

Good afternoon. My name is Jeff Gray and my address is _____.

I am going to read a few excerpts from a letter that was submitted by several property owners in the industrial park, representing over 210 employees and over 170k square feet of industrial zoned properties.

We are deeply concerned that the industrial zoning of our Business Park is not being properly valued or utilized and the negative impacts on the future of our County are great.

There is only a few 100,000 square feet of the most intensive industrial zoning located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users including gas, bio waste and metal companies.

Communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located.³

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

These excerpts are part of letters signed by:

Chuck McNulty, 101 Central Florida Parkway Owners
Charles Frazee, Frazee, Inc.
Trevor Browne, Rutland International
Cory & Mary Kroeger, Kroeger Commercial
Logan Baker, Sonic Rentals
John Jenkins, NorthStar Contracting Group



The WRM Companies

My name is Ben Camacho and I'm at 800 Linger Lane in Austin, Texas.

Good afternoon honorable Mayor Demings and Commissioners, My name is Ben Camacho, I'm the Director of Permitting and Compliance for Waste Resource Management and I'm in charge of overseeing the entire permitting process and compliance division for the company. My responsibility is to ensure that each location operates in full compliance with all local, state, and federal laws and regulations. As part our commitment to compliance, we conduct robust training, perform extensive audits and meet with regulators frequently to establish partnerships and ensure we are operating in accordance with each permit.

Throughout our meetings with the public, we have listened to and recognized their concerns about ongoing regulations surrounding our facility. I want to provide some insight into how we will be regulated once approved.

About six months ago, the Florida Department of Environmental Protection (FDEP) issued a *Domestic Wastewater Permit Determination* to us. This determination acknowledges and confirms the type of facility we are requesting and lays out specific operating parameters.

These parameters include:

- One, The facility consists of a dewatering operation with no discharge of any kind to the environment.

- The second parameter is that all processing and pretreatment requires that we separate the solids and discharge the liquids to the Orange County's wastewater treatment plant.

Additionally, FDEP has determined that we have provided reasonable assurance, and our proposed process system will not contribute any pollutants to ground or surface waters.”

Beyond FDEP's authorization, we will also be regulated by Orange County's Pretreatment Division. This division acts as the control authority and regulates the processes and systems we use to treat wastewater through an issued permit. With this permit, there will be required discharge limits that must be met. The facility will also be routinely inspected by the county to ensure that we are operating in full compliance with the discharge permit.

We fully acknowledge there are times when our industry is not perfect and a notice of violation or NOV can occur. We also recognize the importance of learning from those violations as they are an opportunity for us to continue to improve and enhance our operating systems.

Just like a restaurant is regulated by county code for not maintaining refrigerator temperatures. We will be regulated by the county's code to ensure that discharged effluent meets and maintains specific parameters. This shows that our industry is widely regulated and does not go unchecked.

Our motus operandi is **saving water and protecting the environment**. I will assure you that we will be in full compliance with those permits. Therefore, I am respectfully asking for your consideration for approval and vote in favor of our proposed facility. Thank you for your time. I'm available for any questions you may have.



Good afternoon, Mayor Demings and Orange County Commissioners:

My name is Steve Charo and I'm the Director of Operations for WRM. I've worked in the water recycling industry for 35 years. My areas of expertise are safety and operations.

It is a critical service for healthy communities and incredibly safe. I have worked for 5 companies in this field and I can attest that WRM's health and safety practices lead the industry.

There is nothing dangerous about the water recycling process – simply put... what we're processing is 90% water.

It's so safe, we're not required to wear any type of protective gear – not special clothing, not masks, not gloves, not respirators. Grease trap waste is produced in kitchens that prepare food, including your favorite restaurant.

We're not working with anything hazardous – not the water we pump from grease traps or the two additives used in the process to clean it.

One additive binds the grease to make it easier to remove. There are household versions of this product available at Walmart, Publix and Home Depot.

And then at the end of the process we use a PH balancer, the same stuff you use in your swimming pool. The County requires this to be added to the water. None of this is dangerous to people, the environment or animals.

We have never had a reported case of illness from our process. This process is the accepted and safe standard used in communities all over the world.

Spills at facilities like ours are extremely rare due to rigorous operational protocols. Any spill would be fully contained inside the building. Floors are equipped with floor drains and the water is quickly collected and sent back through our processing system. No liquid – ***or odor*** – ever leaves the building.

With a spill, the primary concern is the potential for a slippery surface.

We also maintain a strict no-discharge policy. No material is ever allowed to reach storm drains or waterways. Our zero-tolerance approach ensures that every response aligns with best practices for public safety and environmental protection.

