

Orange County Zoning Division

SE-25-02-148

**APPLICANT /APPELLANT:
WILMA TOMPKINS FOR
SANCTUARY OF PRAISE**

August 5, 2025



Background

APPLICANT: Wilma Tompkins

CASE: SE-25-02-148

ZONING: A-1 (Rural District)

FUTURE LAND USE: RS 1/1 (Clarcona Rural Settlement 1/1)

ADDRESS: 4908 N. Apopka Vineland Rd., Orlando, FL 32818

LOCATION: West side of N. Apopka Vineland Rd., north of Hackney Prairie Rd., east of N. Clarke Rd., south of Clarcona Ocoee Rd., west N. Hiawasee Rd.

TRACT SIZE: +/- 7.31 acres (+/- 5.2 upland acres)

DISTRICT: 2



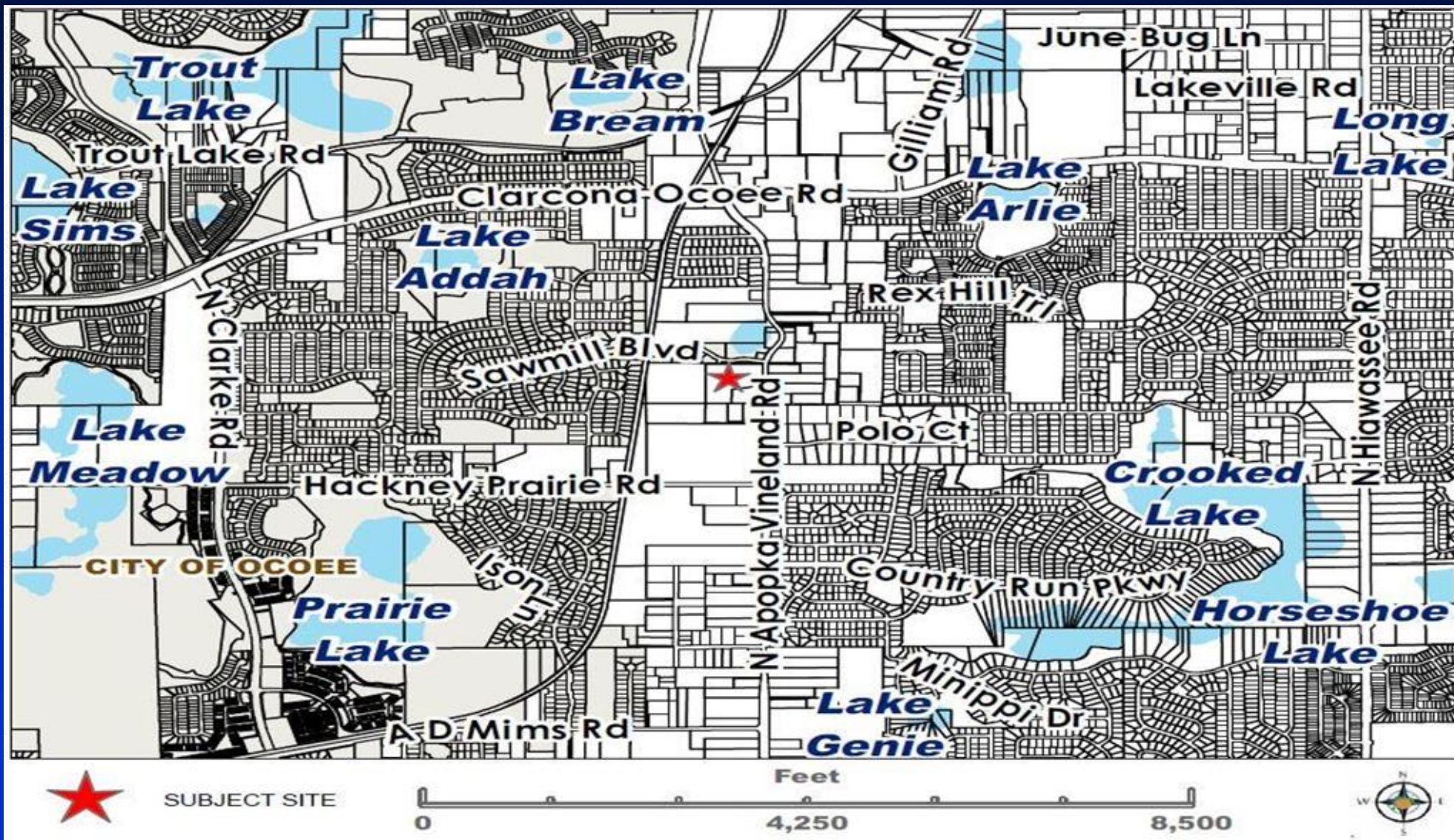
Background

REQUEST:

Special Exception in the A-1 zoning district to allow the construction of a religious institution.

