

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

August 5, 2025

The following is a public hearing on an appeal before the Board of County Commissioners on August 5, 2025, at 2:00 p.m.

APPLICANT/APPELLANT: WILMA TOMPKINS FOR SANCTUARY OF PRAISE

CASE #: SE-25-02-148

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

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

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

ZONING: A-1

DISTRICT: #2

PROPERTIES NOTIFIED: 342

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 six (6) criteria and the reasons for a recommendation for approval of the Special Exception. Staff noted that no comments were received in favor of the request and 12 comments were received in opposition to the request.

The applicant was present and explained the operations of the church and the desire to locate on this property.

There was no one in attendance to speak in favor of the request. There were 4 people in attendance to speak in opposition to the request, noting concerns with traffic, drainage, the rural character of the area, and the number of churches already in the area.

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 with a 3-1 vote.

BZA HEARING DECISION:

A motion was made by John Drago, seconded by Johnny Stanley, and carried to recommend DENIAL of the Special Exception request in that the Board finds it does not meet the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does adversely affect general public interest (3 in favor: John Drago, Glenn Rubinstein, Johnny Stanley; 1 opposed: Roberta Walton Johnson; 3 absent: Thomas Moses, Juan Velez, Sonya Shakespeare).



Board of Zoning Adjustment (BZA) Appeal Application

Appellant Information

Name: Wilma Tompkins
Address: 4908 N. Apopka Vineland Rd., Orlando, FL 32818
Email: jill.tompkins@hotmail.com Phone #: 4075383442
BZA Case # and Applicant: SE-25-02-148 and Sanctuary of Praise
Date of BZA Hearing: 06/05/2025

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

See Attachment

Signature of Appellant: Wilma Tompkins Date: 4/13/25

STATE OF FL
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of June, 2025, by Wilma Tompkins who is personally known to me or who has produced FL Drivers License as identification and who did/did not take an oath.

Notary Public Signature

Notary Stamp



NOTICE: Per Orange County Code Section 30-45, this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

See Page 2 of application for the Appeal Submittal Process.



ORANGE COUNTY ZONING DIVISION
201 South Rosalind Avenue, 1st Floor, Orlando, Florida 32801
Phone: (407) 836-3111 Email: Zoning@ocfl.net
www.orangecountyfl.net

Board of Zoning Adjustment (BZA) Appeal Application

Appeal Submittal Process

1. Within 15 calendar days of the decision by the Board of Adjustment, the appellant shall submit the Board of Zoning Adjustment (BZA) Appeal Application to the Zoning Division in person. The application will be processed and payment of \$691.00 shall be due upon submittal. All justification for the appeal shall be submitted with the Appeal Application.
2. Zoning Division staff will request a public hearing for the subject BZA application with the Board of County Commissioners (BCC). The BCC hearing will be scheduled within forty-five (45) days after the filing of the appeal application, or as soon thereafter as the Board's calendar reasonably permits. Once the date of the appeal hearing has been set, County staff will notify the applicant and appellant.
3. The BCC Clerk's Office will provide a mailed public hearing notice of the hearing to property owners at a minimum of 500 feet from the subject property. Area Home Owner Associations (HOA) and neighborhood groups may also be notified. This notice will provide a map of the subject property, as well as a copy of the submitted appeal application.
4. Approximately one week prior to the public hearing, the memo and staff report of the request and appeal will be available for review by the applicant, appellant, and the public.
5. The decision of the BCC is final, unless further appealed to the Circuit Court. That process is detailed in Section 30-46 of the Orange County Code.



SANCTUARY OF PRAISE

MINISTRIES

Sanctuary of Praise Fellowship, Inc
4908 N. Apopka Vineland Rd.
Orlando, FL 32818

Friday, June 13, 2025

Orange County Zoning Division
201 South Rosalind Ave 1st Floor
Orlando, FL 32801

To whom this may concern,

We want to appeal the decision of the Orange County Board of Zoning and Adjustments from our hearing back on Thursday, June 5, 2025. Sanctuary of Praise was denied approval of a Special Exemption to build a church on our 7.31-acre piece of land at 4908 N. Apopka Vineland Rd. Orlando, FL 32818. Below you will find our rationale for this appeal.

1. The BZA overturned the conditional approval recommendation from the Planning and Zoning Division and all of the county departments that found no objection.
2. The BZA board illuded to the application being rushed when we were in this process for over 6 months since October 24, 2024, trying to ensure we met every orange county code with required corrections.
3. We met all 6 criteria for Special Exemption under the newly adopted Orange County Codes.

SPECIAL EXCEPTION CRITERIA

➤ Consistent with the Comprehensive Plan

MET – The Comprehensive Plan provides that certain uses, such as religious institutions, as conditioned, maybe considered and permitted through the Special Exception process. The Planning Division has indicated the request is consistent with the provisions of Policies FLU 8.1.1, 6.2.13 WAT1.4.3, WAT1.5.1, WAT1.5.2, WAT1.6.1, and WAT1.6.2.

➤ Similar and Compatible with the Surrounding Area

MET – The area surrounding this site is primarily used for single-family residential and agricultural purposes. The scale and intensity of the religious uses is compatible with the development pattern of the existing Rural Settlement.