In closing, the process of water recycling is very, very safe. On top of that WRM is committed to ensuring that our facility operates safely, efficiently, and in harmony with public health and environmental standards.

Thank you for your time and consideration.

I welcome any questions from the Mayor or Commissioners related to my area of expertise.

Steve Charo



February 24, 2025

Dear Mayor Demings & Commissioners:

RE: Special Exception, Parcel ID# 10-24-29-5133-00-052

We are writing to you as property owners in Orange County which includes the above referenced parcel. Collectively we represent over 180 employees that operate from an Industrially zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park, which is extremely valuable and cannot be replicated is being challenged by property owners outside of the neighborhood and subject zoning. The I-4 zoning was established for our industrial uses within this area decades ago. If our subject zoning is not properly valued or utilized, the negative impacts on the future of our County are tremendous.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to



be located. For example, Osceola County recently took action to stop allowing "other" uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

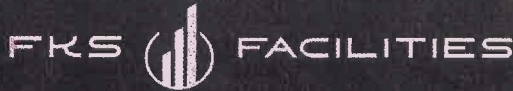
As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impact to the surrounding area, we believe it is the correct zoning and will increase the value of all our properties.

Sincerely,

A handwritten signature in blue ink that reads "John Jenkins". The signature is fluid and cursive, with the first name "John" and last name "Jenkins" clearly legible.

John Jenkins
Vice President
NorthStar Contracting Group, Inc.
9135 Avenue C | Orlando, FL 32824



February 21, 2025

Beth Olson
Owner/CEO FKS Facilities, Inc.
731 Crestbrook Loop
Longwood, FL 32750

Mayor Jerry Demings and Orange County Commissioners
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings and Orange County Commissioners:

I am writing in support of WRM's proposed water reclamation plant. I am a Central Florida resident and business owner. My company specializes in nationwide facility management service of large brand restaurant chains, hospitals, schools, etc. I have 20 years of expertise in all aspects of the grease industry. I have managed grease services for some of the largest grease producing restaurant companies and brands like Darden, Chipotle Mexican Grill and Brinker International. I have witnessed firsthand the negative financial and logistical impact of my clients and servicing vendors due to lack of disposal facility availability and outdated processing procedures. I am aware of the projections to implement technological and procedural upgrades to the existing treatment plants. However, the estimated time frame to implement spans over a 10-year plus period. These upgrades will in turn cost Orange County and their taxpayers millions of dollars. In the interim, Orange County's population has grown by more than 30 percent in the last 20 years, according to the U.S. Census data, and restaurants, schools and hospitals have multiplied, producing millions of gallons of additional FOG (fats, oils and grease) waste.

The rapid economic growth of Orange County and the greater Orlando region has been wonderful, but it has also cost severe hardship on its existing waste water facilities, grease producing business owners and vendor service providers. As the county/municipalities FOG

removal and disposal requirements become more stringent on the producer and disposing service provider, it is now causing hardship on both parties. Vendor trucks are forced to wait in long lines at the overwhelmed disposal facilities and at times are even turned away because the facility cannot handle the volume. This negatively impacts the vendors' routing and required services of the FOG producing businesses. This causes a chain of events -the vendors fall behind on services, the FOG producing businesses are in danger of non-compliance and fines. The threat of FOG contamination to the county's waste water system exponentially increases. The most dreaded client service call in my industry is "my grease interceptor is overflowing and running down the parking lot into the public storm drains." Or worse, "it has flowed into the retention pond next to the building." This emergency situation will inevitably cause the grease producer thousands of dollars to remedy regardless of the true root cause that could have been avoided if additional facilities were available to the servicing vendors to keep their clients' system in compliance.

I respectfully request that you approve this essential new plant. Keep in mind that the Greater Orlando area is currently home to over 13,000 restaurants, 210 schools, and with the continued growth of health care facilities we have not seen any significant growth in this type of infrastructure in decades. Moreover, the requirement of disposing of FOG at private water reclamation facilities is a warranted measure to assist in keeping the county's water processing infrastructure clear and contamination free. This clearly benefits every tax payer as well as FOG producing businesses both environmentally and financially, not to mention the financial relief it would provide Orange County itself.

I urge you to please vote yes.

Sincerely,

Beth Olson
Owner and CEO



The WRM Companies

February 21, 2025

Mayor Jerry Demings and Orange County Commissioners
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings and Orange County Commissioners:

I am writing today to share some insight into regulations around our proposed water reclamation facility in Orange County.