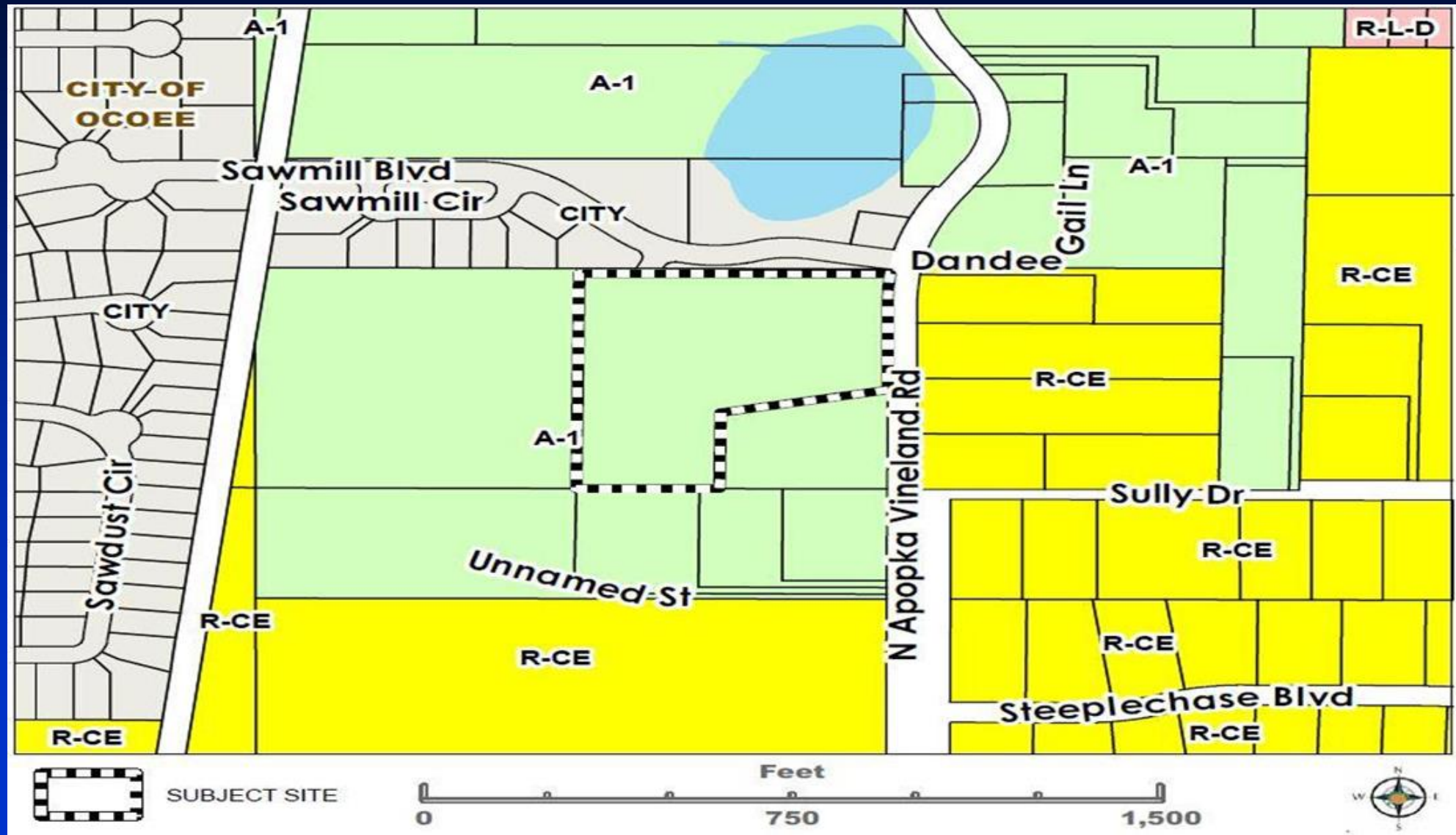


Location Map





Zoning Map



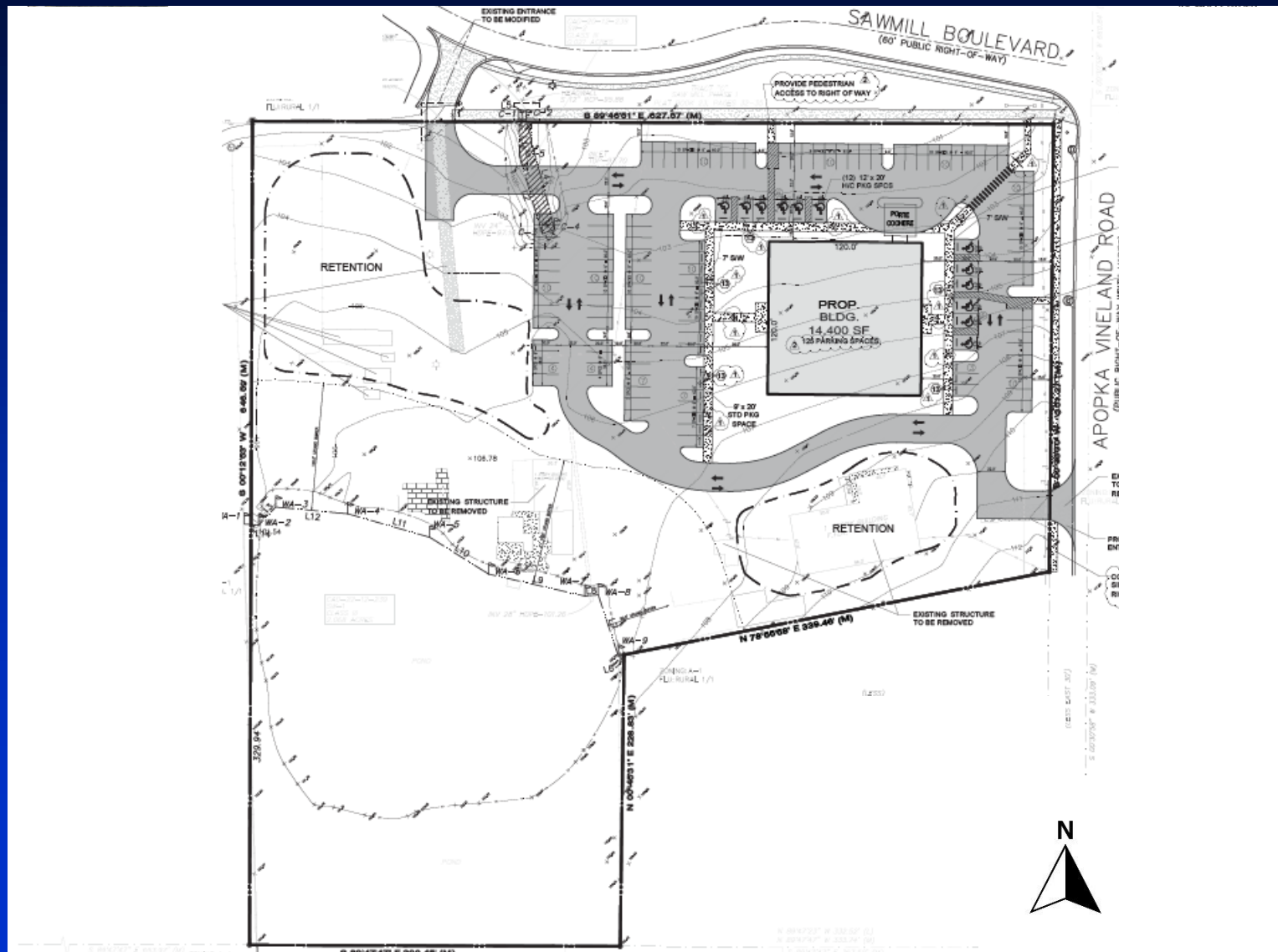


