




**Interoffice Memorandum**

May 13, 2024

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**FROM:** Tanya Wilson, AICP, Director   
Planning, Environmental, and Development Services  
Department

**CONTACT PERSON:** **Ted Kozak, AICP, Chief Planner**  
**Zoning Division**  
**(407) 836-5537**

**SUBJECT:** June 4, 2024 Board-Called Public Hearing  
Applicant: Shane Carrigan for All Steel Buildings  
BZA Case # SE-24-01-122, January 4, 2024; District 3

Board of Zoning Adjustment (BZA) Case # SE-24-01-122, located at 5301 S. Orange Blossom Trail, Orlando, FL 32839, in District 3, is a Board-Called public hearing. The applicant is requesting a special exception and variance in the C-3 zoning district as follows 1) Special Exception to allow an automobile towing service with onsite storage; 2) Variance to allow a maximum onsite storage of 45 inoperable vehicles in lieu of the maximum onsite storage of 30 inoperable vehicles as required by Article X, Chapter 2 Orange County Code.

On December 27, 2023, a community meeting was held at the Pine Castle Women's Club with six individuals in attendance, including the applicant. Some of the issues discussed included concerns about a large vehicle towing service being in close proximity to the adjacent residences to the east, in addition to concerns about security, traffic, parking, the need for increased landscaping on the property, and the constant presence of graffiti on the existing wall at the rear of the property.

At the January 4, 2024 BZA hearing, staff recommended approval of the special exception and denial of the variance. Two individuals in attendance spoke in opposition to the request, citing fears that the property could degrade into a junkyard and voiced further concerns about noise, lighting, traffic, and safety. No one in attendance spoke in favor of the request. It was also noted that no comments were received in support of the request and one (1) comment was received in opposition. The BZA recommended approval of the special exception and denial of the variance.

May 13, 2024

Board-Called Public Hearing – Shane Carrigan for All Steel Buildings

Special Exception and Variance

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At the January 23, 2024 Board meeting, this item was pulled for a separate public hearing at the request of Commissioner Uribe.

On February 28, 2024, a second community meeting was held at the Pine Castle Women's Club at the request of the Commissioner with an expanded notice area. There were 29 individuals in attendance, including the applicant. Issues discussed included concerns about the information presented at the BZA hearing, the use of the property, the negative effects of the parking of dual rear wheel vehicles abutting the residences to the east, traffic from Orange Blossom Trail cutting through the neighborhood, stormwater runoff and drainage and the maintenance of proposed landscaping. The applicant team committed to the reduction of noise through the addition of more landscaping adjacent to the wall at the east side of the property.

At the March 26, 2024 Board meeting, the Board continued the subject item to the June 4, 2024 Board hearing at the request of the applicant.

On April 17, 2024, the applicant submitted a revised set of plans for consideration with modifications to the floor plans, elevations, and landscape plan to ensure the plans were consistent with each other. Renderings were also provided.

On May 28, 2024, a community meeting is scheduled at the Pine Castle Woman's Club at the request of the Commissioner to go over the revised plans. A summary of that meeting will be provided at the Board hearing on June 4<sup>th</sup>, 2024.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the Board. A copy is available upon request in the Zoning Division.

If you have any questions regarding this matter, please contact Ted Kozak at (407) 836-5537.

**ACTION REQUESTED: Deny the applicant's request; or approve the applicant's request with conditions. District 3**

TW/TK/kh

Attachment: Zoning Division public hearing report, BZA staff report

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

**June 4, 2024**

The following is a public hearing before the Board of County Commissioners on June 4, 2024 at 2:00 p.m.

- APPLICANT:** SHANE CARRIGAN FOR ALL STEEL BUILDINGS
- REQUEST:** Special Exception and Variance in the C-3 zoning district as follows:  
1) Special Exception to allow an automobile towing service with onsite storage.  
2) Variance to allow a maximum onsite storage of 45 inoperable vehicles in lieu of a maximum onsite storage of 30 inoperable vehicles.
- LOCATION:** 5301 S. Orange Blossom Trail, Orlando, FL 32839, east side of S. Orange Blossom Trl., west side of Makoma Dr., north of W. Oak Ridge Rd., south of Americana Blvd.
- TRACT SIZE:** +/- 1.71 acres
- ZONING:** C-3
- DISTRICT:** #3
- PROPERTIES NOTIFIED:** 610

**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) Special Exception and the six (6) Variance criteria and the reasons for a recommendation for approval of the Special Exception, and for denial of the Variance. Staff noted that no comments were received in support of the request and one (1) comment was received in opposition.

The applicant team provided an analysis of the proposed use subject to the Special Exception and the requested Variance to increase in the number of inoperable vehicles to 45. He stated that the towing service is already located nearby the subject property and is desires to expand to the proposed site for the use of towing and storage of state, federal, and municipal vehicles, with no onsite repairs, only occasional tire and oil changes. The applicant also described the proposed site improvements, including substantial landscape improvements to the property, especially adjacent to the existing wall on the east side of the site, and reiterated that there are no traffic or environmental impacts from the proposed operation.

Two in attendance spoke in opposition to the request, citing fears that this property could evolve into a junkyard and there they have further concerns about noise lighting traffic and safety. No one in attendance spoke in favor of the request.

The BZA discussed the Special Exception and Variance, stated justification for the six (6) Special Exception criteria and stated the inconsistencies with the six (6) Variance criteria, and unanimously recommended approval of the Special Exception and denial of the Variance by a 5-0 vote, with one absent, and one seat vacant, subject to the ten (10) conditions in the staff report, the modification of Condition #6, which states, "Landscaping provided for any site work permit shall be in accordance with Chapter 24 (Landscaping, Buffering and Open Space). Enhanced landscaping and buffering shall be provided to the east, including minimum 3 ft. high shrubs planted every 3 ft. on center, located between the rear wall and the Makoma Dr. right-of-way, with hostile, defensive plants/ vegetation, such as Silverthorn, to prevent future graffiti and vandalism, and shade trees planted every 25 ft. on center in two parallel rows on each side of the rear wall within a 50 ft. east rear landscape buffer, except understory trees planted every 15 ft. on center within 30 ft. of overhead power lines.", the addition of Condition #11, which states, "Outdoor loudspeakers shall be prohibited.", the addition of Condition #12, which states, "Outdoor lighting shall be boxed and shielded." and the addition of Condition #13, which states, "The east wall shall be painted and shall be maintained in good repair by owner."