- **Shall Not Act as a Detrimental Intrusion into a Surrounding Area**
MET – The proposed use will not act as a detrimental intrusion to the surrounding area as the proposed development provides adequate buffers to the surrounding residential properties.
 - **Meet the performance standards of the district.**
MET – The development as proposed will meet the performance standards of the district.
 - **Similar in Noise, Vibration, Dust, Odor, Glare, Heat Producing**
MET – The proposed development will be similar in noise, vibration, dust, odor, glare, heat production to the majority of uses permitted in the A-1 zoning district. The use of the site will be indoors within the proposed building. Additionally, noise and lighting, as conditioned, will comply with all Orange County Code requirements.
 - **Landscape Buffer Yards Shall be in Accordance with Section 24-5 of the Orange County Code**
MET – The applicant has provided a landscaping plan which addresses landscaping in compliance with Section 24-5 of Orange County Code.
4. The Planning and Zoning Division outlined 11 conditions of approval. One condition #1 we must remove the entrance on Sawmill Blvd based on the city of Ocoee's recommendation we can't use that road as an ingress or egress. One of the BZA's rationales for denial was how do we know you won't access the church from Sawmill. The BZA seemingly failed to read the content of the Staff Booklet.
5. The BZA's rationale for denial is because of a drainage issue from the pond that is allegedly causing flooding on a neighbor's property on the other side of the pond. The church was not aware of the issue because after over 2 years of owning the property that neighbor never contacted us. Our national church organization's headquarters in Jacksonville was contacted by neighbor and the complaint of flooding her property was made. I called the resident and she stated "my husband and I know our home sits 5 feet lower than it should and our insurance won't pay for hurricane damages (Irma and Milton) and proceeded to blame it on the pond. Further, the neighbor stated she was not against the church being build but was concern the impact it would have on the bond. I assured her the part of the land being developed must be over 100 feet from the pond, we were building 2 retention



ponds, and based on EPD we had to unclogged and improve drainage system. We can't confirm that accusation because the home sits in the middle of a wetland with livestock on it, and hurricane force weather caused water damage not the average thunderstorm.

6. The EPD permit required that we have to improve the drainage pipe and added to the most updated detailed site plan with notation and submitted to the EPD prior to receiving the permit which we have received. Based on the Planning and Zoning Recommendation for approval condition #9 stated we have to replace and reconstruct outfall conveyance system (drainage pipe) acceptable to Orange County and may include but not limited to Reinforced Concrete Piping (RCP). The BZA stated how do we know what the pipe will be made of, or how do we know you are actually going to do this? Further, comments of stated "so the only way this gets fixed is if we approve this special exemption, so how about you fix the system first and then we consider giving you the special exemption. This didn't seem justified considering the drainage has to be improved based on condition of approval and EPD permit holding us accountable to having to repair and improve system. In addition, the repair would require additional permitting, approvals, and likely contingent upon an actual development to ensure effective improvement measures work. So, we'd be working backwards and not in appropriate order.
7. The BZA stated the 2 planned dry retention ponds were not sufficient for storm drainage on a 14, 400 sq ft building, and required the presences of county engineers to defend their acceptance of the plan with no factual evidence to challenge the approval of the site plan. The BZA did not formally request their presences after having the Staff Booklet for over a week to study and review. Further, our Civil Engineer was present and these concerns were not given to me to address prior to closing comments. It was asked by applicant was there any questions and the BZA said no and levied these accusations and didn't seek clarification from the applicant and neither the Planning and Zoning Chief that was present.
8. The Traffic Division of Orange County completed a traffic analysis based on the county's current method. The analysis found no objection to the project that would cause serious traffic issues based on the operation hours of the church. The BZA stated they didn't agree with county experts. Further, made accusations the church would park on the sides of the road and park in front of resident's homes. The church does not sit in the middle of the neighboring subdivision of Sawmill and



SANCTUARY OF PRAISE

M I N I S T R I E S

sense the church entrance will be over 500 feet away to the closest house in Sawmill. Further, ingress and egress at Sawmill must be removed so parishioners could not reasonably park in Sawmill and walk the length of a football field to the closest entrance. There will be a buffer required around the perimeter of the church as outlined on detailed site plan. One board member stated (Walton) stated that accusation was not fair considering the church is only required to have 105 parking spaces and will provide 125 spaces. It is unfair to project overcrowding when projected parking spaces exceed requirement and allude to unquantifiable projection.

9. The BZA board member stated in his closing vote of denial "rural areas need to stay rural areas" the county attorney clarified earlier in the hearing church were allowed to be in rural areas. In fact, we are building 14,400 sq ft building actually less than allowable 35,000 sq ft as outlined in the new Orange County Codes.
10. There was only 4 out of 7 BZA board members present at the time of voting with a 3 to 1 vote to deny Special Exemption.

Sincerely

Wilma Tompkins
Church Secretary
Sanctuary of Praise Fellowship

BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **JUNE 05, 2025**

Commission District: **#2**

Case #: **SE-25-02-148**

Case Planner: **Catherine Glase (407) 836-9615**

Catherine.Glase@ocfl.net

GENERAL INFORMATION

APPLICANT(s): WILMA TOMPKINS FOR SANCTUARY OF PRAISE

OWNER(s): SANCTUARY OF PRAISE FELLOWSHIP INC

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

PROPERTY LOCATION: 4908 N. Apopka Vineland Rd., Orlando, FL 32818, 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.

