

CASE # CDR-25-06-144

Commission District: # 1

GENERAL INFORMATION

APPLICANT	Constance Silver, Tri3 Civil Engineering Design Studio, Inc.
OWNER	Kensington Church Orlando, Inc.
PROJECT NAME	Kensington Church - Village H Planned Development (PD)
PARCEL ID NUMBER(S)	06-24-27-0000-00-013
TRACT SIZE	10.00 ac
LOCATION	South of Old YMCA Road / West of Lake Hickory Nut Drive
REQUEST	To request to decrease the square footage of pre-school from 9,970 square feet to 8,132 square feet (a decrease of 1,838 square feet), to increase the square footage of church uses from 17,296 square feet to 29,042 square feet (an increase of 11,746 square feet square feet), and to remove full-access connection to Old YMCA Road from two (2) full-access points to one (1) full-access point. The request is also to remove the previously approved temporary use of athletic field with grass parking.
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond 1,000 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. two hundred and eighty five (285) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The Kensington Church – Village H Planned Development (PD) is located south of Old YMCA Road, west of Lake Hickory Nut Drive, within the Horizon West Special Planning Area. The Kensington Church PD has an underlying Future Land Use Map (FLUM) designation of Village (V) on the Future Land Use Map and is located in Horizon West Village H. The current development program allows for a 17,296 square foot church, 9,970 square foot pre-school, and a soccer field.

Through this request, the applicant is seeking to decrease the square footage of pre-school from 9,970 square feet to 8,132 square feet (a decrease of 1,838 square feet), to increase the square footage of church uses from 17,296 square feet to 29,042 square feet (an increase of 11,746 square feet square feet), and to remove full-access connection to Old YMCA Road from two (2) full-access points to one (1) full-access point. The request is also to remove the previously approved temporary use of athletic field with grass parking.

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely affect any adjacent properties.

Comprehensive Plan (CP) Consistency

The Kensington Church PD is located in Horizon West with an underlying Future Land Use Map (FLUM) designation of Village-Horizon West (V). It is located in Village H and has a Special Planning Area Map designation of Estate Rural District. The proposed pre-school, church, and athletic field are permitted within the Estate Rural District as special exceptions through the PD Land Use plan process. The proposed uses are consistent with the Comprehensive Plan.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

An Orange County Conservation Area Determination (CAD-21-03-067) has been completed that included this property. Future action may be necessary as the CAD expires on 5/12/2026. If site conditions have changed/alterd then a new Orange County Wetland Determination (WD) may be required. Contact Orange County Environmental Protection Division Permitting and Compliance staff at wetlandpermitting@ocfl.net for options on permit extension prior to expiration.

Transportation Planning

Per the approved Adequate Public Facilities Agreement approved by the Board 10/25/2022 recorded Doc # 20220664226 For Kensington Church Section 3, the APF deficit Fee of \$47,463.86 shall be paid prior to County's approval of the first platting of the PD Property.

Based on the recently approved Standard Procedures Manual for Specific Transportation Analysis Methodology Plan (STAMP), published February 27, 2024 (Sec. 30-562-2 of the Code of Ordinances), an operational traffic analysis study (intersection analysis) will be required at DP level for proposed developments projected to generate 50 or more net PM peak hour vehicle trips. The operational traffic study will be based on the most updated STAMP.

Based on the Concurrency Management database (CMS) dated 7/2/2025, there are multiple failing roadway segments within the project's impact area. Old YMCA Rd, from Lake Hickory Nut Dr to Avalon Rd (1 segment(s)), Seidel Rd, from Lake County Line to Avalon Rd (1 segment(s)), and Valencia Pkwy, from Schofield Rd to Old YMCA Rd (1 segment(s)) are failing. This information is dated and subject to change.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) staff has reviewed the proposed request but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (November 5, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Kensington Church – Village H PD dated November 5, 2025 subject to the following conditions:

1. Development shall conform to the Kensington Church - Village H Planned Development (PD) dated "Received October 10, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received October 10, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was

expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, as may be amended, 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, or any other development order, 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.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.