In my role as, Director of Permitting and Compliance, with WRM, I am charged with overseeing the entire permitting process and compliance division for the company. I ensure that each location is in full compliance with all local, state, and federal laws and regulations. I verify that each location obtains all the required agency permits. I ensure operations and processes systems deployed meet each applicable permit standard and requirement. For each location, we conduct frequent training with all site operators and inspect the facilities regularly.

Throughout our meetings with concerned citizens, we have heard concerns about ongoing regulation of our facility. I want to provide some detail about how that regulation is established and enforced.

About six months ago, the Florida Department of Environmental Protection (FDEP) issued a *Domestic Wastewater Permit Determination* to us for the proposed Orange County facility. This determination acknowledges and confirm the type of facility we are requesting and lays out parameters by which we are allowed to operate including:

- The facility consists of a dewatering operation with no discharge of any by products to the environment.
- Processing and pretreating septage to separate solids, discharging the liquid to the collections system for transport to Orange County South wastewater facility, and hauling the solids to a landfill.

The letter goes on to state the Department determines "the applicant has provided reasonable assurance, and the above-described system will not contribute pollutants to ground or surface waters."

The Florida Department of Environmental Protection is one of the governing agencies over our type of facility and has stated we cannot:

- Accept industrial wastewater, industrial residuals, nor industrial sludge without further written approval by the Department
- Discharge liquid effluent from the facility except sanitary sewer
- Dispose any solid material anywhere other than a Class I solid waste landfill
- Use, distribute, market, or transfer material to unpermitted sites
- Cause a violation of the odor prohibition in Rule 62-296.320 (2), FAC
- Spill or track offsite any biosolids, waste, effluent, or dewatered sludge from the facility by a hauling vehicle. Furthermore, we must report any spills to the Department within one business day.
- Prohibit Department personnel from accessing the facility at reasonable times to inspect, collect samples, or view or copy records.

Beyond the Florida Department of Regulation, the proposed facility will be regulated by the Orange County Pretreatment Division. This division acts as the control authority and regulates the processes and systems we use to treat wastewater. A permit to discharge the pretreated wastewater will be issued by Orange County. In this permit, there will be required discharge limits that must be met. Orange County also conducts routine inspections to ensure the facility is adhering to the permit requirements.

The full body of the FDEP letter is available to you in your packet. I am available any time to address any further regulatory questions you may have.

Sincerely,



Ben Camacho, The WRM Companies, Director of Permitting and Compliance

February 21, 2025

Mayor Jerry Demings
Orange County Government
201 South Rosalind Ave.
Orlando, FL 32801

Dear Mayor Demings:

RE: Special Exception, Parcel ID# 10-24-29-5133-00-052

We are writing to you as property owners in the Business Park which includes the above referenced parcel. Collectively we represent over 30 employees and 50,000 SF of I-4 zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park is not being properly valued or utilized and the negative impacts on the future of our County are great.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing “other” uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,

Charles Frazee



Cc:

Commissioner Nicole Wilson, District 1

Commissioner Christine Moore, District 2

Commissioner Mayre Uribe, District 3

Commissioner Maribel Gomez Cordero, District 4

Commissioner Kelly Semrad, District 5

Commissioner Mike Scott, District 6

Roseann Harrington, Chief of Staff to Mayor Jerry Demings

Taylor Jones, Chief Planner, Orange County Zoning Division

February 21, 2025

Mayor Jerry Demings
Orange County Government
201 South Rosalind Ave.
Orlando, FL 32801

Dear Mayor Demings:

RE: Special Exception, Parcel ID# 10-24-29-5133-00-052

We are writing to you as property owners in the Business Park which includes the above referenced parcel. Collectively we represent over 10 acres and 20,000 SF of I-4 zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park is not being properly valued or utilized and the negative impacts on the future of our County are great.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing “other” uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,



Mary Kroeger

Cc:

Commissioner Nicole Wilson, District 1

Commissioner Christine Moore, District 2

Commissioner Mayre Uribe, District 3

Commissioner Maribel Gomez Cordero, District 4

Commissioner Kelly Semrad, District 5

Commissioner Mike Scott, District 6

Roseann Harrington, Chief of Staff to Mayor Jerry Demings

Taylor Jones, Chief Planner, Orange County Zoning Division

February 21, 2025

Mayor Jerry Demings
Orange County Government
201 South Rosalind Ave.
Orlando, FL 32801

Dear Mayor Demings:

