1/5	A-1	County Utility (Water Conserv II)

The proposed site is ideally located at the southernmost boundary of the Rural Settlement, adjacent to the Horizon’s West development to the south, and adjacent to existing institutional land uses (Orange County Water Conserv II facility). Additionally, the site is located approximately 1,400 ft to the nearest rural settlement residential property.

Site design features will further ensure compatibility with the surrounding development by restricting primary access to roadways exterior to the Rural Settlement (Mckinney Road), increased building setbacks and landscape buffers (above the minimum required), and lot layout and building location towards the roadway frontage/Rural Settlement boundary.

**3. The use shall not act as a detrimental intrusion into a surrounding area.**

As noted above, the proposed project is compatible with the surrounding County Utility, Ag/Citrus Grove, and Single-Family Residential developments and does not present an intrusion. In fact, the proposed project will serve as a benefit to the surrounding community and rural settlement providing community services including a community park.

Furthermore, the proposed church use, with extensive buffering and open space allotment, serves as a transition from the rural/agricultural uses to the north and the more intensive Horizon’s West developments to the south and east.

External impacts that could potentially be generated by the development are being addressed through applicable permitting processes. In conjunction with this application, the following reports/studies will be submitted for review: Traffic Study

**4. The use shall meet the performance standards of the district in which the use is permitted.**

The proposed project shall meet the requirements of the A-1 zoning and does not include any variance requests for relief from applicable codes.

**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.**

The A-1 Zoning District permits numerous land uses characterized by a moderate amount of noise, vibration, dust, odor, and heat production such as emergency generators, agricultural production of crops and livestock, logging, borrow pits/excavation and fill, fertilizer manufacturing and agricultural chemicals manufacturing, parking and storage of dual rear wheel vehicles, commercial solar farms, distribution electric substation, and fire stations.

As to the characteristics detailed above, the proposed church use will have a lesser impact than a majority of the currently permitted uses. Additionally, any impacts that may result from the proposed use will be mitigated through the use of landscape buffering and building/recreation area setbacks, beyond what is required by code.

**6. Landscape buffer yards shall be in accordance with section 24-5 of the Orange County Code. Buffer yard types shall track the district in which the use is permitted.**

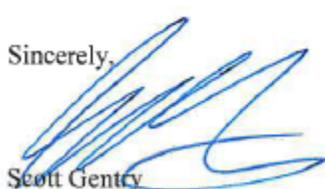
The proposed project will provide landscaping that will meet and exceed Orange County Code Section 24-5 and does not include any variance requests.

**VariANCES**

1. Request - A Variance from Code Sec. 38-1479(a) to allow for unpaved parking in non-peak parking.
2. Justification – Removal of impervious surfaces for non-peak parking to provide more pervious areas for percolation.

