



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Decision Letter

### Board of County Commissioners

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Tuesday, January 9, 2024

2:00 PM

County Commission Chambers

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23-931

Case # VA-23-06-031

Edward Bharath for Orange Tires & Wheels, June 1, 2023; District 3  
(Continued from August 8, 2023 and September 26, 2023)

**Consideration:** Request for variances in the C-1 zoning district as follows: 1) To allow a rear setback of 2.5 ft. in lieu of 20 ft. for an existing tire shop. 2) To allow a rear setback of 6 ft. in lieu of 20 ft. for two shipping containers.

**Location:** District 3; property located at 7525 S. Orange Ave., Orlando, FL 32809 (legal property description on file in Zoning Division)

The request consists of two (2) variances. The applicant agreed to withdraw Variance # 2 from his request:

1. To allow a rear setback of 2.5 ft. in lieu of 20 ft. for an existing tire shop.
2. ~~To allow a rear setback of 6 ft. in lieu of 20 ft. for two shipping containers.~~

Revised Conditions of Approval # 1, # 4 and # 6:

1. Development shall be in accordance with the site plan and elevations received December 28, 2023, as modified per conditions # 4, # 5, # 6 and # 7, 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).

4. Prior to the issuance of the permit to enclose the work areas and/ or for additional work area to for the tire shop, ~~a permit shall be obtained for any shipping container on site in a conforming location or they shall be removed.~~ all existing shipping containers and accessory structures shall be removed.

6. Enhanced landscaping shall be provided along the entire length of the side street on the south property line along Palm Royal Palm Ave. Rd. within the 7 ft. required landscape strip. This enhanced landscaping shall consist of understory trees planted 15 ft. on center, supplemented with a continuous row of shrubs/~~hedges~~ planted 30 inches on center within the landscape strip. Landscaping shall also be provided along S. Orange Ave. with understory trees planted within a minimum 5 ft. landscape strip, every 15 ft. on center and shrubs planted 30 inches on center. A landscape plan showing the required landscaping shall be submitted with the permit for the enclosure of the outdoor work area.

New Conditions of Approval # 7, # 8, # 9 & # 10:

7. Landscaping shall be provided at the rear of the property, in the area east of the building addition adjacent to the north and east property line, with a minimum of two 12 foot high shade trees, with 22 three foot high shrubs, planted 30 inches on center and in the area southeast of the building adjacent to the south and east property lines, with a minimum of two 12 foot high shade trees, with 22 three foot high shrubs planted 30 inches on center.

No shipping containers are allowed on the property.

No outdoor storage is allowed on the property.

10. The proposed additions and enclosures of the existing covered work areas shall be constructed with concrete block or stucco finish painted to match the existing building.


A motion was made by Commissioner Uribe, seconded by Commissioner Scott, to uphold the Board of Zoning Adjustment Recommendation of June 1, 2023 to approve Variance # 1 in the C-1 zoning district; further, delete Variance # 2; further, approve the request subject to the six (6) conditions of approval listed in the Staff Report dated December 15, 2023; further, modify Conditions of Approval # 1, # 4, and # 6; and further, approve new Conditions of Approval # 7, # 8, # 9 and # 10. The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Scott

**Absent:** 1 - Commissioner Bonilla



**THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 22ND DAY OF JANUARY 2024.**

*FC*   
DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*

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