RE: Special Exception, Parcel ID# 10-24-29-5133-00-052

We are writing to you as property owners in the Business Park which includes the above referenced parcel. Collectively we represent over 10 acres and 20,000 SF of I-4 zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park is not being properly valued or utilized and the negative impacts on the future of our County are great.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing “other” uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,



Cory Kroeger

Cc:

Commissioner Nicole Wilson, District 1

Commissioner Christine Moore, District 2

Commissioner Mayre Uribe, District 3

Commissioner Maribel Gomez Cordero, District 4

Commissioner Kelly Semrad, District 5

Commissioner Mike Scott, District 6

Roseann Harrington, Chief of Staff to Mayor Jerry Demings

Taylor Jones, Chief Planner, Orange County Zoning Division

February 14, 2025

Dear Mayor Demings & Commissioners:

RE: Special Exception, Parcel ID# 10-24-29-5133-00-052

We are writing to you as property owners in the Business Park which includes the above referenced parcel. Collectively we represent over 79,000/10 employees of I-4 zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park is not being properly valued or utilized and the negative impacts on the future of our County are great.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing “other” uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,

 *Trevor Browne*

02/24/25

Owner Rutland International I



The WRM Companies

February 21, 2025

Mayor Jerry Demings and Orange County Commissioners
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings and Orange County Commissioners:

My name is Michael Costello and I've worked in the water, waste and recycling industries for 30 years. My role at WRM is Chief Operating Officer and my area of expertise is safety and operations.

I have worked for seven companies in this field and I can attest that WRM's health and safety practices are industry leading.

The water reclamation industry employs nearly 200,000 people. There is nothing dangerous about the water reclamation process, especially the pumping of grease traps and the treatment of that water to separate grease and food solids from the water.

It's so safe in fact, we don't need to wear any type of protective gear – not special clothing, not eye wear, not masks, not gloves, not respirators. Jeans and a T-shirt are just fine. Grease trap waste is produced in kitchens that prepare food – it's comprised of 90% water, about 9% food waste and 1% grease.

We're not working with anything hazardous – not the water we pump from grease traps or the two additives used in the process to clean it. One additive congeals the grease to make it easier to remove. There are household versions of this product available at Walmart, Publix and Home Depot. And then at the end of the process we use a PH balancer just like at a pool, also readily available. The County requires this be added to the water. None of this is dangerous to people, the environment or animals.

We have never had a reported case of illness from our process. This process is the accepted and safe standard used in the communities of developed countries all over the world.

Spills at facilities like ours are extremely rare due to rigorous operational protocols and because our system works in a closed loop. This means grease trap water is never outside of a pipe or containment area.

The only place a spill can occur is at the connection point where the truck first connects to discharge wastewater. This area is inside a closed bay equipped with floor drains, collection basins and sump pumps. The water is quickly collected and sent back through our processing system. The liquid never leaves the building and is not absorbed into the ground.

With a spill, the primary concern is the potential for a slip and fall, which is mitigated quickly by deploying absorbents and pressure washing to remove any residue completely.

We also maintain a strict no-discharge policy. No material is ever allowed to reach storm drains or waterways, and all cleanup procedures comply fully with environmental regulations. Our zero-tolerance approach ensures that every response aligns with best practices for public safety and ecological protection.

In closing, the process of water reclamation is very, very safe. On top of that WRM is committed to ensuring that our facility operates safely, efficiently, and in harmony with public health and environmental standards.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read "Michael Costello", written in a cursive style.

Michael Costello

Andrew Amis Randall, Ph.D., P.E.
Professor of Civil and Environmental Engineering
University of Central Florida
201 Larkwood Dr.
Sanford, Florida 32771
Ph: 407-823-6429 (office)
Ph: 407-928-7095 (mobile)
Email: andrew.randall@ucf.edu

February 21, 2025

Mayor Jerry Demings and Orange County Commissioners
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings and Orange County Commissioners:

I am writing this letter on behalf of Waste Resource Management (WRM) regarding their proposed water reclamation system for Fats, Oils, and Grease (FOG) from pumping grease traps at food-serving entities.

This is a much-needed service in Orange County for several reasons, both practically as a county whose economic engine is rooted in the hospitality industry and ecologically, at a time when we need more – not less — reclaimed water to avert a looming water crisis.

Locally, FOG is generated by the region's 13,000 restaurants, 500 hotels, hospitals and schools. In Orange County and in many other Florida jurisdictions, this material is not permitted to be discharged directly down the drain or into the sewer because it can disable our Wastewater Treatment Plants (WWTP)/Publicly Owned Treatment Works (POTW).