PARCEL ID: 03-22-28-0000-00-023

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

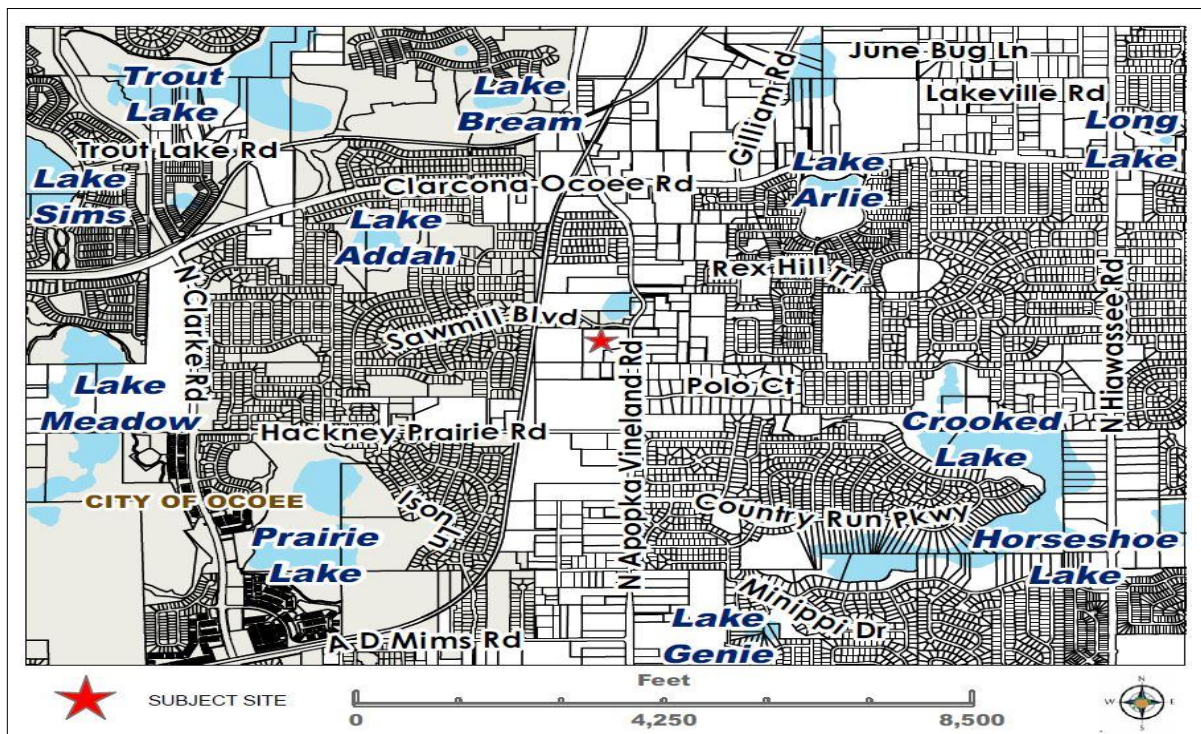
NOTICE AREA: 1,500 ft.

NUMBER OF NOTICES: 342

STAFF RECOMMENDATIONS

Approval, subject to the conditions in this report.

LOCATION MAP



SITE & SURROUNDING DATA

	Property	North	South	East	West
Current Zoning	A-1	City of Ocoee	A-1	R-CE	A-1
Future Land Use	RS 1/1 Clarcona RS	City of Ocoee	RS 1/1 Clarcona RS	RS 1/1	RS 1/1 Clarcona RS
Current Use	Agricultural	Stormwater Retention	Single-family residential	Single-family residential	Agricultural/ Landscaping

BACKGROUND AND ANALYSIS

DESCRIPTION AND CONTEXT

The subject property is located in the A-1, Citrus Rural district, which allows agricultural uses and single-family homes by right, and religious institution uses via Special Exception. The future land use is Rural Settlement 1/1 (RS 1/1), which is consistent with the A-1 zoning district. The subject property is located within the Clarcona Rural Settlement. Rural Settlements are established through the Comprehensive Plan and are intended to support rural residential neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning. The Rural Settlement designation typically impacts such development factors as residential density and built forms. The subject site is also located within the Wekiva Study Area, which was established to protect ground water and surface water resources through additional regulations regarding allowed uses, stormwater management, open space, habitat protection, and public facilities.

The area around the subject site consists of single-family homes, vacant parcels, and agricultural lots. The neighboring properties and roadway to the north of the subject site are located within the City of Ocoee. The subject property is a 7.31 acre unplatted lot. The property is an internal lot with frontage on N. Apopka Vineland Rd. to the east. The northern property line is separated from Sawmill Blvd. by a small portion of the neighboring property to the west, therefore, the subject property's northern property line does not abut right-of-way. The property was purchased by the current owner in January of 2023 and is developed with several agricultural buildings.

