

Interoffice Memorandum

DATE: August 26, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of inconsistency with the Comprehensive Plan and deny the amendment to the Hunter's Creek Planned Development (PD). District 1. (Planning Division)

PROJECT: Hunter's Creek PD (CDR-24-01-005)

PURPOSE: The subject property is located at 3400 Hunter's Creek Boulevard; generally south of Hunter's Creek Boulevard, west of South John Young Parkway and consists of 3.83 acres. The subject property (Tract 275 of the PD) is currently developed as a church and is surrounded by single-family residential subdivisions.

Through this request, the applicant is seeking to allow for a 126-foot 6-inch tall, monopole-style communication tower and support compound on the subject property. In addition, the applicant is requesting two waivers from Orange County Code for a reduction in the required separation from the closest single-family residential unit and to request reduced landscaping requirements.

A community meeting was held for this request on June 26, 2024, approximately 121 residents were in attendance, the overall tone of the meeting was negative with concerns regarding reduced setbacks, lack of landscaping, health and safety concerns, and concern over the proposed location.

This proposal received a recommendation of denial from the DRC on May 28, 2025 due to the DRC determining that the request was inconsistent and incompatible due to the extent of the waiver and availability of alternative options.