Instead, entities must rely on private plants such as the one proposed by WRM to comply with the county mandate to have their grease removed and the water cleaned and reclaimed for multiple uses. The proposed facility will provide a critical service to the community at large, to the county and to the environment.

FOG that is not removed can clog pipes, leading to sewer overflows and costly repairs at taxpayers' expense. When FOG does reach a WWTP/POTW, it accumulates on the surface of settling tanks, disrupting their effectiveness. FOG also interferes with mechanical apparatuses and is resistant to biological degradation (the primary way to remove pollutants from domestic

wastewater) because it does not dissolve in water readily. This poses a risk for water contamination and can seriously damage WWTP infrastructure.

In terms of the environment, this facility will be separating the FOG from the water it receives and will contribute to water reclamation at a time when Central Florida and the rest of the state face significant water supply challenges.

Because Florida has traditionally obtained drinking water from wells in the Floridan and other aquifers, there has been a significant strain on groundwater resources as the state's population exponentially grows.

The Florida Department of Environmental Protection (FDEP) projects that existing water sources will not meet the state's needs within 20 years and our water will have to be supplemented with millions of additional gallons of reclaimed water. Aquifers are recharged at a limited rate, and as Florida's population has grown, it has become essential to replace the use of groundwater with reclaimed water to protect our aquifer resources. To draw from them indiscriminately would result in salination, destruction of wetlands, and would be a threat to healthy lakes, rivers, and wildlife.

An additional aspect of the proposed facility is that it takes many more measures to control odor than a typical FOG treatment facility does. All of the other facilities in Orange County are open-air and have no odor control measures. The WRM facility is fully contained within a closed building and will utilize an air scrubber, which is an established odor removal technology. The scrubber captures odor compounds with water rather than releasing them into the atmosphere.

It is my professional experience that scrubbers are very effective in removing a variety of odor-causing pollutants before they can reach the outside of the facility. This demonstrates that WRM is ready to go the extra mile compared to other FOG treatment systems.

With respect to water reclamation and with regard to protecting their neighbors from odor, I think WRM is a conscientious company and provides an essential service to Central Florida's business and to our environment.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Andrew Amis Randall". The signature is written in a cursive, flowing style with a large, stylized "A" and "R".

Andrew Amis Randall, Ph.D., P.E.
Professor of Civil, Environmental, and Construction Engineering

February 14, 2025

Dear Mayor Demings & Commissioners:

RE: Special Exception, Parcel ID#

We are writing to you as property owners in Cypress Park Business Park which includes the above referenced parcel. Collectively we represent over 19,326 building square feet/2.50 land acres of I-4 zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park, which is extremely valuable and cannot be replicated is being challenged by property owners outside of the neighborhood and subject zoning. The I-4 zoning was established for our industrial uses within this area decades ago. If our subject zoning is not properly valued or utilized, the negative impacts on the future of our County are tremendous.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing “other” uses in industrial zoned property, because they fear they are

running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,

A handwritten signature in black ink, appearing to be 'LB' with a stylized flourish.

Logan Baker
10784 Satellite Blvd
Orlando, FL 32837



February 19, 2025

Mayor Jerry Demings
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings:

I am writing to express my strong support for WRM/Southwaste Disposal, LLC and their ongoing efforts to set the standard for environmentally responsible grease recycling operations. With over 30 years of experience in environmental leadership, including serving as the Director of Waste Permits and Director of Water at the Texas Commission on Environmental Quality (TCEQ), I have overseen numerous waste and water-related regulatory programs. Through my experience, I have gained a deep understanding of the critical role that well-managed grease recycling facilities play in environmental protection and sustainability.

The Need for Grease Processing

In the food service industry, grease and organic waste are inevitable byproducts of daily operations. Proper collection, transportation, and processing of grease waste are essential for several reasons:

Environmental Protection – Without proper disposal, grease can enter wastewater systems, leading to blockages, sewer overflows, and environmental contamination.

Regulatory Compliance – Businesses are subject to strict municipal and state regulations that require proper disposal of grease to avoid fines and legal repercussions.

Public Health and Safety – Improper disposal can lead to unsanitary conditions, pest infestations, and foul odors that negatively impact businesses and communities.

Sustainable Resource Management – Grease processing facilities allow for the recycling and repurposing of waste materials into biofuels and other beneficial products.

Experience with WRM/Southwaste Disposal, LLC

WRM/Southwaste Disposal, LLC has been a leader in the collection and processing of grease waste in Texas. My experience with the company has been exemplary, and I can confidently highlight the following key aspects:

Reliability and Efficiency – Southwaste operates a highly dependable collection service, ensuring that businesses comply with waste disposal regulations without disruption to operations.