#### **BZA HEARING DECISION:**

A motion was made by Juan Velez, seconded by Thomas Moses and carried to recommend APPROVAL of the Special Exception request in that the Board finds it meets the requirements governing Special Exceptions as spelled out in Orange County Code, Section 38-78, and that the granting of the Special Exception does not adversely affect general public interest; further, said approval is subject to the following conditions as amended; and, DENIAL of the Variance request in that there was no unnecessary hardship shown on the land; and further, it does not meet the requirements governing Variances as spelled out in Orange County Code, Section 30-43(3) (5 in favor; 1 absent; 1 vacant).

1. Development shall be in accordance with the site plan and elevations received December 26, 2023, 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



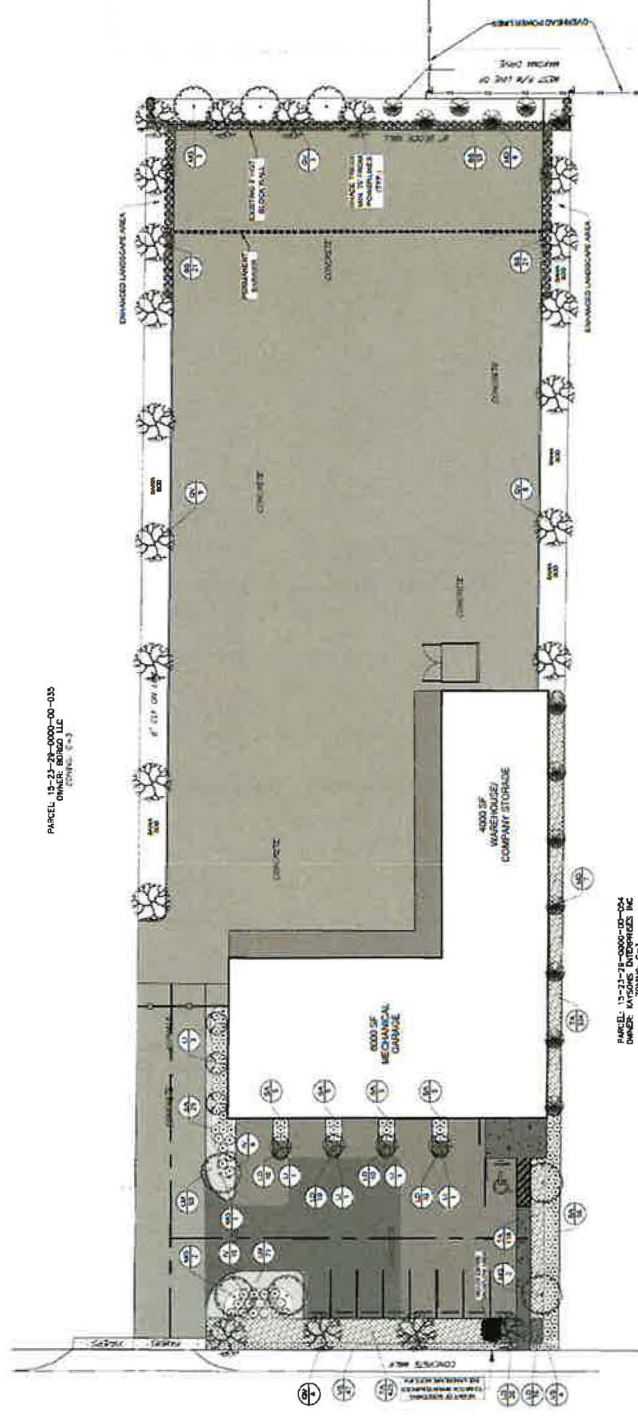
state or federal permits before commencement of development.

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 5 years of 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. Prior to site work permit approval, all existing structures and concrete will be removed from the site, including, but not limited to, the existing building and broken concrete.
6. Landscaping provided for any site work permit shall be in accordance with Chapter 24 (Landscaping, Buffering and Open Space). Enhanced landscaping and buffering shall be provided to the east, including minimum 3 ft. high shrubs planted every 3 ft. on center, located between the rear wall and the Makoma Dr. right-of-way, with hostile, defensive plants/ vegetation, such as Silverthorn, to prevent future graffiti and vandalism, and shade trees planted every 25 ft. on center in two parallel rows on each side of the rear wall within a 50 ft. east rear landscape buffer, except understory trees planted every 15 ft. on center within 30 ft. of overhead power lines.
7. A permanent barrier shall be installed to prevent vehicular access to the rear 50 feet of the property used as a landscape buffer.
8. Maximum on-site storage of 30 wrecked or inoperable vehicles is permitted.
9. No vehicle may remain on-site for more than 50 days.
10. Vehicle stacking is prohibited.
11. Outdoor loudspeakers shall be prohibited.
12. Outdoor lighting shall be boxed and shielded.
13. The east wall shall be painted and shall be maintained in good repair by owner.



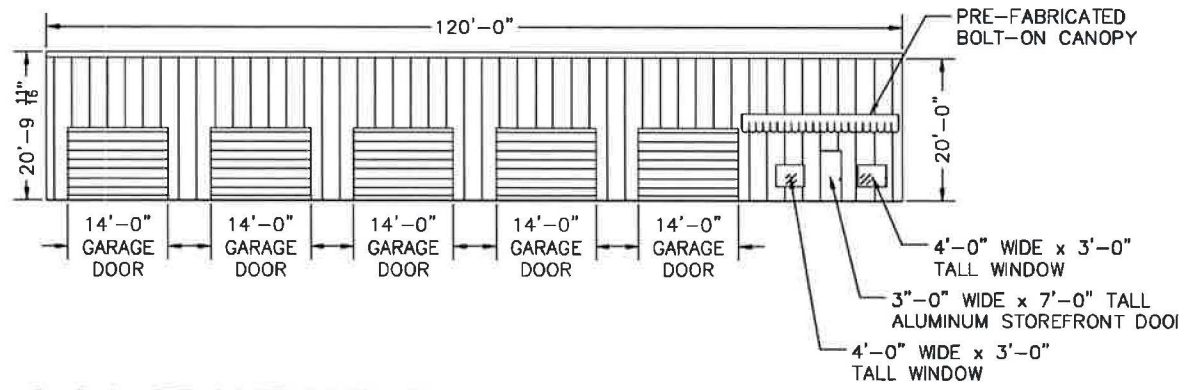
# Revised Landscape Plan Received April 17, 2024

SYMBOL	PLANT SPECIES	QUANTITY	DATE	STATUS
1	PLANT SPECIES	1	DATE	STATUS
2	PLANT SPECIES	1	DATE	STATUS
3	PLANT SPECIES	1	DATE	STATUS
4	PLANT SPECIES	1	DATE	STATUS
5	PLANT SPECIES	1	DATE	STATUS
6	PLANT SPECIES	1	DATE	STATUS
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18	PLANT SPECIES	1	DATE	STATUS
19	PLANT SPECIES	1	DATE	STATUS
20	PLANT SPECIES	1	DATE	STATUS