7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. Elevations shall 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 elevations shall be reviewed and approved by the Urban Design section of the Planning Division during the Development Plan review.
9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 25, 2025, shall apply:
 - a. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.
 - b. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
 - c. An Operational Analysis submitted to Transportation Planning is required for schools and daycares at Development Plan.
 - d. The project shall comply with the terms and conditions of that certain Adequate Public Facilities Agreement for Kensington Church - Village H PD approved on October 25, 2022, by the Board of County Commissioners and recorded at Doc Number 20220664226 Public Records of Orange County, Florida, as may be amended.

10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 8, 2023, shall apply:
 - a. Use of the athletic fields along the west side of the property and the grass parking area along the north side of the property (as shown on Sheet C3.00) shall be limited to three days per week from 2:00 P.M. to 7:00 PM, and Saturdays from 8:00 AM to 3:00 PM. No outdoor lighting or amplified sound shall be allowed.
 - b. A Development Plan shall be submitted and approved for the athletic fields and grass parking area.
 - c. The use of the athletic fields and the grass parking area shall cease upon the development of the church campus (as shown on the Master Plan sheet).
 - d. The hours of operation for the outdoor playground and sport field along the east side of the property (as shown on the Master Plan sheet) and any other outdoor activities shall be from 8:00 AM to 8:00 PM. No outdoor lighting or amplified sound shall be allowed for outdoor playfields.
 - e. Prior to approval of any plans that require filling within the 100-year flood zone, such as Site Construction Plans or Mass Grading Excavation/Fill permit or the like, the applicant must obtain the required permit(s) and approval(s) from the Orange County Floodplain Administrator authorizing any fill pursuant to Chapter 19, Orange County Code.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 25, 2022, shall apply:
 - a. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 - b. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
 - c. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

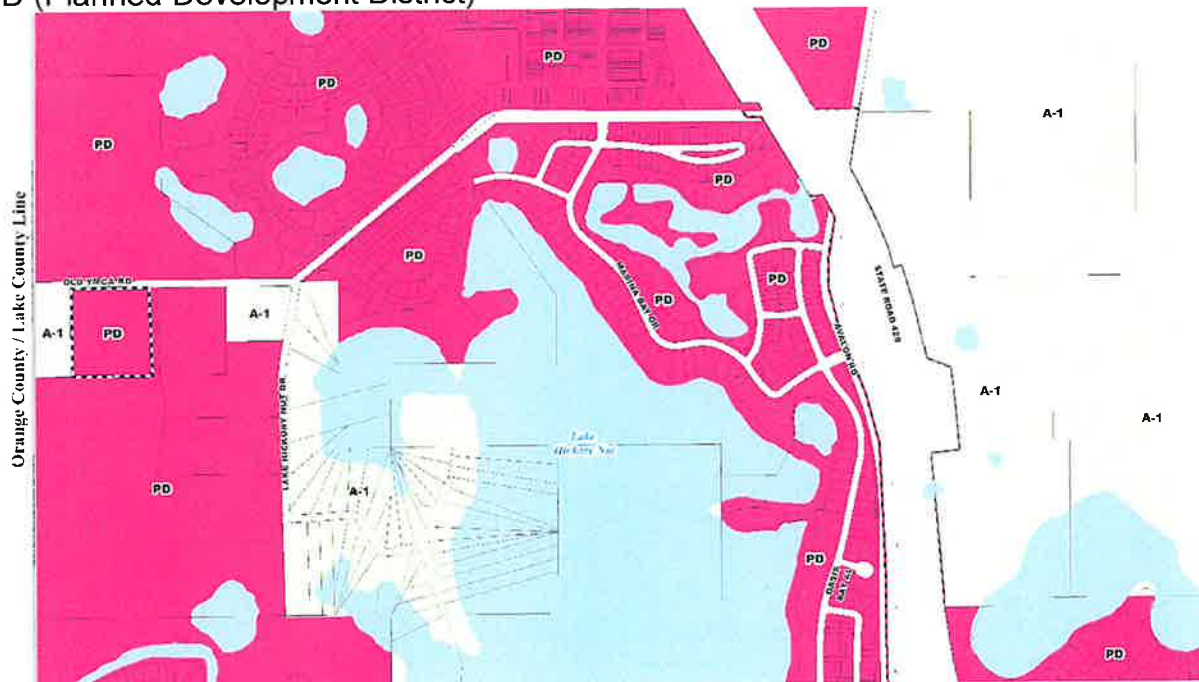
- d. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Village F & H Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
- e. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
- f. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- g. 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 not occur unless 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.
- h. Exterior lighting shall be compliant with the county's exterior lighting ordinance. In addition, all pole mounted fixtures shall be full cutoff and with fixture color temperature of 3,500 K maximum. The photometric plan shall be submitted and approved by Orange County staff prior to the issuance of a Building Permit. In addition, glare visors shall be installed, and field-adjusted to prohibit off-site light spill.