Advanced Processing Techniques – The company utilizes state-of-the-art facilities to process grease waste, contributing to environmental sustainability by transforming waste into reusable materials.

Commitment to Compliance – Southwaste remains up to date with all local and state regulatory requirements, ensuring that businesses remain in good standing with municipal waste management guidelines.

Exceptional Customer Service – The company provides timely and responsive support to its clients and neighbors and always strives to be a good neighbor.



WRM/Southwaste Disposal, LLC is a prime example of how responsible waste management can positively impact public health, environmental conservation, and municipal infrastructure. Their Austin, Texas facility exemplifies best practices in grease recycling and wastewater treatment, ensuring the proper handling of waste materials while reducing environmental risks. By effectively removing and processing these materials, Southwaste Disposal helps prevent costly sewer blockages and reduces the risk of sanitary sewer overflows, which can have significant environmental and public health consequences.

Beyond compliance with environmental regulations, Southwaste Disposal has gone above and beyond to ensure that no odors will impact their neighbors. They have invested in oversized air scrubbers and implemented state-of-the-art unloading processes, making odors a thing of the past. Additionally, they have taken proactive measures to limit operating hours from 4 a.m. to 4 p.m. to lessen the burden of traffic on the surrounding community. These steps further demonstrate their commitment to being a responsible and considerate neighbor while maintaining an efficient and environmentally sound operation.

Future Commitment – The Orlando, FL Facility

The proposed WRM/Southwaste Disposal facility in Orlando, FL will incorporate even more advanced environmental controls than the Austin facility, reinforcing the company's dedication to sustainable waste management. With cutting-edge technology designed to enhance odor control, improve material processing efficiency, and ensure compliance with the highest environmental standards, the Orlando facility will serve as a national benchmark for how grease recycling operations should be conducted. These additional controls reflect Southwaste Disposal's proactive approach to environmental responsibility while ensuring minimal impact on the surrounding community.

Conclusion

The need for effective grease processing cannot be overstated. WRM/Southwaste Disposal, LLC has demonstrated its expertise and commitment to responsible waste management in Texas, and their continued expansion, including the upcoming Orlando facility, will further reinforce their leadership in the industry. Their services are essential in maintaining environmental integrity, regulatory compliance, and overall public health.

I strongly advocate for the continued support and recognition of Southwaste Disposal as a critical player in the grease waste management industry. Their efforts are instrumental in ensuring sustainable waste practices that benefit businesses, municipalities, and the environment alike. Thank you for your time and consideration. Please feel free to contact at 512-740-9058 or by email at: Earllott@outlook.com if you have any additional questions.

Sincerely,

Earl Lott

Earl Lott, President
Lott Governmental Affairs, LLC



Cc:

Commissioner Nicole Wilson, District 1
Commissioner Christine Moore, District 2
Commissioner Mayre Uribe, District 3
Commissioner Maribel Gomez Cordero, District 4
Commissioner Kelly Semrad, District 5
Commissioner Mike Scott, District 6
Roseann Harrington, Chief of Staff to Mayor Jerry Demings
Taylor Jones, Chief Planner, Orange County Zoning Division

February 14, 2025

Dear Mayor Demings & Commissioners:

RE: Special Exception, Parcel ID# 10-24-29-5133-00-052

We are writing to you as property owners in Cypress Park Business Park which includes the above referenced parcel. Collectively we represent over 7,744 of I-4 zoned property in Orange County. We are writing in support of Case # SE-24-08-067 on the above-referenced parcel.

We are deeply concerned that the industrial zoning of our Business Park is not being properly valued or utilized and the negative impacts on the future of our County are great.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.

The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing “other” uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As property owners, we are very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site,

your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in our business park where it belongs. Not only do we not have any concerns with its use or potential impacts to the surrounding area, we believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,

A handwritten signature in blue ink, reading "Anael Fennelly". The signature is written in a cursive style with a large, looping initial "A".



PO Box 952066
Lake Mary, Florida
321-926-3298

February 20, 2025

Mayor Jerry Demings and Orange County Commissioners
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings and Orange County Commissioners:

I write to you on behalf of Water Resource Management (WRM) to whom I have lent my expertise as a civil and environmental engineer with 24 years of experience in utility operations management, utility planning and engineering design.

I served as a Water Resource Manager for the City of Casselberry from 2008-2016 and believe the type of water reclamation facility being proposed by WRM to be indispensable to protect public infrastructure.