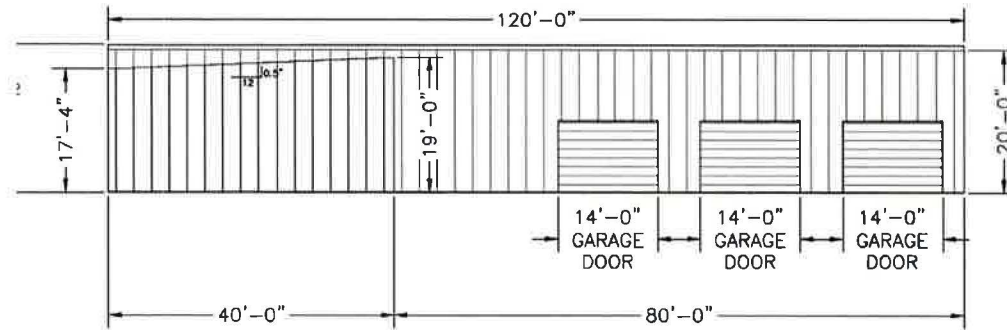


PARCEL 15-21-28-000-00-000  
 ZONING DISTRICT 15-21-28-000-00-000  
 ZONING C-3

PARCEL 15-21-28-000-00-000  
 OWNER: KRYOSIS ENTERPRISES, INC.  
 ZONING C-3

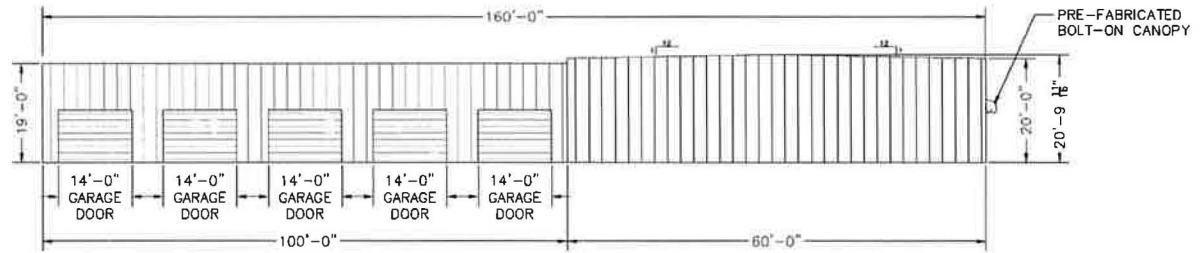


**V1 FRONT (WEST) ELEVATION VIEW**  
SCALE: 3/4"=1'-0"

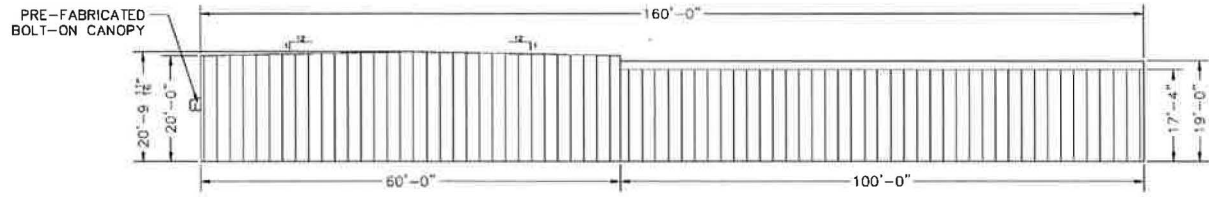


**V2 REAR (EAST) ELEVATION VIEW**  
SCALE: 3/4"=1'-0"

CROCKET S



**V3** LEFT SIDE (NORTH) ELEVATION VIEW  
SCALE: 3/4"=1'-0"



**V4** RIGHT SIDE (SOUTH) ELEVATION VIEW  
SCALE: 3/4"=1'-0"



**Renderings Received April 17, 2024**

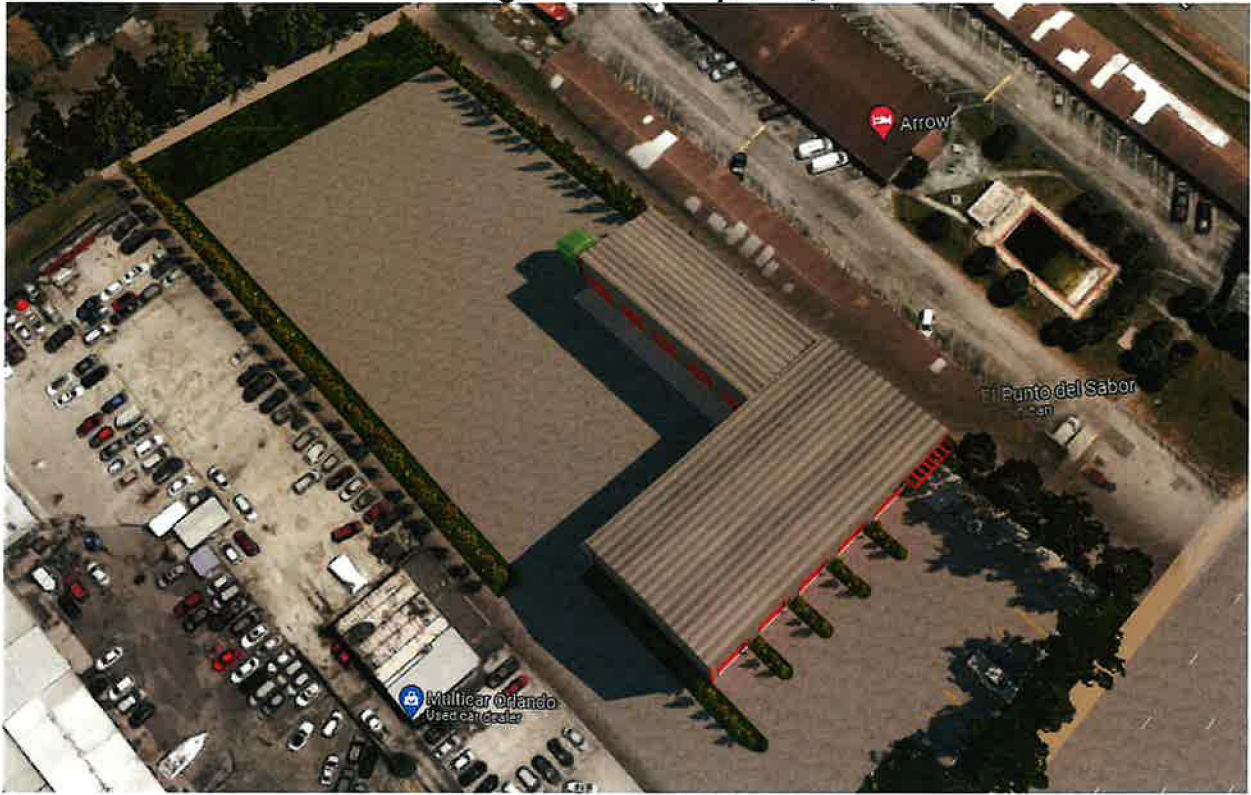


**Facing Southeast towards South Property Line**



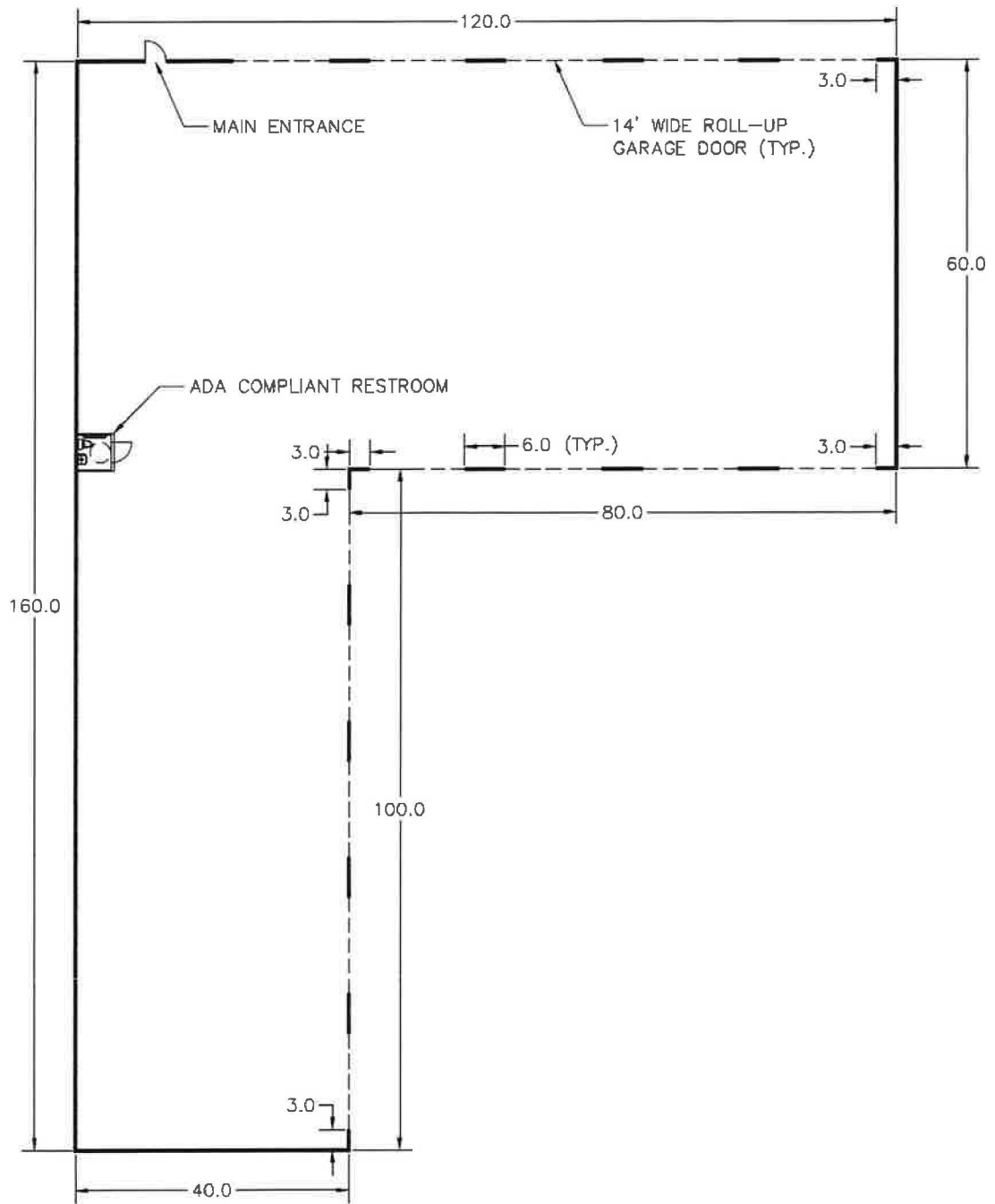
**Facing Northeast towards North Property Line**

**Renderings Received April 17, 2024**



**Bird's Eye Facing Southeast**

Revised Floor Plan Received April 17, 2024





# BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **JAN 04, 2024**

Commission District: **#3**

Case #: **SE-24-01-122**

Case Planner: **Nick Balevich (407) 836-0092**

**Nick.Balevich@ocfl.net**

## GENERAL INFORMATION

**APPLICANT(s):** SHANE CARRIGAN FOR ALL STEEL BUILDINGS

**OWNER(s):** KARLI PROPERTIES LLC

**REQUEST:** Special Exception and Variance in the C-3 zoning district as follows:

- 1) Special Exception to allow an automobile towing service with onsite storage.
- 2) Variance to allow a maximum onsite storage of 45 inoperable vehicles in lieu of a maximum onsite storage of 30 inoperable vehicles.

**PROPERTY LOCATION:** 5301 S. Orange Blossom Trail, Orlando, FL 32839, east side of S. Orange Blossom Trl., west side of Makoma Dr., north of W. Oak Ridge Rd., south of Americana Blvd.