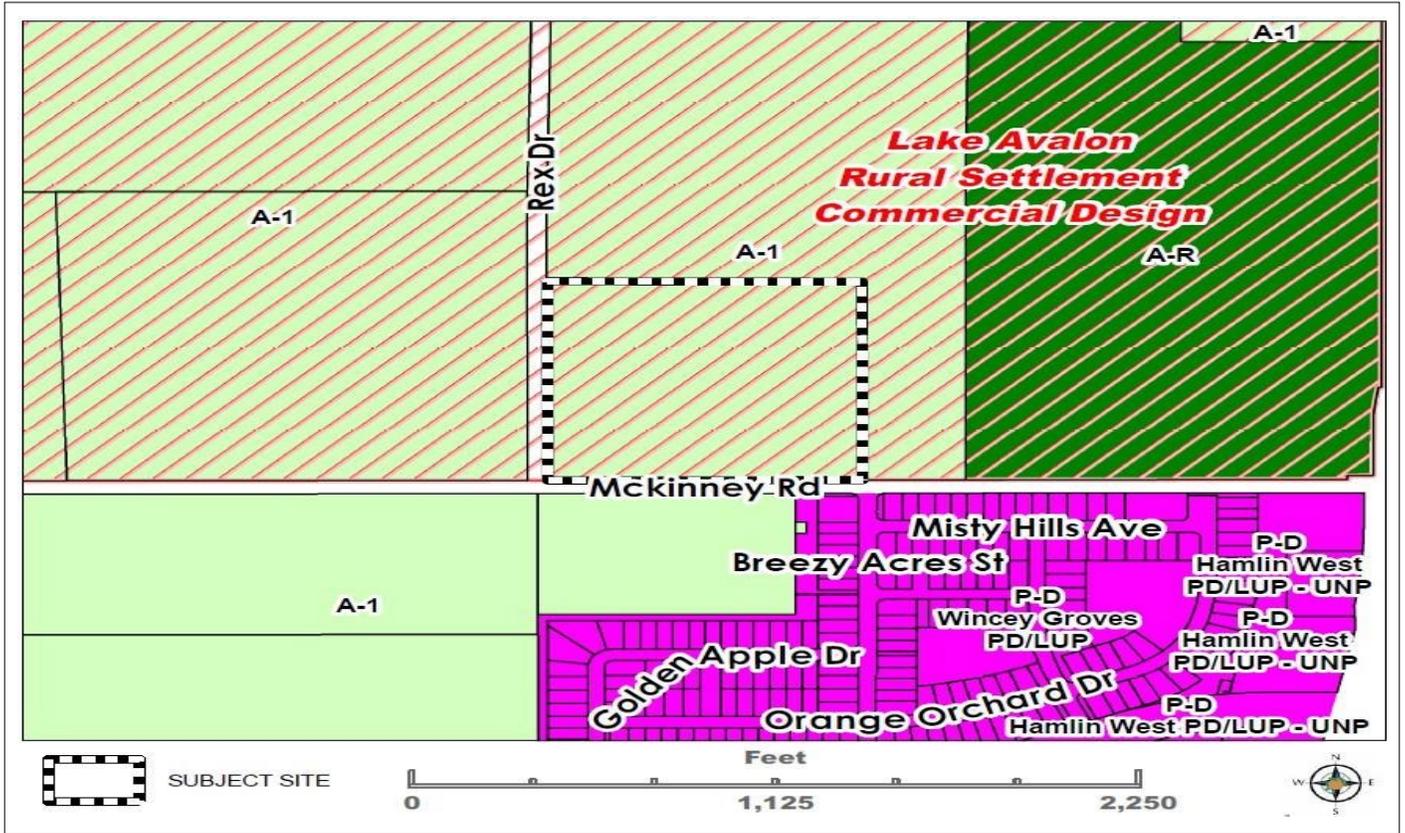
If you should have any questions, please feel free to contact me.