Currently, I own an engineering consulting firm in Lake Mary, and have had the privilege of working on water projects throughout Central Florida, as well as Arizona, Alaska, California and Dubai.

Fats, Oils and Grease Management programs (FOG) are implemented by counties and cities in order to protect municipal sanitary sewer systems from the harmful effects of discharging these materials down the drain. When FOG is discharged into the sanitary sewer system, it can cause blockages in the pipe that lead to sewer overflows and can corrode the sewer pipes.

In order to prevent the discharge of FOG, food-preparing entities are required to install grease traps or interceptors, which capture the FOG before it can make its way into the sewer system and have them pumped by private plants like the one proposed by WRM. This is an invaluable service that ultimately protects public sewer infrastructure.

As the population of Central Florida continues to increase dramatically, the inability to add infrastructure for additional capacity to haul and treat FOG removed from grease interceptors will severely impact the industries that depend on it for compliance. A lack of FOG haulers or treatment facilities delays service and puts restaurants, schools, prisons, churches, hospitals and other facilities behind in cleaning their grease traps. This risks damage to the gravity sewer systems with overflows of FOG.

I cannot stress this enough: the region needs more, not less, options for fats, oils and grease hauling services, processing plants and proper gravity sewer maintenance.



PO Box 952066
Lake Mary, Florida
321-926-3298

All municipal wastewater agencies within Orange County and across Central Florida have similar FOG programs to protect their infrastructure, requiring grease traps or interceptors to be installed. Each of these are required to be completely pumped out and cleaned once every 90 days and inspected at least once every 7 days. We are talking about thousands of facilities and millions of gallons of water within Orange County requiring a highly specialized contractor to perform the service, and highly specialized facilities to separate the FOG from the water to return clean, reclaimed water back into the County system.

The plants currently in operation are strained and there has not been a significant capacity expansion in decades. Lack of adequate facility expansion will provide significant risk to existing infrastructure. Damaging these publicly owned and maintained pipe networks leads to costly inspections and rehabilitation costs for the existing public infrastructure paid for by taxpayers.

FOG programs that rely on private plants for compliance are there for a reason: to protect county infrastructure. The proper implementation of a FOG program can't be done without sufficient water reclamation plants like the one WRM is proposing.

I respectfully request that you take this information into strong consideration while making your decision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward Ambler", is written over a light blue circular stamp.

Edward Alan Ambler, PE, LEED AP
President
alanambler@amtrenchless.com
Cell: 407-446-4645

Chuck McNulty
2315 Lynx Ln STE 6
Orlando, FL 32804
chuck@mcnultygroupinc.com
(407) 619-4245

February 24th, 2025

Mayor Jerry Demings & Commissioners
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Owner's Support and Confirmation – Special Exception, Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings & Commissioners,

I am writing to you as the property owner of 101 Central Florida Pkwy, Orlando, FL. I am writing in support of Case #SE-24-08-067 on the above-referenced parcel.

I am deeply concerned that the industrial zoning of Cypress Business Park, which is extremely valuable and cannot be replicated is being challenged by property owners outside of the neighborhood and subject zoning. The I-4 zoning was established for our industrial uses within this area decades ago. If our subject zoning is not properly valued or utilized, the negative impacts on the future of our County are tremendous.

There is approximately 150,000,000 square feet of Industrial product across four counties in Central Florida with only 750,000 square feet of I-4 zoning and only a few 100,000 square feet located within Orange County. I-4 industrial zoning is reserved for the most intense uses in our community. Orange County established this area near 441 and the Turnpike in 1982 for this purpose. This is what makes the Business Park so valuable – and attractive to industrial users. This is why many of the uses in our Business Park including gas, bio waste and metal companies are strategically located here. The property in question is located on a street where every single warehouse building has I-4 zoning. There may be other commercial uses that have elected to locate in the I-4 zone, but this property was zoned I-4 for over 40 years with the intent and purpose of utilizing heavy industrial uses. It should be no surprise that the most intense uses are located there.


The fact is, communities need heavy industrial uses to continue to provide a safe, clean quality of life for its residents. If we stop approving these heavy uses into the I-4 areas where they belong, we are setting ourselves up for a future that does not include enough heavy industrial services to meet the needs of our community, because there will simply be nowhere for them to be located. For example, Osceola County recently took action to stop allowing "other" uses in industrial zoned property, because they fear they are running out of areas for the most intense uses to locate and they recognize the negative impact this will have on their county.