**PARCEL ID:** 15-23-29-0000-00-095

**LOT SIZE:** +/- 1.71 acres

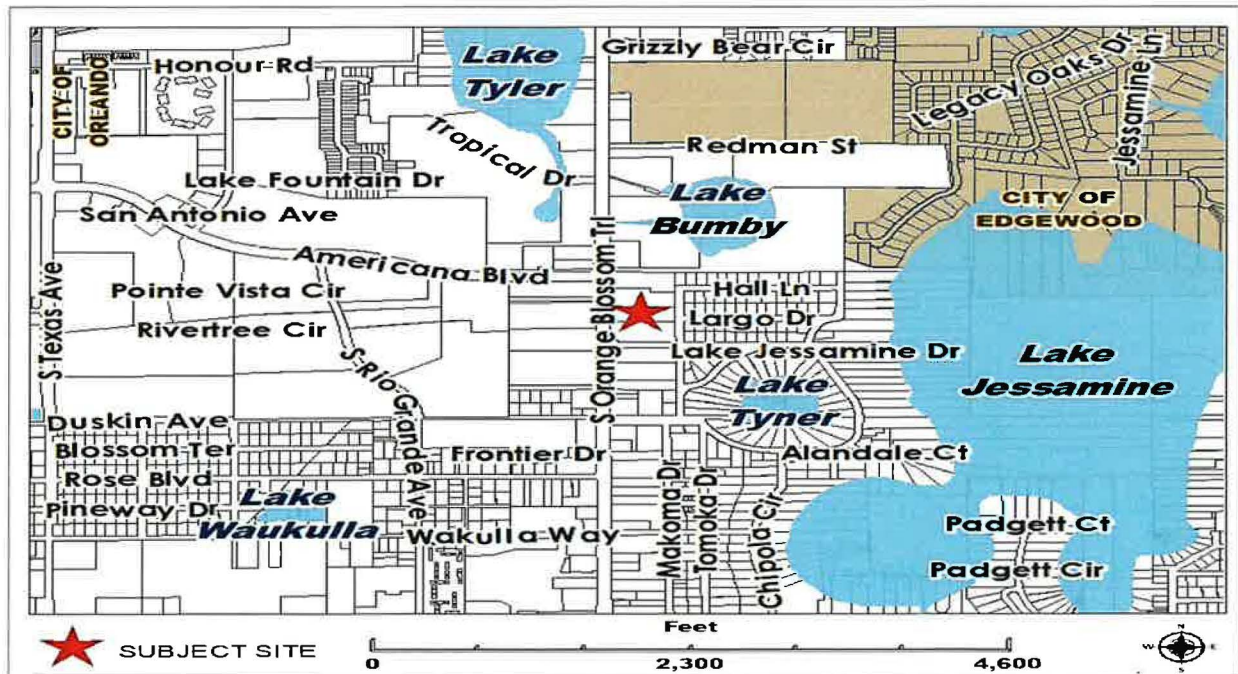
**NOTICE AREA:** 800 ft.

**NUMBER OF NOTICES:** 142

## STAFF RECOMMENDATIONS

Approval of the Special Exception, subject to the conditions in this report, and denial of the Variance. However, if the BZA should find that the applicant has satisfied the criteria necessary for the granting of the Special Exception and the Variance, staff recommends that the approval be subject to the conditions in this report.

## LOCATION MAP



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**SITE & SURROUNDING DATA**

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	Property	North	South	East	West
Current Zoning	C-3	C-3	C-3	R-1A	C-2
Future Land Use	C	C	C	LDR	C
Current Use	Commercial	Commercial	Commercial	Single-family residence	Commercial

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**BACKGROUND AND ANALYSIS**

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**DESCRIPTION AND CONTEXT**

The subject property is located in the C-3, Wholesale Commercial district which allows more intense commercial activity including warehousing, wholesale distribution, major automotive repair/sales and certain outdoor uses. The Future Land Use is (C) Commercial, which is consistent with the C-3 zoning district.

The area around the subject site consists of commercial uses to the north, south and west, and single-family homes to the east. The subject property consists of 1.71 acres and is considered a conforming parcel. It is developed with a 6,319 gross sq. ft. commercial building, constructed in 1962. The applicant purchased the property in 2023. There is an existing 8 ft. high chain link fence on the north, south and west sides of the property, and an 8 ft. high block wall located 11.3 ft. from the east rear property line.

The applicant is proposing to demolish the existing building and construct a single-story, 10,000 sq. ft. building, of which 6,000 sq. ft. will be a mechanical garage and 4,000 sq. ft. will be warehouse and storage. The property is accessed from S. Orange Blossom Trl. and the property backs up to Makoma Dr. to the east, but there is no existing or proposed access to Makoma Dr. The proposal is for an automotive towing service, with the storage of automobiles. While a towing service is a permitted use in the C-3 zoning district, a Special Exception is required since automobiles are proposed to be stored on site. Sec. 38-79 (130) of the County Code requires all the following performance standards for an Automobile Towing Service:

- a. Maximum on-site storage of thirty (30) wrecked or inoperable vehicles.
- b. No vehicle may remain on-site for more than fifty (50) days.
- c. Vehicle stacking is prohibited.
- d. A Type B landscape buffer is required if the use is located adjacent to any residential use, residential zoned district or residential future land use designation.

The proposal also includes the storage of 45 inoperable vehicles in lieu of a maximum onsite storage of 30 inoperable vehicles, requiring a Variance. The site abuts intense commercial uses to the north and south, and across South Orange Blossom Trl. to the west. However, the rear of the property backs up to Makoma Dr. and there are existing single-family homes on the east side of Makoma Dr. The applicant will be required to provide enhanced landscaping and buffering to the east, including a permanent barrier to stop access to the rear 50 feet of the property, increased landscaping buffers and additional landscaping including shrubs and trees along the rear wall, along with hostile vegetation to prevent future graffiti and vandalism.

Parking requirements for mechanical garages are: 1 space for every employee plus 1 space per bay. The building will have 9 bays, and 16 parking spaces are provided, including 1 ADA parking space.

The Orange County Environmental Protection Division has reviewed the request and has provided the



following statements: No person shall produce, or allow to be produced, any sound within any private or public property, including a right-of-way, which sound, when measured pursuant to section 15-183, exceeds the sound levels in Orange County Code Chapter 15 Environmental Control, Article V Noise Pollution Control, Section 15-182 Maximum permissible sound levels. Tow truck noise from signals and engine shall not violate Orange County Code Chapter 15 Environmental Control, Article V Noise Pollution Control limitations.

Orange County Transportation Planning Division has reviewed the request and concluded that the proposed project is expected to generate 98 net daily trips and 19 net weekday PM peak hour trips to the adjacent roadways. Transportation Planning has provided comments that a traffic study may be required prior to obtaining an approved capacity encumbrance letter and building permit. The project will be subject to review and approval under capacity constraints of the County’s Transportation Concurrency Management System.

On Wednesday December 27, 2023, a Community Meeting was held to allow for input. The meeting was attended by County Staff, the applicant team, and 8 residents. The attendees spoke in opposition to the requests. Comments included concerns about traffic, with the potential negative effects of large truck traffic and drop-off on S. Orange Blossom Trail, environmental concerns, including soil contamination and runoff, and the potential visual and spillover effects of the development located in close proximity to the single-family residences to the east.

As of the date of this report, no comments have been received in favor or in opposition to this request.