The proposal is to demolish all of the existing buildings and construct a 14,400 sq. ft. religious institution with a surface parking lot containing 125 spaces. The church will contain 292 fixed seats, flex rooms and offices, and a multi-purpose center. While the applicant's cover letter states 329 seats, the floor plan provided shows only 292 fixed seats. The church office will operate weekdays between 9:00 a.m. and 4:00 p.m., with Wednesday night bible study from 7:00 p.m. to 8:30 p.m. Sunday service and worship will be held from 9:00 a.m. to 1:00 p.m. with Sunday school from 10:00 a.m. to 1:00 p.m. The parking lot is designed with two access points, one along N. Apopka Vineland Rd. to the east and the second along Sawmill Blvd. to the north. The second access point crosses through the neighboring lot to the west. A cross-access agreement has been provided allowing the access point.

A wetland determination (CAD-22-12-239) was obtained in 2023 which identified 2.089 acres of wetland on the subject property. The site layout includes impacts to 0.021 acre of surface waters (upland-cut ditch). The impacts were evaluated by the Environmental Protection Division (NGP-25-01-004) and were determined to be de minimis, therefore, no mitigation is required.

Section 38-1476 of Orange County Code does not specifically identify religious institutions as a use, and therefore the calculation is based off of the quantity of off-street parking spaces required for places of

assembly. The required number of parking spaces for the use is 1 space for each 3 fixed seats provided for patron use plus 1 space per employee. This use would require 102 spaces at full capacity, the applicant is proposing to provide 125 parking spaces with 12 ADA compliant spaces.

Parking Standards

	# of Fixed Seats	# of Employee	Required # of Spaces	Proposed # of Spaces
1 space per every 3 patrons plus 1 space per employee	292	4	102	125

Installation of a landscape buffer is proposed to comply with Chapter 24 of Orange County Code, which requires the buffer yard to be completely opaque from the ground up to a height of at least six (6) feet and a minimum of fifteen (15) feet wide. The buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer, and include one (1) shade tree for each forty (40) lineal feet or fraction thereof.

As proposed, the development would connect to Orange County water and wastewater utilities. There is water and wastewater infrastructure within the N. Apopka Vineland Road right-of-way. However, this property is located outside the Urban Service Area (USA) and within the Clarcona Rural Settlement. There are limitations within the Comprehensive Plan that restrict the extension of water and wastewater service outside the Urban Service Area and within Rural Settlements (Comprehensive Plan elements WAT1.4.3, WAT1.5.1, WAT1.5.2, WAT1.6.1, and WAT1.6.2). As the water and wastewater infrastructure exists within the road right-of-way, the request is not considered an extension of services; therefore, the Planning Division has confirmed connection to central water and wastewater services is consistent with Comprehensive Plan elements WAT1.4.3, WAT1.5.1, WAT1.5.2, WAT1.6.1, and WAT1.6.2.

On Thursday, May 22, 2025, a Community Meeting was held at Lake Gem Elementary School to allow for input from the surrounding residents. The meeting was attended by the applicant, County staff, and 58 citizens. The citizens voiced concerns regarding flooding, traffic issues, 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.

The request was routed to all reviewing divisions. The Planning Division has confirmed the FLU designation of Rural Settlement 1/1 (RS 1/1) and the zoning of A-1 (Citrus Rural District) are consistent. Development Engineering identified existing drainage issues on the subject site. Upon approval, the existing stormwater structures shall be replaced in compliance with Condition of Approval #9. The City of Ocoee was notified of the Special Exception request and stated their objection to any proposed traffic generated from the Special Exception using Sawmill Blvd for ingress or egress, reflected in Condition of Approval #11.

As of the date of this report, no comments have been received in favor and 12 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. Staff has determined that the Special Exception meets all the criteria for a recommendation of approval. Therefore, staff is recommending approval of the Special Exception 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, may be considered and permitted through the Special Exception process. The Planning Division has indicated the request is consistent with the provisions of Policies FLU 8.1.1, 6.2.13 WAT1.4.3, WAT1.5.1, WAT1.5.2, WAT1.6.1, and WAT1.6.2.

Similar and Compatible with the Surrounding Area

MET – The area surrounding this site is primarily used for single-family residential and agricultural purposes. The scale and intensity of the religious uses is compatible with the development pattern of the existing Rural Settlement.

Shall Not Act as a Detrimental Intrusion into a Surrounding Area

MET – The proposed use will not act as a detrimental intrusion to the surrounding area as the proposed development provides adequate buffers to the surrounding residential properties.

Meet the performance standards of the district

MET – The development as proposed will meet the performance standards of the district.

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

MET – The proposed development will be similar in noise, vibration, dust, odor, glare, heat production to the majority of uses permitted in the A-1 zoning district. The use of the site will be indoors within the proposed building. Additionally, noise and lighting, as conditioned, will comply with all Orange County Code requirements.

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

MET – The applicant has provided a landscaping plan which addresses landscaping in compliance with Section 24-5 of Orange County Code.

CONDITIONS OF APPROVAL

1. Development shall be in accordance with the site plan and elevations, date stamped March 28, 2025, 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.
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 4:00 PM – weekdays for the office, 7:00 PM to 8:30 PM – Wednesdays for bible study, and 9:00 AM to 4:00 PM Sundays for religious services. 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 7:00 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.
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.
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.