Horizon West Special Planning Area Land Use
Estate Rural District



ZONING

PD (Planned Development District)



Kensington Church – Village H PD (Cover Sheet)

PLANNED DEVELOPMENT / LAND USE PLAN
for
KENSINGTON CHURCH - VILLAGE H
(CROSSLINE COMMUNITY CHURCH)
17922 OLD YMCA ROAD
WINTER GARDEN, FL 32787
PARCEL ID#06-24-27-0000-00-013
SECTION 6, TOWNSHIP 24S, RANGE 27E
CDR-25-06-144

LEGAL DESCRIPTION:

06-24-27-0000-00-013, PART OF SECTION 6, TOWNSHIP 24S, RANGE 27E, ORANGE COUNTY, FLORIDA, BEING THE SAME AS SHOWN ON THE PLAT OF THE CROSSLINE COMMUNITY CHURCH, VILLAGE H, PLAT 100, ORANGE COUNTY, FLORIDA, 2025, RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AT PAGE 100, BOOK 25, PAGE 144.

INDEX OF SHEETS

- C-000 COVER SHEET
- C1.00 EXISTING CONDITIONS
- C1.10 EXISTING CONDITIONS
- C2.00 LAND USE PLAN
- C2.10 LAND USE PLAN

ATTACHMENTS:

- 1. KENSINGTON CHURCH MASTER PLAN
- 2. KENSINGTON CHURCH ARCHITECTURAL ELEVATIONS
- 3. BOUNDARY SURVEY

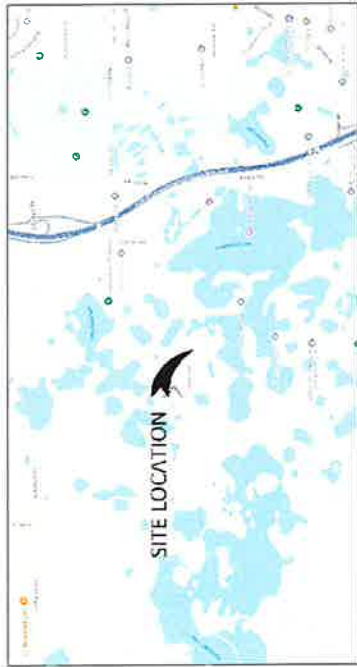
Utility Companies:

- WALTE ORANGE COUNTY UTILITIES (OCU) (ART) 254-5000
- WINTER GARDEN WATER (WGW) (ART) 254-5000
- WINTER GARDEN SEWER (WGS) (ART) 254-5000
- FLORIDA POWER & LIGHTS (FPL) (ART) 254-5000
- FLORIDA POWER & LIGHTS (FPL) (ART) 254-5000
- FLORIDA POWER & LIGHTS (FPL) (ART) 254-5000
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CIVIL ENGINEER:
TERRI³ CIVIL ENGINEERING
DESIGN STUDIO, INC.
1000 S. DILLARD STREET, SUITE 100
WINTER GARDEN, FL 32787
TEL: 407-465-3455 FAX: 407-465-3953
WWW.TERRI3DESIGN.COM

Architect:
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1000 S. DILLARD STREET, SUITE 100
WINTER GARDEN, FL 32787
TEL: 407-465-3455 FAX: 407-465-3953
WWW.BGMARCHITECTS.COM

Land Surveyor:
ACQUINIGHT SURVEYS
OF ORLANDO, INC.
1000 S. DILLARD STREET, SUITE 100
WINTER GARDEN, FL 32787
TEL: 407-465-3455 FAX: 407-465-3953
WWW.ACQUINIGHTSURVEYS.COM