**District Development Standards**

	Code Requirement	Proposed
Max Height:	35 ft. within 100 ft. of residential districts	20 ft.
Min. Lot Width:	125 ft. adjacent to major street	159 ft.
Min. Lot Size:	12,000 sq. ft.	1.71 acres

**Building Setbacks (that apply to structure in question)**

	Code Requirement	Proposed
Front:	25 ft.	87 ft. (West)
Rear:	20 ft. within 100 ft. of residential districts	222.4 ft. (East)
Side:	5 ft.	53.8 ft. (North) 6 ft. (South)
Major street setbacks: S. Orange Blossom Trail	70 ft. from center line for building 65 ft. from center line for parking	139.7 ft. from center line for building (West) 65.1 ft. from center line for parking (West)

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## STAFF FINDINGS

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### **SPECIAL EXCEPTION CRITERIA**

#### **Consistent with the Comprehensive Plan**

The provision of an automotive towing service as conditioned through the Special Exception process is consistent with the Comprehensive Plan since such a use provides a benefit and service to the region.

#### **Similar and compatible with the surrounding area**

The proposed use is compatible with other existing uses to the north and south. As proposed, it is substantially setback from the east rear property line, and with the provision of additional landscaping and buffers, it will not significantly impact adjacent properties.

#### **Shall not act as a detrimental intrusion into a surrounding area**

The proposed operations on the subject property will not negatively impact the surrounding area. The proposed use meets and exceeds all performance standards for this type of facility.

#### **Meet the performance standards of the district**

With the exception of the Variance request the use meets all setbacks, height limits, parking requirements, and other performance standards as required for an Automobile Towing Service. With the installation of buffers, trees and hedge materials, along the east rear property line, the adjacent residential properties will be afforded enhanced buffering.

#### **Similar in noise, vibration, dust, odor, glare, heat production**

The applicant has not proposed any activity on the property that would generate noise, vibration, dust, odor, glare, or heat that is not similar to uses permitted or allowed by Special Exception in the district, and will not be impacting the adjacent properties since the property will be landscaped and buffered.

#### **Landscape buffer yards shall be in accordance with Section 24-5 of the Orange County Code**

The proposal includes a landscape plan that shows trees around the perimeter and in front of the building. Enhanced landscaping and buffering will be required on the east side of the property and along the east rear property line in front of the 8 ft. block wall, across Makoma Dr. from a residential area.

### **VARIANCE CRITERIA**

#### **Special Conditions and Circumstances**

There are no special conditions and circumstances particular to the subject property, as the applicant could operate the business with the allowable number of inoperable vehicles, which would eliminate the need for the Variance.

#### **Not Self-Created**

The request for the Variance is self-created, since there are alternatives which will eliminate the need for the request.

#### **No Special Privilege Conferred**

Granting the Variance as requested would confer special privilege that is not available to other properties in the area.

#### **Deprivation of Rights**

There is no deprivation of the right to operate the proposed business on the property.

**Minimum Possible Variance**

The requested Variance is the minimum necessary as the applicant could operate the business with the allowable number of inoperable vehicles.

**Purpose and Intent**

Approval of the requested Variance would be in harmony with the purpose and intent of the Zoning Regulations and, will not be detrimental to adjacent properties if the inoperable vehicles are stored indoors or on the rear of the property adjacent to the proposed building on an improved surface but adequately screened and buffered from any residential area.

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## CONDITIONS OF APPROVAL

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1. Development shall be in accordance with the site plan and elevations received December 26, 2023, 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 5 years of 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. Prior to site work permit approval, all existing structures and concrete will be removed from the site, including, but not limited to, the existing building and broken concrete.
6. Landscaping provided for any site work permit shall be in accordance with Chapter 24 (Landscaping, Buffering and Open Space). Enhanced landscaping and buffering shall be provided to the east, including minimum 3 ft. high shrubs planted every 3 ft. on center, located between the rear wall and the Makoma Dr. right-of-way, along with hostile vegetation to prevent future graffiti and vandalism, and shade trees planted every 25 ft. on center in two parallel rows on each side of the rear wall within a 50 ft. east rear landscape buffer, except understory trees planted every 15 ft. on center within 30 ft. of overhead power lines.
7. A permanent barrier shall be installed to prevent vehicular access to the rear 50 feet of the property used as a landscape buffer.
8. Maximum on-site storage of 30 wrecked or inoperable vehicles is permitted.
9. No vehicle may remain on-site for more than 50 days.
10. Vehicle stacking is prohibited.

C: Shane Carrigan  
1015 US 41 S.  
Gibsonton, FL 33534





**ENGINEERING GREAT IDEAS, INC.**

1003 S Alexander St. Suite 5  
Plant City, FL 33563  
(813) 752-7078  
FBPE Certificate of Authorization #29098

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**5301 S Orange Blossom Trail, Orlando, FL 32839**

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*This letter is to request a special exemption in the C-3 zoning district to allow on-site, indoor and outdoor storage of up to 45 vehicles for a towing business. The proposed project, called "Crockett Steel Building", is a 10,000 square foot building designed to house a 6,000 square foot mechanical garage as well as a 4,000 square foot company storage warehouse. Currently, there is a 5,579 square foot vacant building on the property that will be demolished. According to historical satellite maps, it seems the property was used for large vehicle storage in the recent past. The current zoning for the property is C-3, which does not allow for a Towing Service. We wish to gain a special exemption to allow a towing service to be used at this property, additionally, because the property will be storing vehicles on site, we are requesting a variance to store these vehicles. It is expected that this location may store up to 45 vehicles at once, for up to 30 days. These vehicles will be a mixture of operable and in operable conditions and will be mainly stored inside the building.*

*The existing conditions of the property show that the property has not been treated well. The existing building is currently violating its Southern setback and abutting directly to the building directly south of it. The current parking area in front of the building is cracked and uneven, making stormwater collect inside the property instead of flowing into inlets as intended. We plan to demolish the existing building and parking lot and start new.*

*Existing conditions show just 2,458 square feet of the property was used for greenspace. We have hired a professional landscape architect to design landscape buffers and other internal landscaping to help beautify the property. Our post condition calculations show over 6,300 square feet of greenspace. We are also adding multiple types of trees and shrubbery.*

*To help aid in screening the work being done at this property. Fencing has been proposed to separate the front of the building and the back of the building. This fence is proposed to be a Vinyl privacy fence and will help block the view of unsightly towing trucks, equipment, and any stored vehicles. The fence also aids in preventing theft or burglary of stored vehicles.*

*This project has nearly completed permitting, with approvals from all reviewers except utilities and zoning. The utility reviewers will likely give us approval with our next submittal, as their comments were minimal and easy to fix. A pre-application meeting was held for this special exemption/variance request in person with zoning staff on the morning of Monday, October 23<sup>rd</sup>, 2023.*

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**COVER LETTER**

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

The surrounding properties include a high percentage of companies with vehicle-related business (car dealerships, tire shops, etc.) a proposed towing service not only would fit in, but could also bring more business to these surrounding companies. For example, if a car was towed for a flat tire, the owner of the car may visit the tire shop to get his tire fixed.