C: Wilma Tompkins
13108 Fox Glove St.
Winter Garden, FL 34787

Marte Wilson
2555 Sunset Cir.
Lake Wales, FL 33898



Sanctuary of Praise Fellowship, Inc
4908 N. Apopka Vineland Rd.
Orlando, FL 32818

Monday, December 9, 2024

Orange County Zoning Division
201 South Rosalind Ave 1st Floor
Orlando, FL 32801

To whom this may concern,

My name is Marte Wilson, and I am the Senior Pastor of Sanctuary of Praise. We are submitting this cover letter and application to request a special exemption for our property at 4908 North Apopka Vineland Rd. Our goal is to construct a new church campus.

Sanctuary of Praise was originally established in March of 1976. Currently, we are tenants at Evans High School, as we rent their auditorium for weekly worship services. The project we are planning to construct is a 14,400 square foot building with 120ft-by-120ft sides, a 329-seat auditorium, and 100-seat multi-purpose center with a full kitchen. In addition to 16 rooms for office spaces, Sunday School classrooms, meeting spaces, media, and ministry training spaces for members and volunteers.

Business Operations for Site

- The business operations for the site will be for a church with weekly worship opportunities for the public.
- The classrooms will serve as office spaces, Sunday School classrooms, meeting spaces, media, and ministry training spaces for members and volunteers.

Hours of Operation

- Church Administrative offices Monday-Friday from 9:00am-4:00pm.
- Wednesday Night Bible Study from 7:00pm-8:30pm on average.
- Sunday School 9:00am-10:00am
- Sunday Morning Worship 11:00am-1:00pm



Day Care or School on Site

- There will not be a daycare or school on site.
- The classrooms will serve as office spaces, Sunday School classrooms, meeting spaces, media, and ministry training spaces for members and volunteers.

Number of Employees

1. There will be only 4 employees.

It has taken the ministry nearly 13 years to reach this point of having our own campus again. We are prayerfully submitted as we await your response and consideration to this special exemption request.

Sincerely

A handwritten signature in black ink, appearing to read "Marté R. Wilson, Sr.", is written over a large, faint, circular watermark of the Sanctuary of Praise Ministries logo.

Marté R. Wilson, Sr.
Senior Pastor
Sanctuary of Praise Fellowship

SPECIAL EXCEPTION CRITERIA

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

Sanctuary of Praise will be consistent and compliant with the Comprehensive Policy Plan, and neighborhood patterns and building codes.

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

Sanctuary of Praise's use shall be similar and compatible with the surrounding area and shall be consistent with pattern of surrounding development.

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

Sanctuary of Praise's 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.

Sanctuary of Praise's use shall meet the performance standards of the district in which the use is permitted.

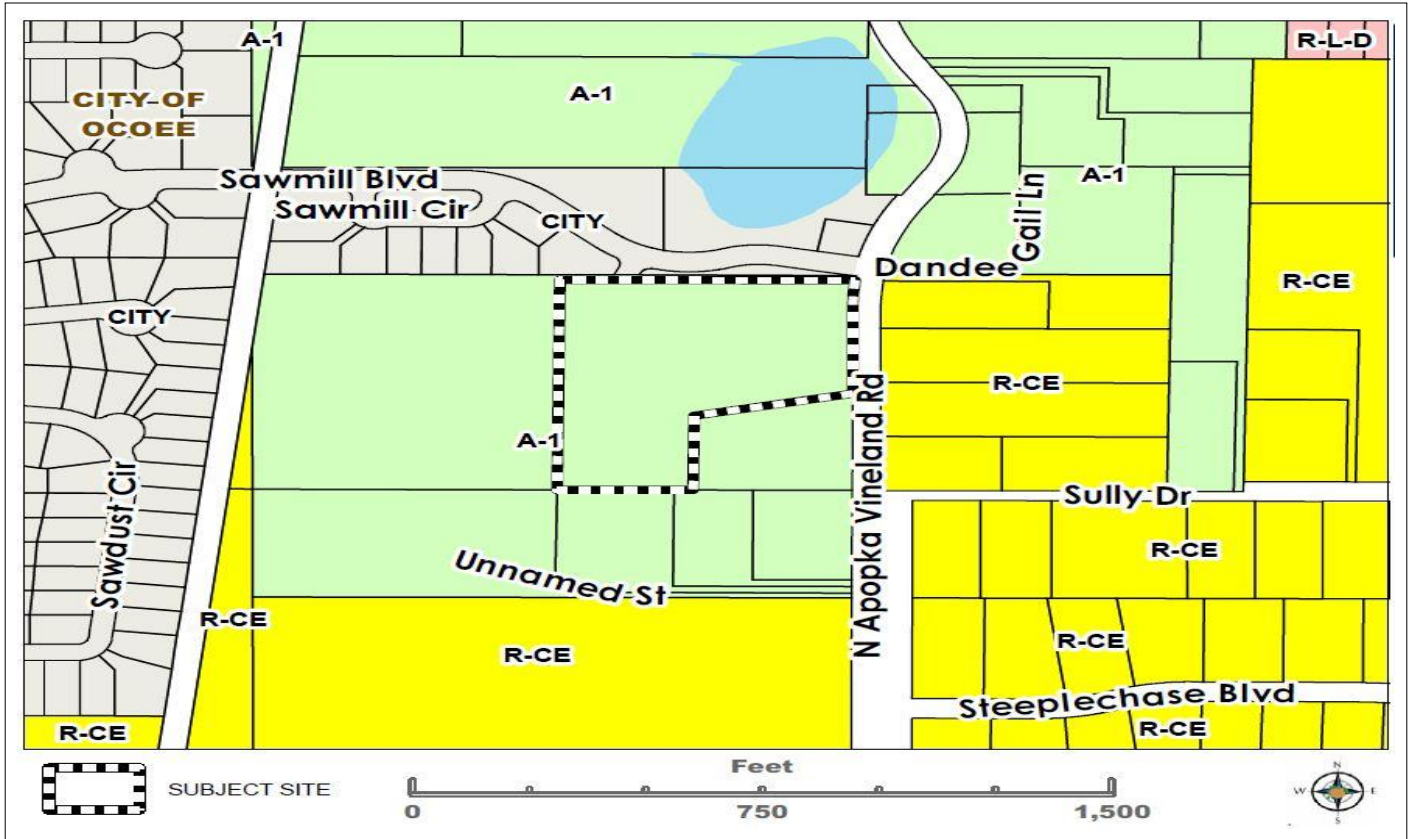
5. The use shall be similar in noise, vibration, dust, odor, glare, heat producing and other characteristics that are associated with the majority of uses currently permitted in the zoning district.