Aerial Map





Overall Site Plan

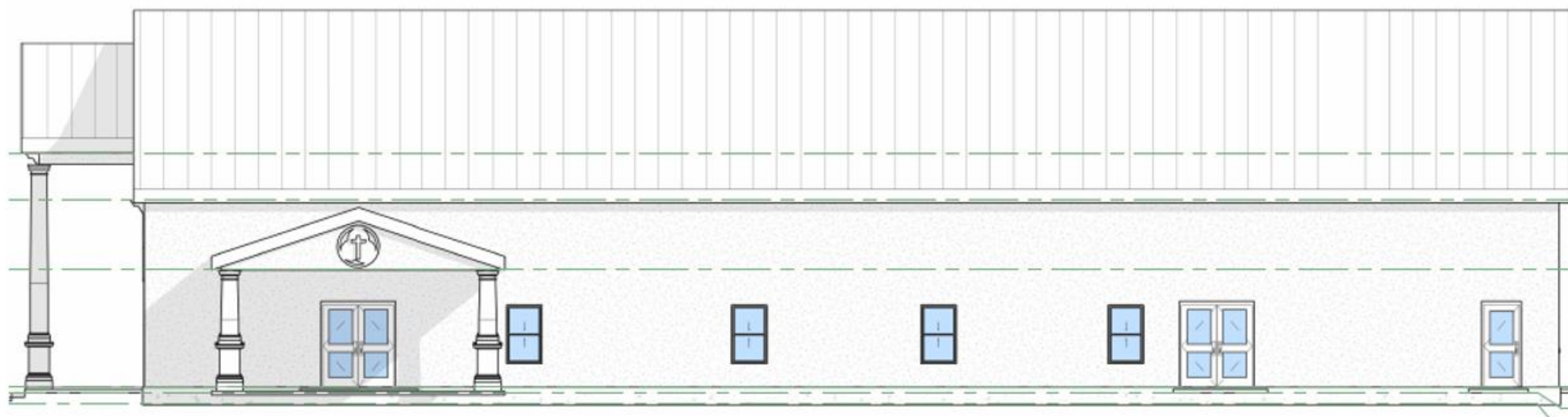