Sincerely,

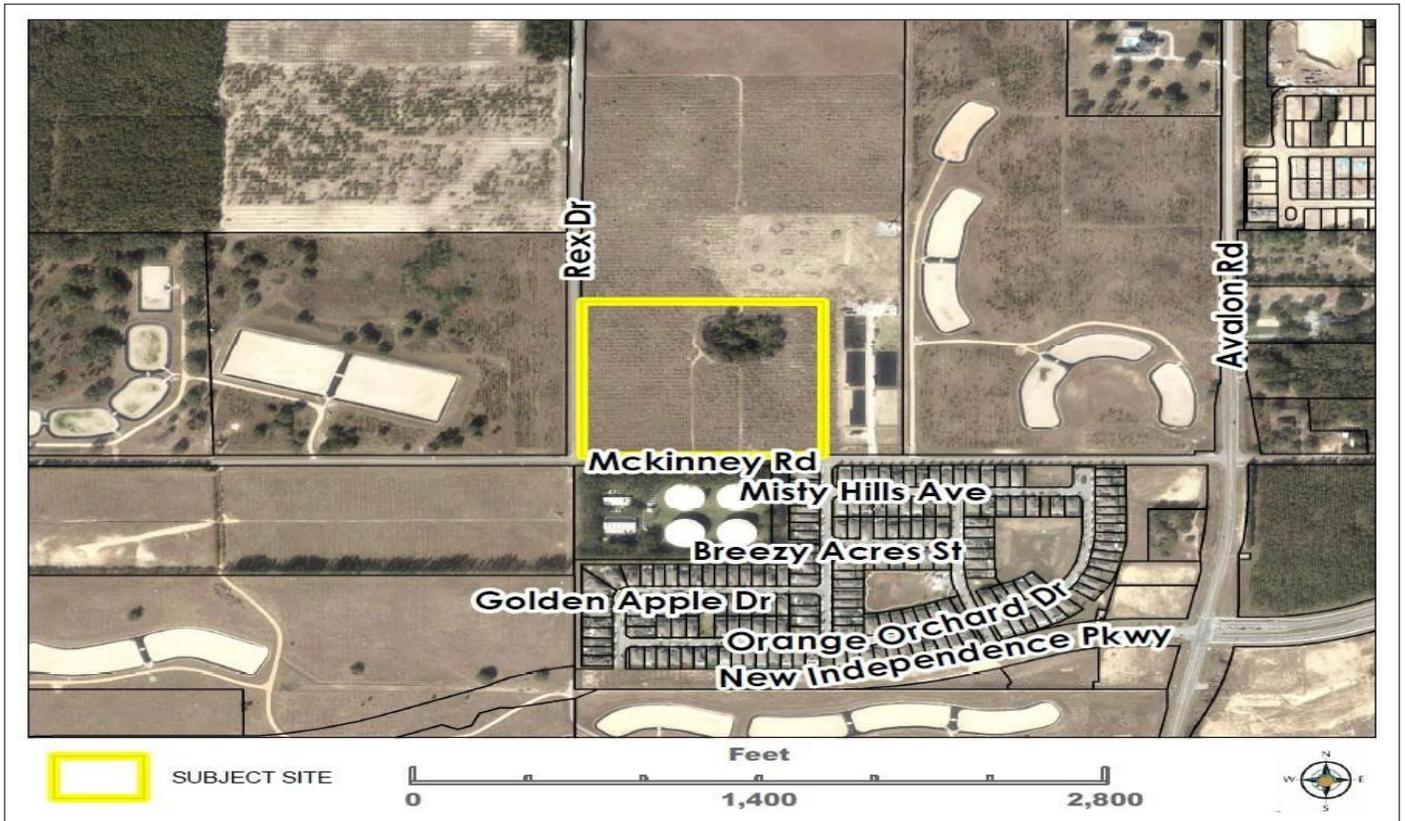


Scott Gentry  
Principal

ZONING MAP

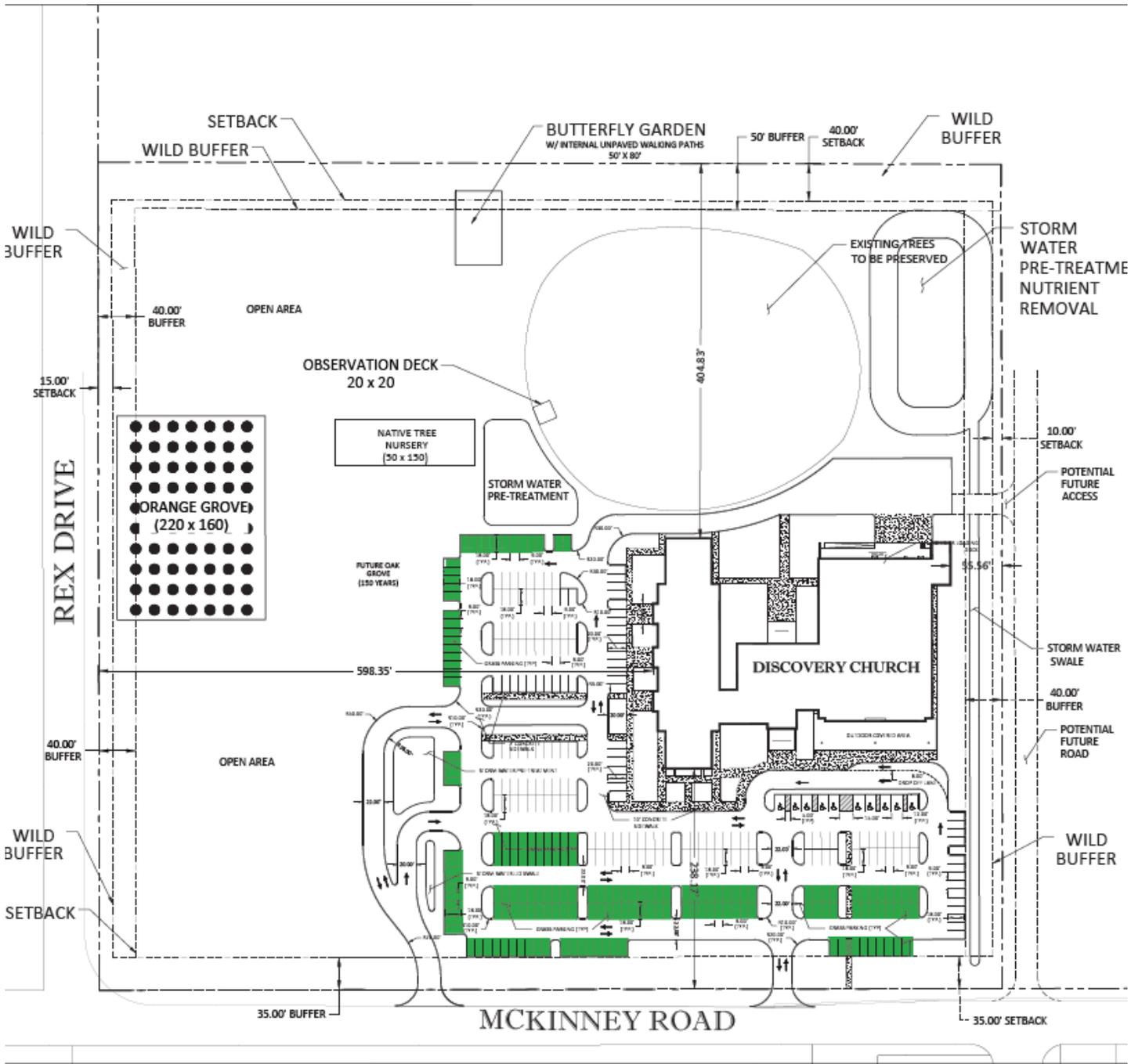


AERIAL MAP

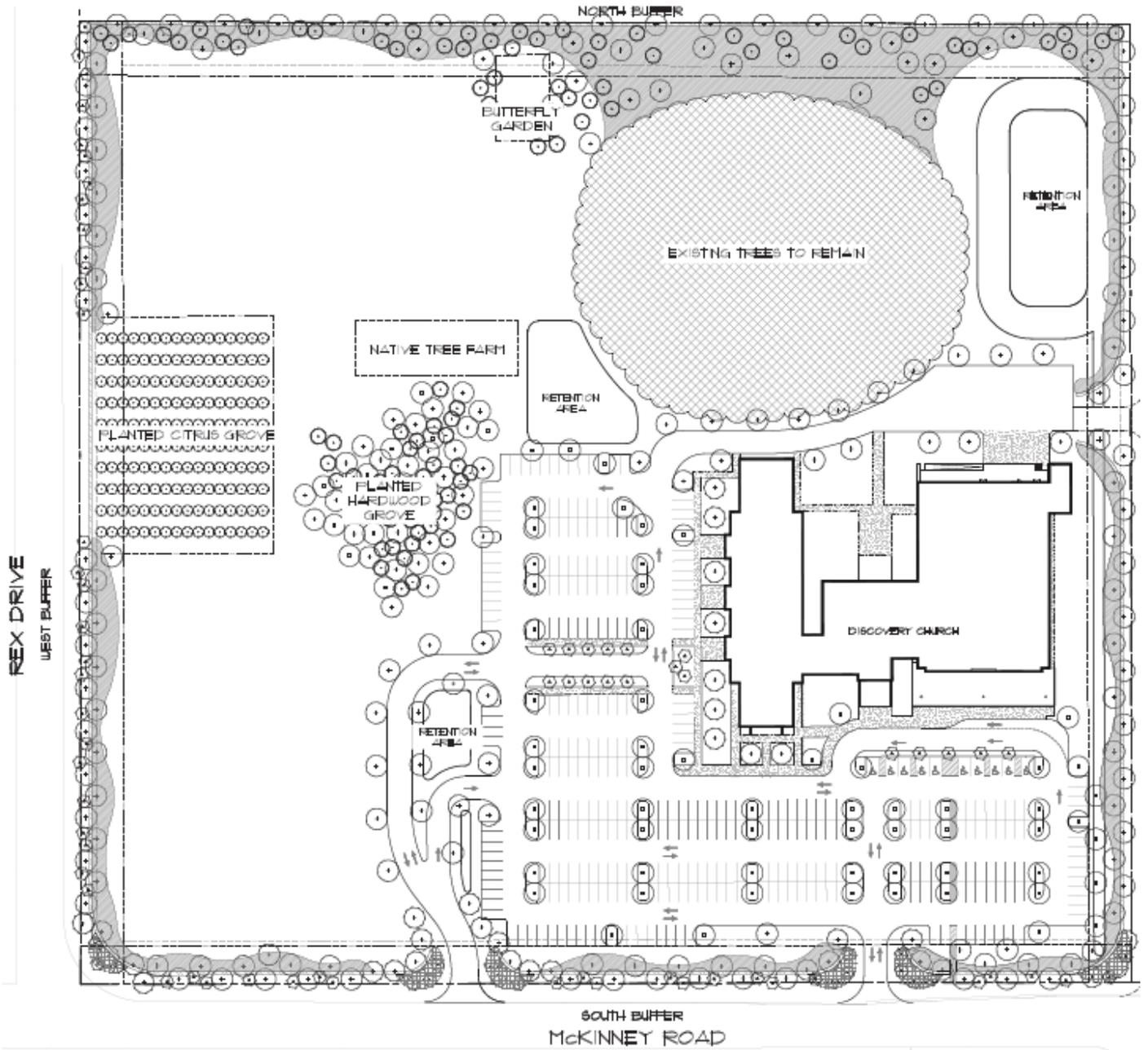