Sanctuary of Praise's use shall be similar in noise, vibration, dust, odor, glare, heat producing, and other characteristics that are associated with the majoritt uses currently permitted in the zoning district.

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.

Sanctuary of Praise's landscaping 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.

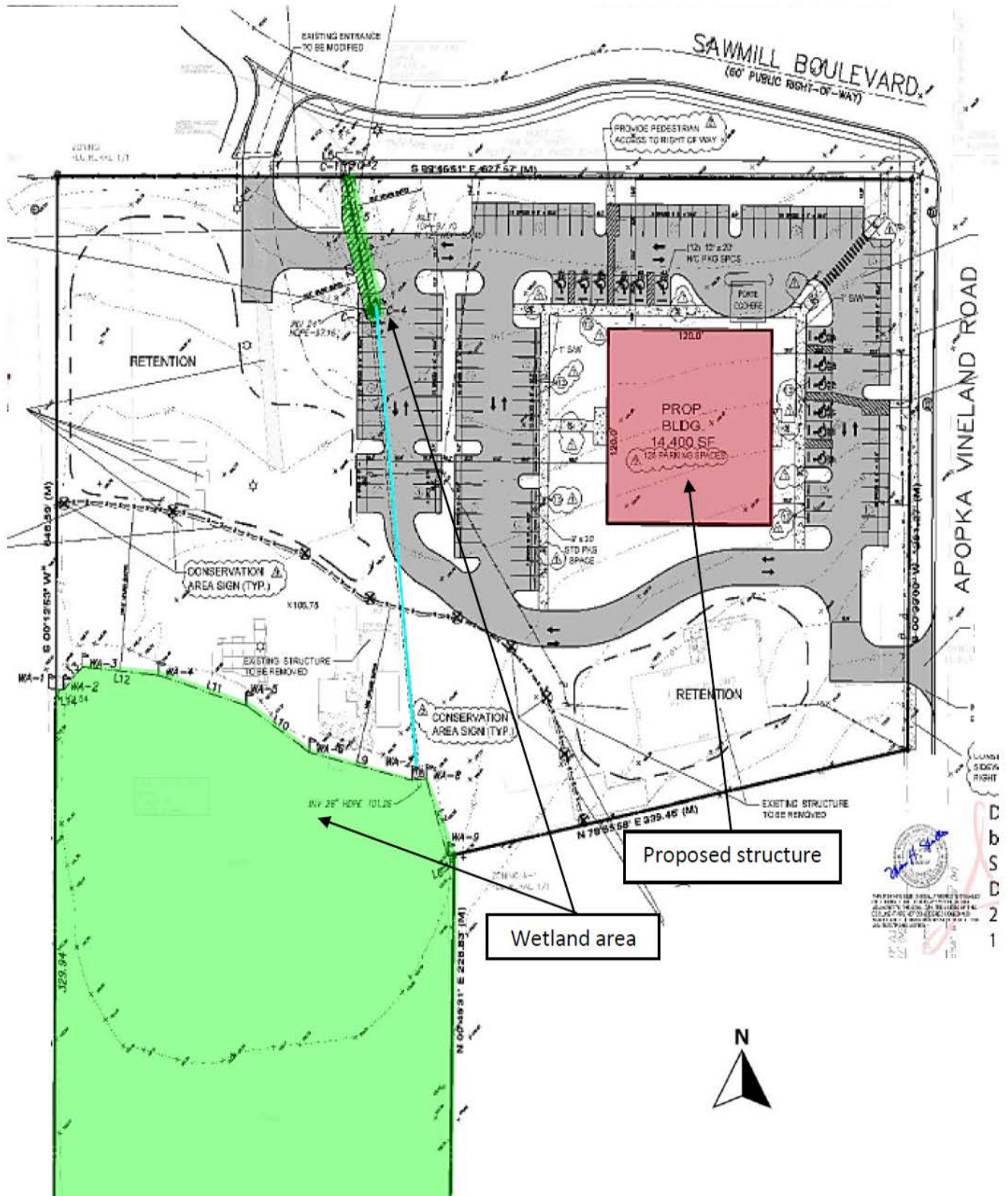
ZONING MAP



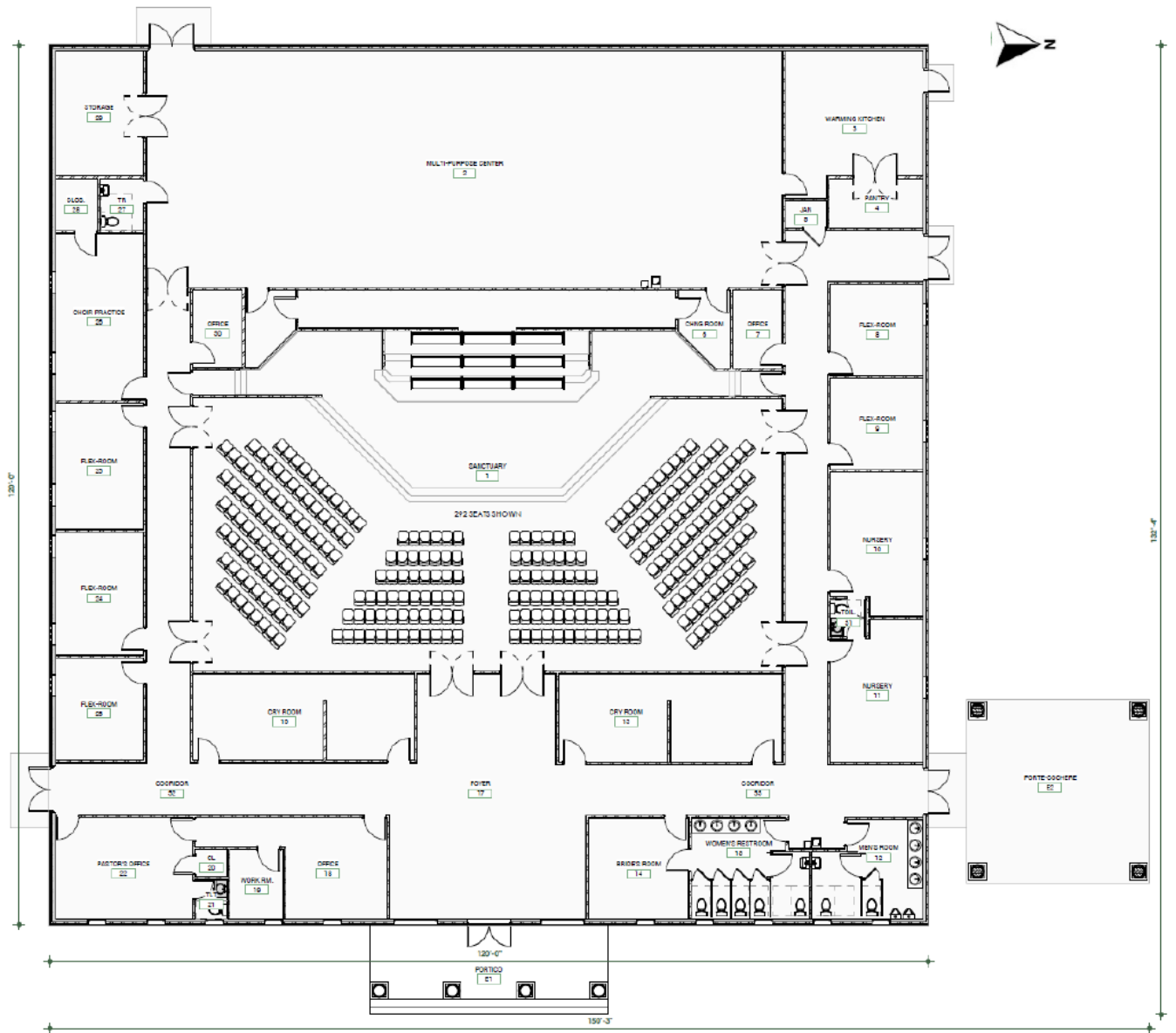
AERIAL MAP



SITE PLAN



FLOOR PLAN



ELEVATIONS



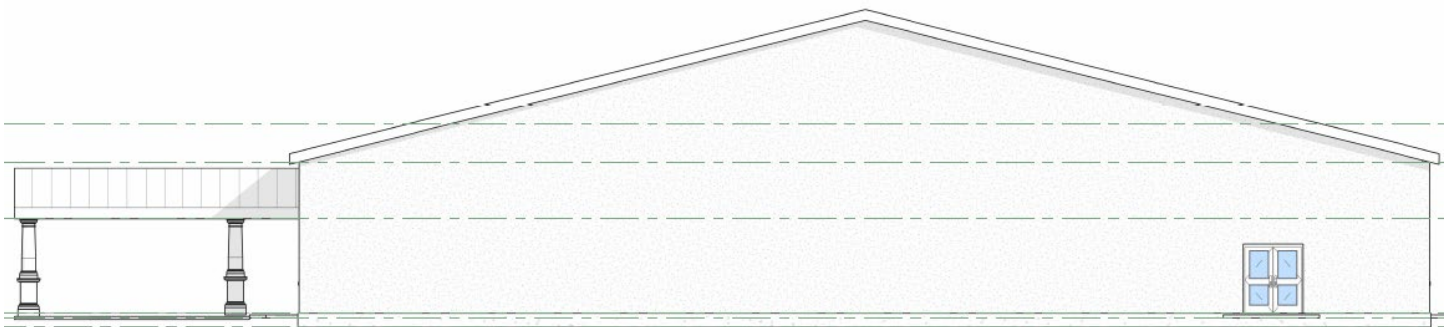
East Elevation facing N. Apopka Vineland Rd.