Elevations



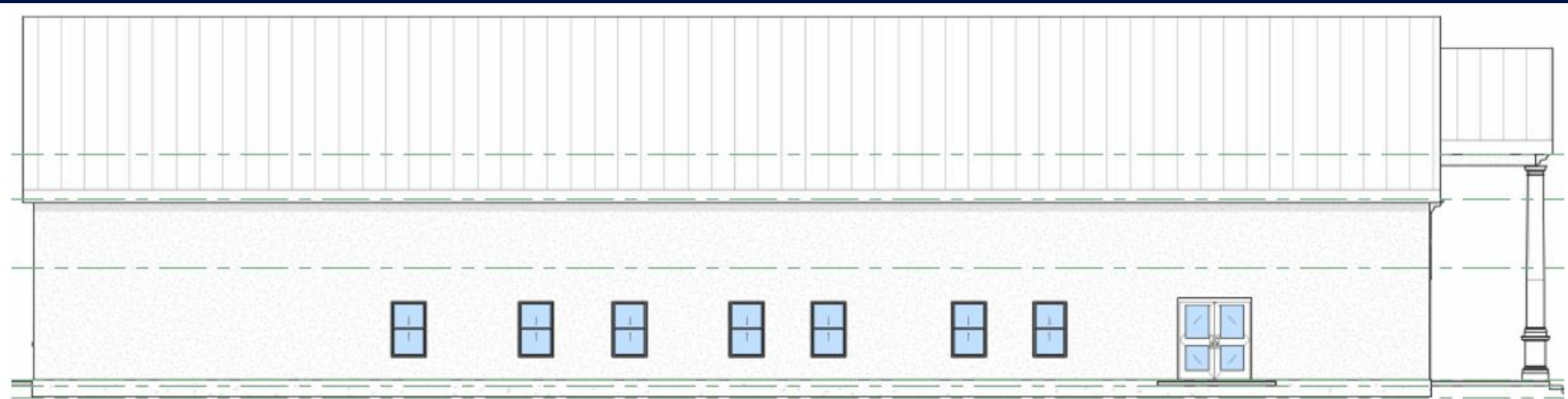
East Elevation facing N. Apopka Vineland Rd.