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

Two car dealerships directly north of the subject property, another car dealership directly west as well as another southwest of the property, on the other side of Orange Blossom Trl, and there is a tire shop to the northwest, as well as two more tire shops to the south about 600 feet.

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

The new Towing Service will allow for a safe, secure place for vehicle owners to store their broken down cars until they are ready to be serviced. Additionally, the business owner plans on using the interior space to secure vehicles for the local and state law enforcement's impounded cars.

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**4. The use shall meet the performance standards of the district in which the use is permitted.**

We have worked hard to ensure all plans and proposed structures meet or exceed Orange County minimum specifications.

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**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.**

No increase of impervious area is proposed. More green space has been provided along the frontage of the property.

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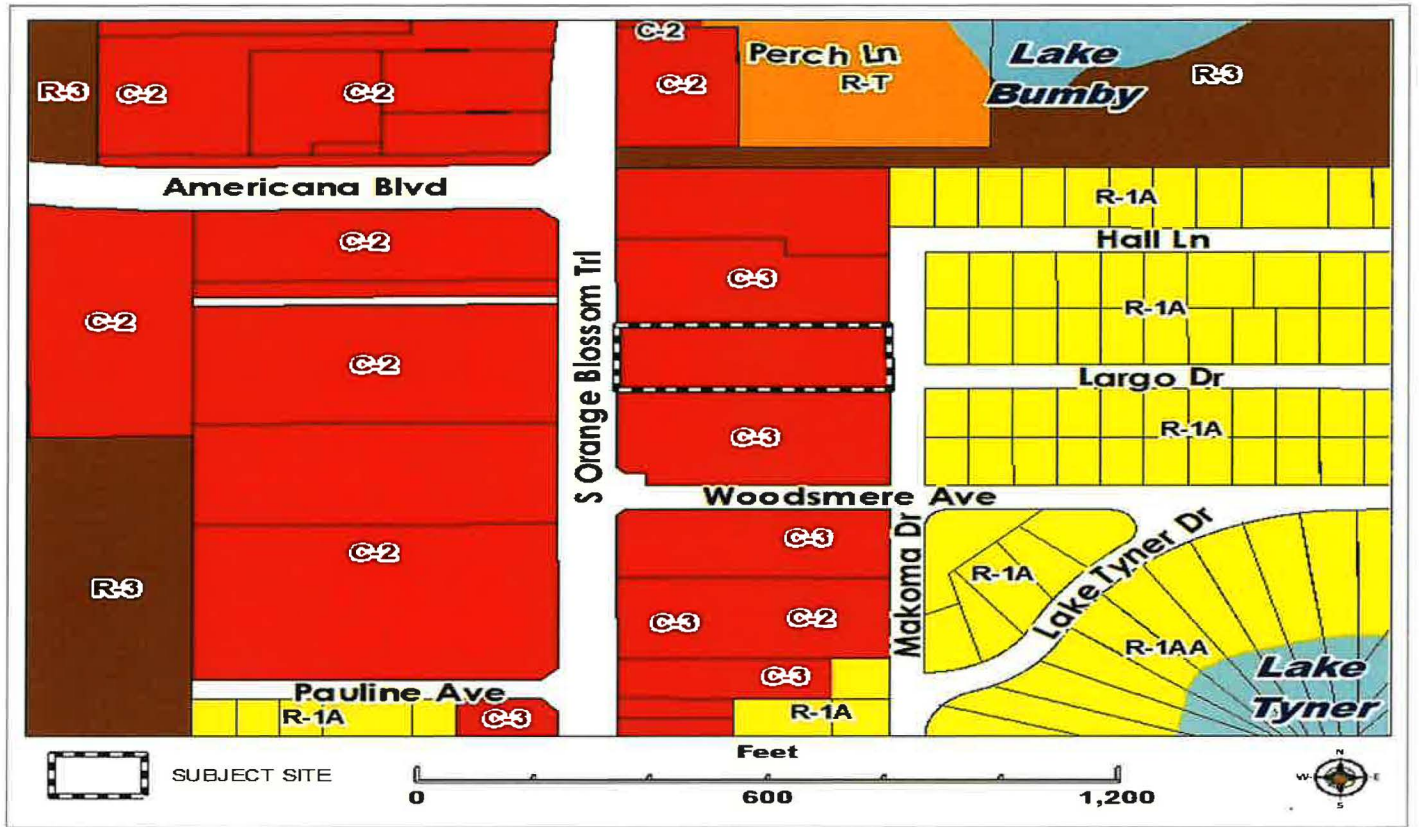
**6. Landscape buffer yards shall be in accordance with section 24-5 of the Orange County Code. Buffer yard types shall track the district in which the use is permitted.**

A professional Landscape Architect has been hired to create landscape and irrigation plans. This landscape architect has worked closely with Orange County Landscape reviewers to ensure the proposed landscape and irrigation plans are plenty sufficient.

