



Public Hearing Notice

Planning, Environmental, & Development Services / Zoning Division

Commission District #1

Nicole Wilson, Commissioner

Case Planner:

Laekin O'Hara

Email: Laekin.O'Hara@ocfl.net

Phone #: 407-836-5943

Zoning Division:

(407) 836-8181, press 0

SPECIAL EXCEPTION

December 4, 2025 – 11:00 AM

BOARD OF ZONING ADJUSTMENT (BZA)

County Commission Chambers

201 S. Rosalind Ave, 1st Floor

Orlando, FL 32801

Case Information

Case Number: SE-25-11-068

Applicant: SCOTT GENTRY FOR
DISCOVERY CHURCH

Parcel ID: 19-23-27-0000-00-027

Address: Unaddressed property on McKinney
Rd., Winter Garden, FL 34787

Location: Northeast corner of McKinney Rd.
and Rex Dr., west of Avalon Rd., east
of the Lake County line

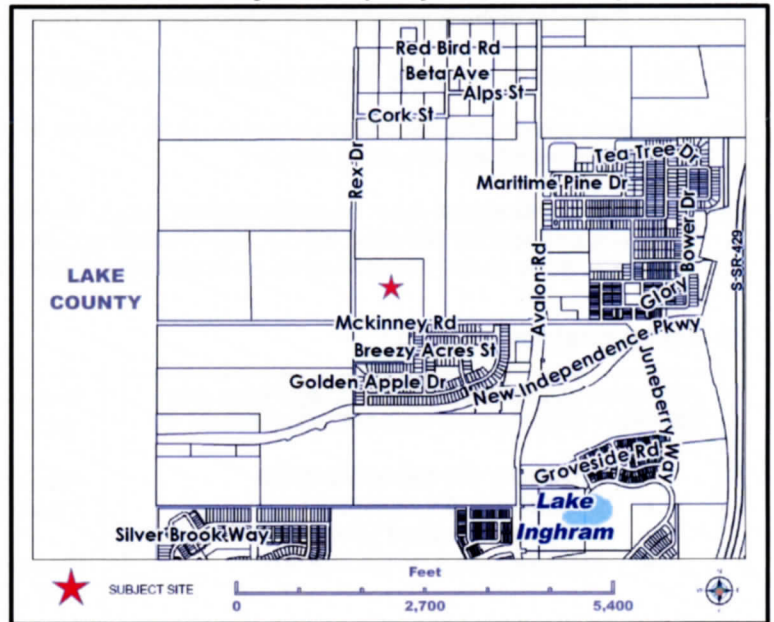
Tract Size: +/- 19.97 acres

Request

Special Exception and Variance in the A-1 Zoning District
as follows:

- 1) Special Exception to allow a 45,934 gross sq. ft.
religious institution.
- 2) Variance to allow grass parking in lieu of parking on an
improved surface

Subject Property Location Map



APPEALS

Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

Any person aggrieved by a decision rendered by the BZA may file an appeal within fifteen (15) calendar days of the decision date. **All appeals are subject to a \$691 filing fee.**

Recommendations by the Board of Zoning Adjustment (BZA) do not become **final** until:

- The fifteen (15) calendar day appeal period has expired without a timely appeal having been filed
- *****AND*****
- The Board of County Commissioners approves the BZA's recommendation

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should contact the Government Service Center at (407) 836-3111.

- *Para mas informacion referente a esta vista publica, favor comunicarse al Departamento de Zonificacion al numero, (407) 836-3111*
- *Pou plis enfòmasyon sou odyans piblik la, kontakte zòn depatmental la nan : 407-836-3111*

FREQUENTLY ASKED QUESTIONS

Q: How can I participate in the review process?



*If you are unable to attend the hearings, written comments can be submitted to the Case Planner via mail, email, fax or directly through the Online Feedback form.

Additional meeting information is also available on the BZA website at www.ocfl.net/BZA or by scanning this QR code with your phone's camera



Q: What if I wish to speak at Public Hearing?

PLEASE LIMIT YOUR PRESENTATION TO THREE (3) MINUTES AND KEEP IN MIND THE FOLLOWING GUIDELINES:

- (1) The Chairman of the Board of Zoning Adjustments (BZA) determines when and for how long an individual may speak.
- (2) Be concise and to the point. Do not repeat previous comments.
- (3) Evidence and documentation such as photographs, reports, and letters, may be to your benefit. However, once submitted, they are part of the record and cannot be returned.
- (4) Your comments should focus on zoning-related issues. Aesthetics, impacts to surrounding properties, land use compatibility, the variance and special exception criteria, development trends, and the Comprehensive Plan are zoning-related issues. However, drainage, traffic congestion, and crime are issues not addressed by the BZA.

Q: Are the meetings recorded?

FOR YOUR INFORMATION, ALL BZA MEETINGS ARE DIGITALLY RECORDED & TELEVISED ON ORANGE TV

- **CHANNEL 488 ON SPECTRUM**
- **CHANNEL 9 ON COMCAST**
- **CHANNEL 99 AT&T U-VERSE**
- **CHANNEL 10.2 OVER THE AIR**

You may also watch the BZA public hearing live on:
<http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV.aspx>

Previous BZA public hearings are available at:
<http://www.ocfl.net/OpenGovernment/OrangeTVVisionTV/VideoArchive.asp>

Property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpafl.org.

Q: How can I submit a comment related to this hearing?

Please return this entire document or complete the online feedback form with your comments no later than the day prior to the public hearing. Any commentary submitted to the Zoning Division is a public record and is therefore open for review and inspection by any member of the public, including the applicant.

MAIL, FAX, OR EMAIL TO:

ORANGE COUNTY ZONING DIVISION

P.O. BOX 2687

ORLANDO, FLORIDA 32802-2687

Phone #: (407) 836-8181, press 0 Fax #: (407) 836-9611

E-Mail Address: BZA@ocfl.net

ONLINE FEEDBACKFORM:



APPLICANT: **SCOTT GENTRY FOR DISCOVERY CHURCH**
CASE #: **SE-25-11-068**

Your information	☒	IN FAVOR	☒	OPPOSED
		Please provide comments:		
Name:				
Address:				
Phone:				
Email:				