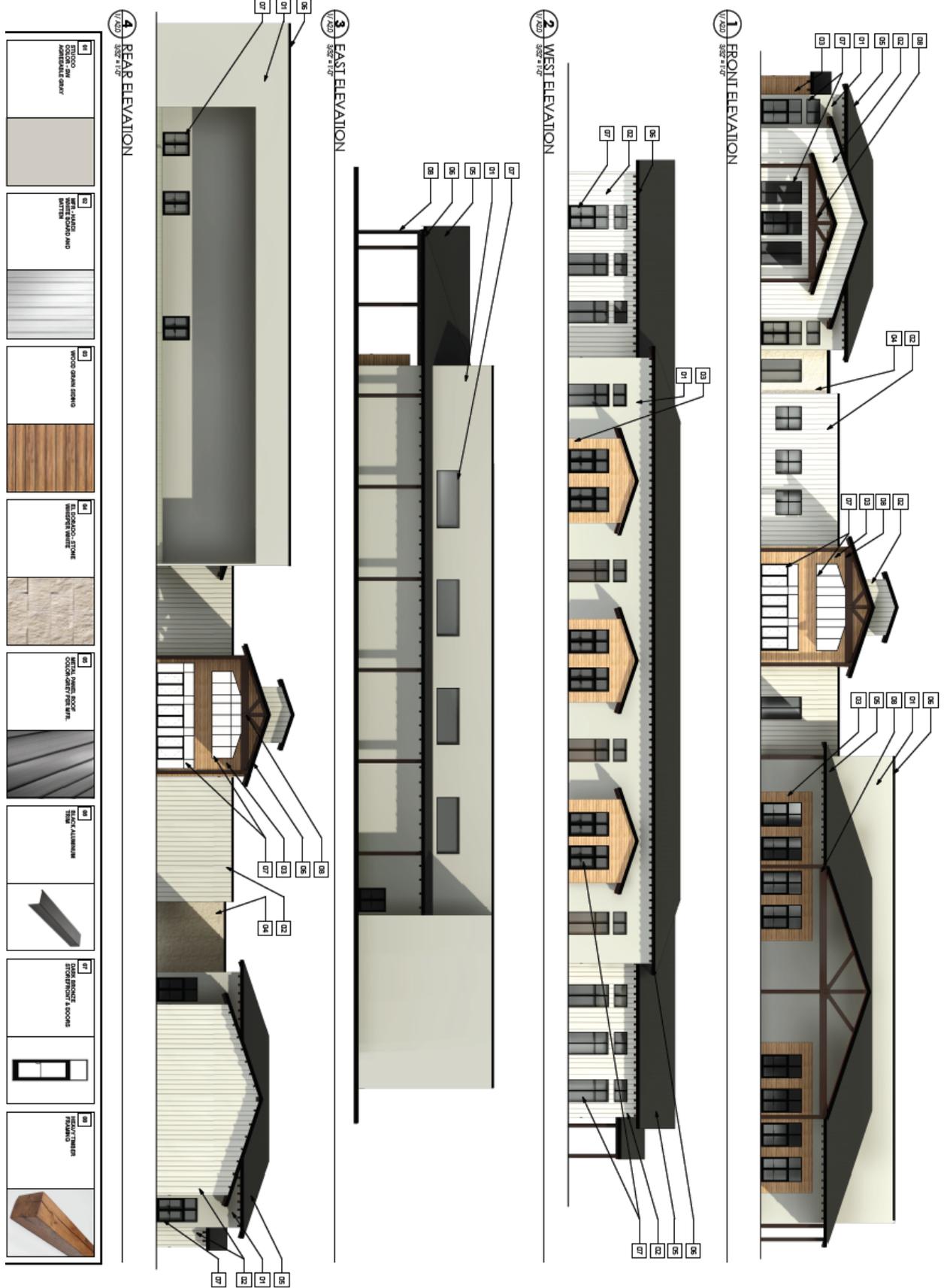
SITE PLAN



LANDSCAPE PLAN



# ELEVATIONS





**SITE PHOTOS**



**Facing north from Mckinney Rd. towards subject property**



**From the intersection of Rex Dr. and Mckinney Rd. facing subject property**

**SITE PHOTOS**



**Facing northeast from Orange County property towards subject site**

**BIRDSEYE AERIAL PHOTO – JANUARY 2025**