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ZONING MAP



AERIAL MAP









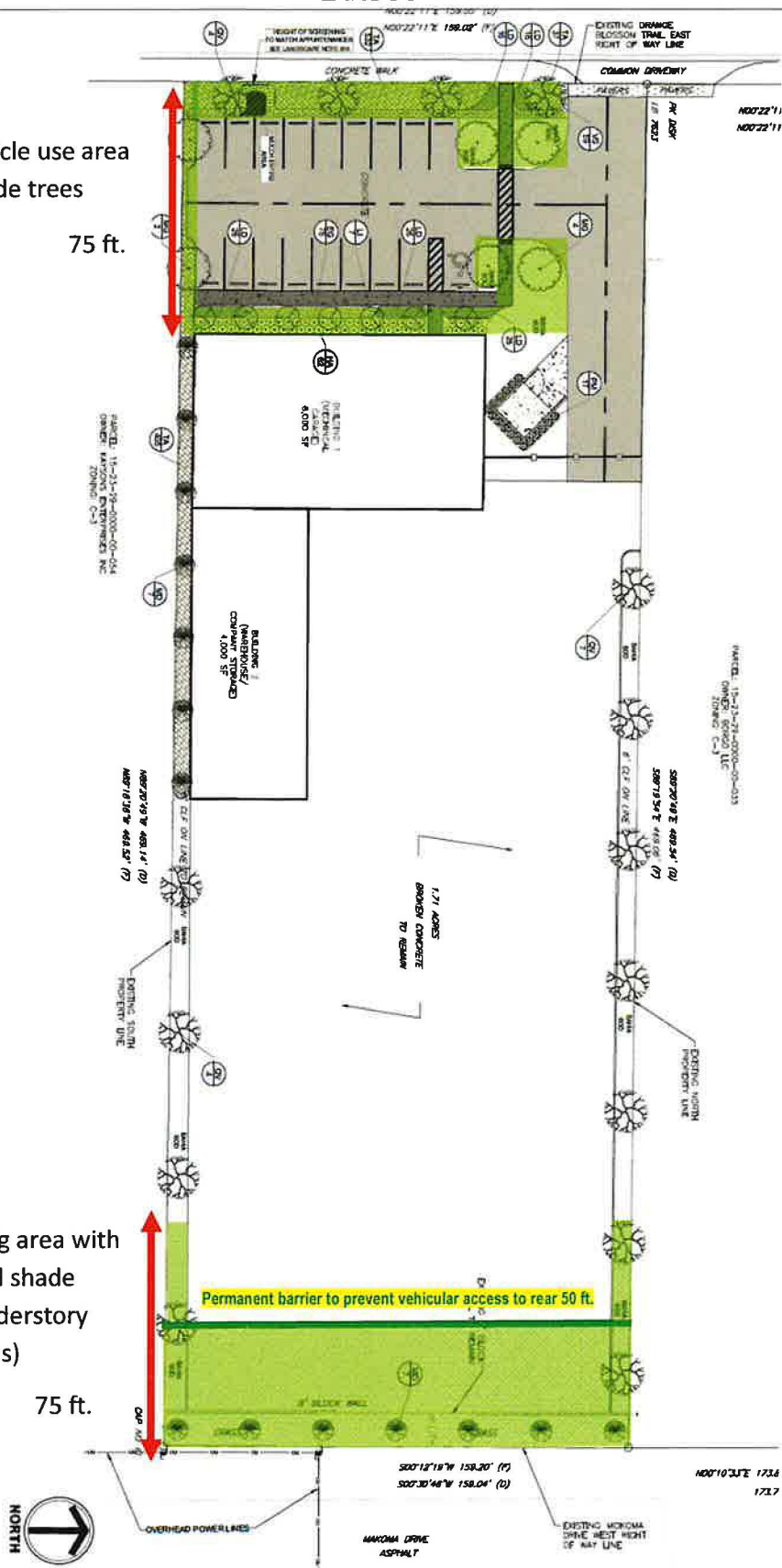
# LANDSCAPING PLAN

Landscaping for vehicle use area with shrubs and shade trees

75 ft.

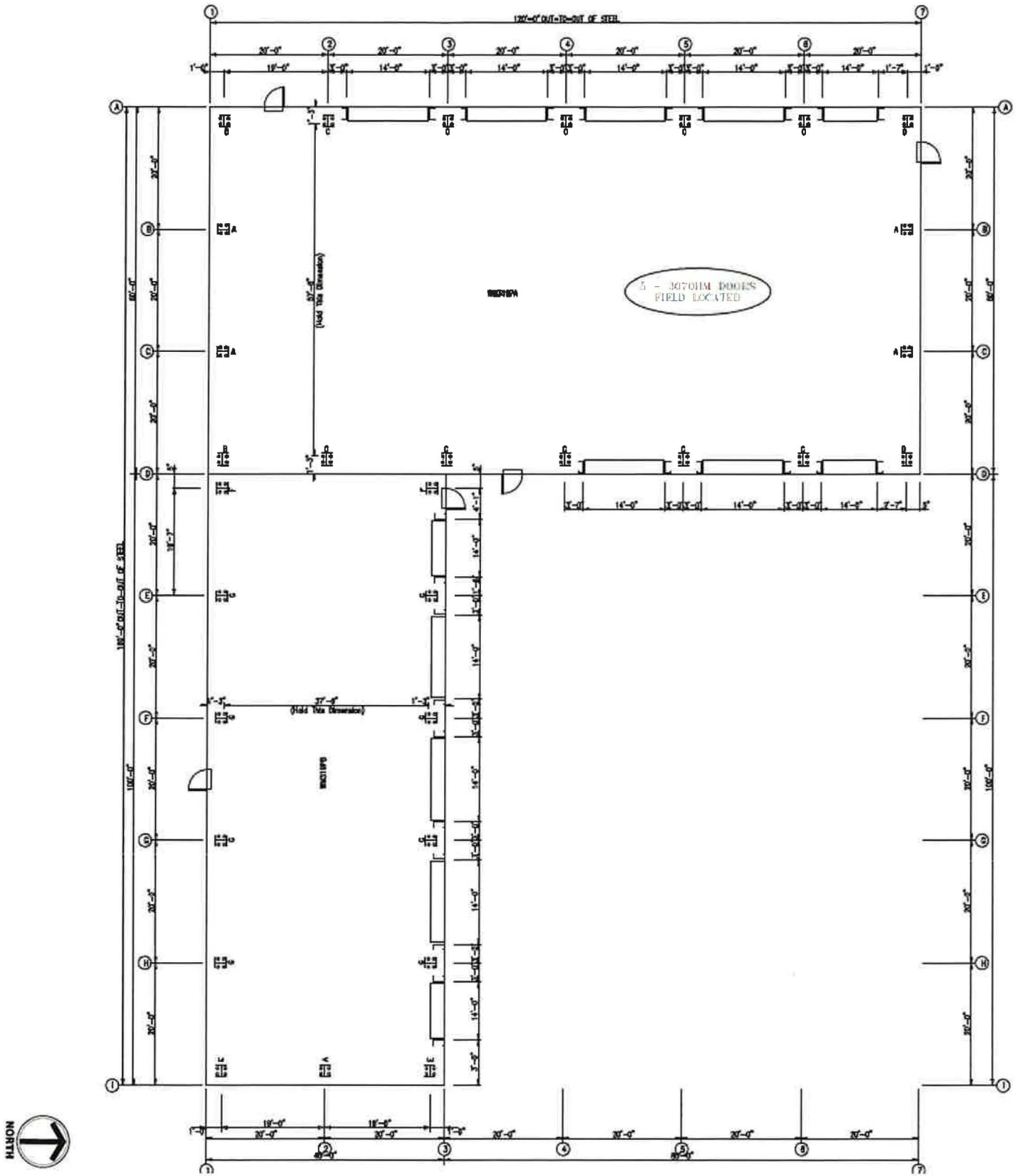
Enhanced landscaping area with shrubs every 3 ft. and shade trees every 25 ft. (understory trees near power lines)

75 ft.





# FLOOR PLAN





SITE PHOTOS



Property from S. Orange Blossom Trl. facing east with existing building to be demolished



South property line facing south



SITE PHOTOS



North property line facing north



Rear of existing wall from inside property facing east



SITE PHOTOS



Rear wall from outside property facing northwest from Makoma Dr.



Adjacent residential properties to the east