North Elevation facing Sawmill Blvd.

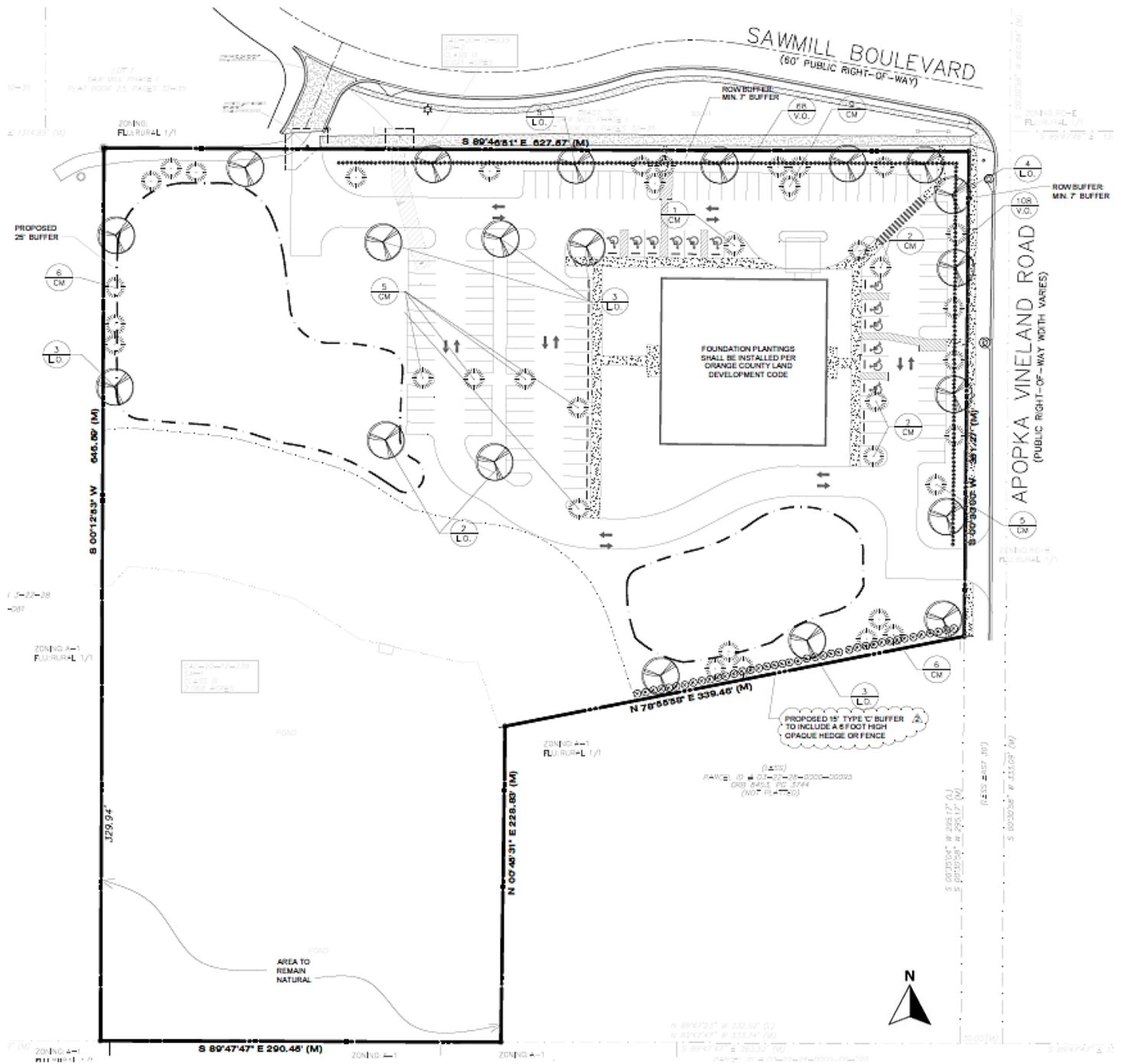


South Elevation



West Elevation

21



SITE PHOTOS



From the intersection of N. Apopka Vineland Rd. and Sawmill Blvd. towards the subject site



April 29, 2025 3:25 PM

Facing north towards adjacent residential along Sawmill Blvd.

SITE PHOTOS



Facing southwest towards subject site from Sawmill Blvd.



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

SITE PHOTOS



Facing east from the southern property boundry towards the subject site



Facing southwest towards wetland area