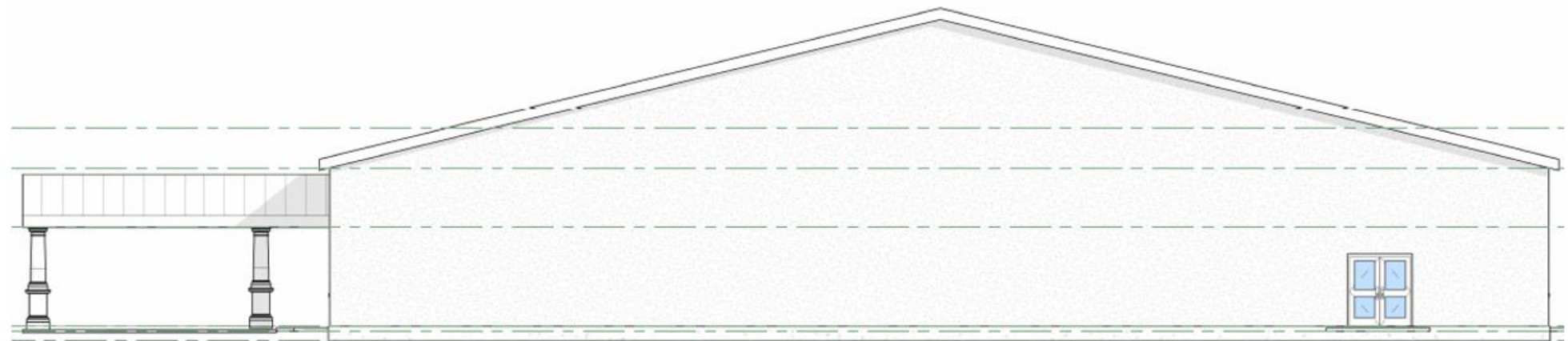
North Elevation facing Sawmill Blvd.



Elevations



South Elevation



West Elevation



Site Photograph

Intersection of N. Apopka Vineland Rd. and Sawmill Blvd.





Site Photograph

Facing north towards adjacent residential along Sawmill Blvd.



Subject Site

April 29, 2025 3:25 PM

Site Photograph

Facing southwest towards subject site from Sawmill Blvd.





Site Photograph

Facing north along N. Apopka Vineland Rd. at property frontage





Site Photograph

Facing east from the southern property boundary towards the subject site



April 29, 2025 3:41 PM

N. Apopka Vineland Rd.



Site Photograph

Facing southwest towards wetland area





Staff Findings and Analysis

- **Proposing to construct a 14,400 sq. ft. religious institution with an associated surface parking lot**
 - A special exception is required for agriculturally zoned lands located in a Rural Settlement
 - 292 fixed seats, flex rooms and offices, and a multi-purposes center
 - Will operate 9am-8:30 pm daily
 - Access is proposed to the site from both N. Apopka Vineland Rd. and Sawmill Blvd.
 - The City of Ocoee objects to any proposed traffic generated using Sawmill Blvd. for ingress or egress
- **Will connect to central water and wastewater services**



Staff Findings and Analysis

- **Parking for places of assembly is required to be provided at a ratio of 1 space per every 3 patrons plus 1 space per employee**
 - 292 fixed seats are proposed with 4 employees
 - 102 spaces are required; 125 spaces are proposed
- **A Conservation Area Determination and Noticed General Permit issued.**
- **Existing drainage issues identified on the subject site related to a maintenance issues.**
- **Staff recommended approval of the special exception**



