



## Interoffice Memorandum

May 7, 2025

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

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

CONTACT PERSON: Jennifer Moreau, Zoning Manager  
Zoning Division  
(407) 836-5856 or [Jennifer.Moreau@ocfl.net](mailto:Jennifer.Moreau@ocfl.net)

SUBJECT: June 3, 2025 - Appeal Public Hearing  
Applicant/Appellant: Mary Solik for Gulfstream Towers LLC  
BZA Case # SE-25-02-144, April 3, 2025; District 2

Board of Zoning Adjustment (BZA) Case # SE-25-02-144 located at 3820 Yothers Rd., Apopka, Florida 32712, in District 2, is an appeal to the Board. The applicant is requesting a Special Exception and Variance in the A-1 zoning district as follows:

- 1) Special Exception to allow the construction of a 140 ft. high camouflaged monopine communication tower.
- 2) Variance to allow a distance separation of 145 ft. from a single- family residential unit in lieu of 700 ft.

On Thursday, February 20, 2025, a Community Meeting was held at Wolf Lake Middle School. The meeting was attended by the applicant and County staff. There was no public attendance for the Community Meeting.

A second community meeting was held on Wednesday, March 26, 2025, at Wolf Lake Middle School. The meeting was attended by the applicant, County staff, and 4 citizens. The citizens asked questions about other sites that were considered, potential health risks, and what carriers will be available. The applicant offered to provide additional materials to the citizens, and noted that there are no health risks. The applicant also clarified the site selection process, and the potential for all 4 carriers on the tower.

At the April 3, 2025 BZA hearing, staff recommended approval of the Special Exception and Variance request. There was 1 person who spoke in opposition to the request and there was no one in attendance to speak in favor of the request. It was also noted that prior to the BZA hearing, 36 comments were received in opposition and no comments were received in support of the request.

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Special Exception and Variance

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The BZA discussed the camouflaging and noted that the tower was still highly visible and that the camouflaging did not allow it to blend in with the area as it is primarily surrounded by subdivisions. The BZA recommended denial of the Special Exception and Variance by a 6-0 vote. The applicant subsequently appealed the BZA recommendation of denial stating the requests are appropriate and the application complies with all code requirements.

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 is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Jennifer Moreau at (407) 836-5856 or [Jennifer.Moreau@ocfl.net](mailto:Jennifer.Moreau@ocfl.net).

**ACTION REQUESTED: Deny the applicant's request; or approve the applicant's request with conditions. District 2.**

JM/ag

Attachment: Zoning Division public hearing report, Appeal, and BZA staff report.