VICINITY MAP
RT 3

MAY 9, 2025
AUGUST 6, 2025
REVISED OCTOBER 5, 2025

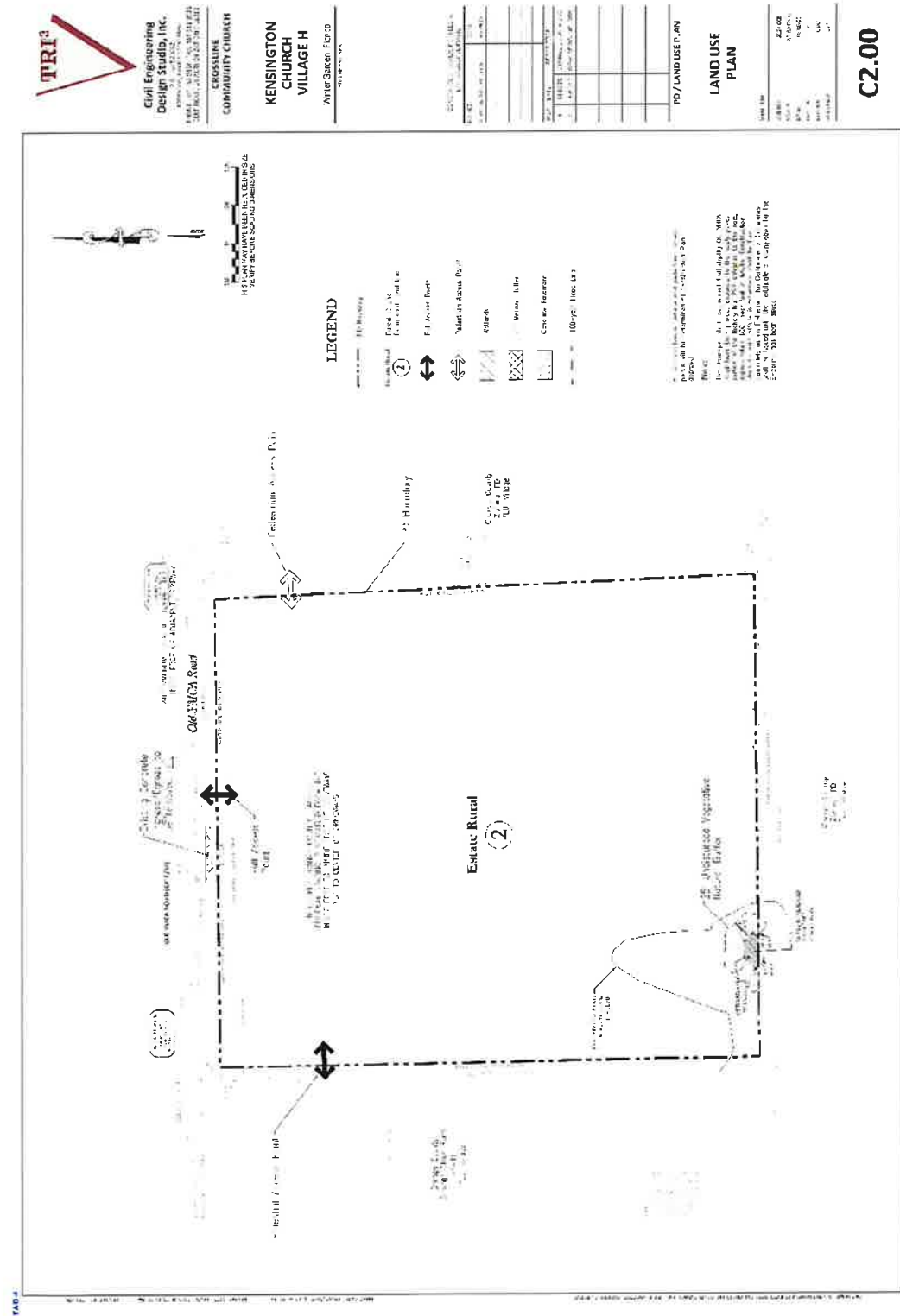
PREPARED FOR:

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Kensington Church – Village H PD Land Use Plan



Notification Map

Public Notification Map

Kensington Church – Village H PD_CDR-25-06-144