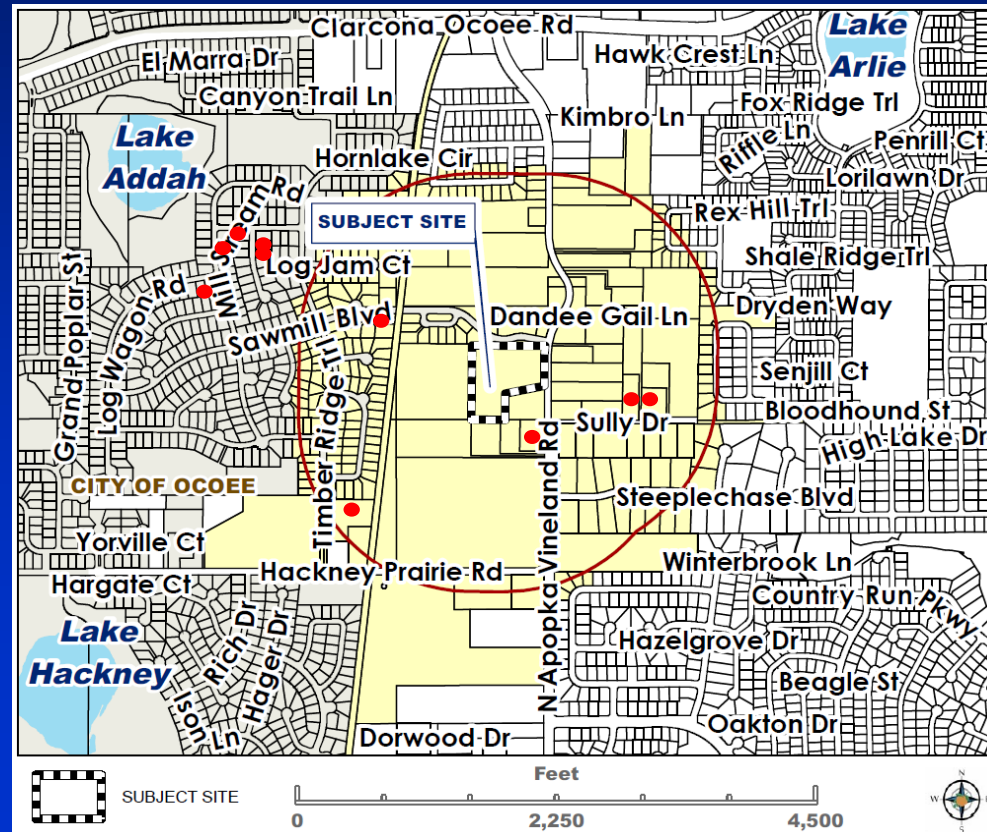
Public Feedback

- **A Community Meeting was held on Thursday, May 22, 2025, at Lake Gem Elementary School**
 - Attended by the applicant, County staff, and 58 citizens.
 - Concerns regarding flooding, traffic, street parking, noise, and disruptions to the surrounding wildlife.
 - The applicant's civil engineer and environmental specialist spoke to the flooding and environmental concerns. County staff spoke about the flooding concerns and stated additional stormwater mitigation would be required at the time of construction.
 - The meeting tone was generally negative.



Public Feedback

- Staff mailed a total of 342 notices to adjacent property owners in a 1,500 ft. radius
 - Staff received no correspondence in favor and 12 comments in opposition to this request, one unmapped, one duplicate





Special Exception Criteria

Section 38-78, Orange County Code

Subject to Section 38-78, in reviewing any request for a Special Exception, the following criteria shall be met:

- 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 discussed the drainage, the objection to the access along Sawmill Blvd. and how to restrict parking on the site. Ultimately, the BZA determined there was not enough information regarding drainage and off-street parking and recommended denial of the Special Exception.



Conditions of Approval

1. Development shall be in accordance with the site plan and elevations, date stamped March 28, 2025, ~~as modified by the conditions of approval as modified to remove the access point along Sawmill Blvd.~~ and landscape plan date stamped May 14, 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.



Conditions of Approval

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. Permits shall be obtained within 3 years of the 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 **9:00 AM to 8:30 PM daily**. For events, the hours of operation shall be pursuant to condition 6 or as soon as the event has concluded, the facility has been cleared, and any required clean-up has occurred, whichever is earlier.
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. 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.



Conditions of Approval

7. Exterior lighting shall be regulated by the County's Exterior lighting ordinance. An exterior lighting photometric plan compliant with the county's exterior lighting ordinance, shall be submitted and approved by Orange County staff prior to the issuance of a Building Permit. A color temperature of 3,500 K maximum is permitted, and, glare visors shall be installed, and field-adjusted to prohibit off-site light spill.
8. 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.
9. The existing outfall conveyance system from SW-1 (as identified on CAD-22-12-239) shall be replaced and reconstructed in a manner acceptable to Orange County. Such replacement and reconstruction may include, but is not limited to, Reinforced Concrete Pipe (RCP), and stormwater structures acceptable for maintenance by Orange County. The stormwater system must be replaced and reconstructed within a drainage easement dedicated to Orange County and recorded in the public records prior to any Certificate of Occupancy associated with the development of this property.



Conditions of Approval

10. 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.
- ~~11. Ingress and egress via Sawmill Blvd shall be prohibited~~
11. Elevations shall be revised to further reflect a more rural character, to include increased articulation such as varied roof lines and building facades to minimize the size and scale of the structure. Materials, finishing and glazing shall reflect that of structures commonly found in rural areas, such as farmhouses and barns. The revised elevations shall be reviewed and approved by the Urban Design section of the Planning Division.
12. Prior to the issuance of the Certificate of Occupancy for the religious institution, a new split rail fence shall be installed along the north and east property lines.
13. The site plan shall be modified to either remove the southern drive aisle (showing a Florida fire prevention code turnaround) or reduce the drive aisle to 20 ft. wide and to show only the required parking as improved. Any additional parking shall be grass parking only.



Requested Action

- Deny the applicant's request; or
- Approve the applicant's request with conditions

Special Exception in the A-1 zoning district to allow the construction of a religious institution.