As a property owner, I am very concerned that if you do not approve uses such as the water reclamation facility that WRM is proposing on this site, your action will set a precedent that will devalue the broad spectrum that I-4 zoning allows. As other heavy use companies look to locate in Central Florida to provide essential services and create jobs, they will bypass Orange County.

Please vote to allow the water reclamation facility to be located in Cypress Business Park where it belongs. Not only do I not have any concerns with its use or potential impacts to the surrounding area, I believe it is the correct zoning and will enhance the value of all our properties.

Sincerely,

Chuck McNulty
101 Central Florida LLC



Attachments:

- Exhibit A: Re; Special Exception Parcel ID: # 10-24-29-5133-00-052

Exhibit A



Mayor Jerry Demings

February 19, 2025

Mayor Jerry Demings
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings:

I am writing to express my strong support for WRM/Southwaste Disposal, LLC and their ongoing efforts to set the standard for environmentally responsible grease recycling operations. With over 30 years of experience in environmental leadership, including serving as the Director of Waste Permits and Director of Water at the Texas Commission on Environmental Quality (TCEQ), I have overseen numerous waste and water-related regulatory programs. Through my experience, I have gained a deep understanding of the critical role that well-managed grease recycling facilities play in environmental protection and sustainability.

The Need for Grease Processing

In the food service industry, grease and organic waste are inevitable byproducts of daily operations. Proper collection, transportation, and processing of grease waste are essential for several reasons:

- Environmental Protection** - Without proper disposal, grease can enter wastewater systems, leading to blockages, sewer overflows, and environmental contamination.
- Regulatory Compliance** - Businesses are subject to strict municipal and state regulations that require proper disposal of grease to avoid fines and legal repercussions.
- Public Health and Safety** - Improper disposal can lead to unsanitary conditions, pest infestations, and foul odors that negatively impact businesses and communities.
- Sustainable Resource Management** - Grease processing facilities allow for the recycling and repurposing of waste materials into biofuels and other beneficial products.

Experience with WRM/Southwaste Disposal, LLC

WRM/Southwaste Disposal, LLC has been a leader in the collection and processing of grease waste in Texas. My experience with the company has been exemplary, and I can confidently highlight the following key aspects:

- Reliability and Efficiency** - Southwaste operates a highly dependable collection service, ensuring that businesses comply with waste disposal regulations without disruption to operations.
- Advanced Processing Techniques** - The company utilizes state-of-the-art facilities to process grease waste, contributing to environmental sustainability by transforming waste into reusable materials.
- Commitment to Compliance** - Southwaste remains up to date with all local and state regulatory requirements, ensuring that businesses remain in good standing with municipal waste management guidelines.
- Exceptional Customer Service** - The company provides timely and responsive support to its clients and neighbors and always strives to be a good neighbor.



WRM/Southwaste Disposal, LLC is a prime example of how responsible waste management can positively impact public health, environmental conservation, and municipal infrastructure. Their Austin, Texas facility exemplifies best practices in grease recycling and wastewater treatment, ensuring the proper handling of waste materials while reducing environmental risks. By effectively removing and processing these materials, Southwaste Disposal helps prevent costly sewer blockages and reduces the risk of sanitary sewer overflows, which can have significant environmental and public health consequences.

Beyond compliance with environmental regulations, Southwaste Disposal has gone above and beyond to ensure that no odors will impact their neighbors. They have invested in oversized air scrubbers and implemented state-of-the-art unloading processes, making odors a thing of the past. Additionally, they have taken proactive measures to limit operating hours from 4 a.m. to 4 p.m. to lessen the burden of traffic on the surrounding community. These steps further demonstrate their commitment to being a responsible and considerate neighbor while maintaining an efficient and environmentally sound operation.

Future Commitment - The Orlando, FL Facility

The proposed WRM/Southwaste Disposal facility in Orlando, FL, will incorporate even more advanced environmental controls than the Austin facility, reinforcing the company's dedication to sustainable waste management. With cutting-edge technology designed to enhance odor control, improve material processing efficiency, and ensure compliance with the highest environmental standards, the Orlando facility will serve as a national benchmark for how grease recycling operations should be conducted. These additional controls reflect Southwaste Disposal's proactive approach to environmental responsibility while ensuring minimal impact on the surrounding community.

Conclusion

The need for effective grease processing cannot be overstated. WRM/Southwaste Disposal, LLC has demonstrated its expertise and commitment to responsible waste management in Texas, and their continued expansion, including the upcoming Orlando facility, will further reinforce their leadership in the industry. Their services are essential in maintaining environmental integrity, regulatory compliance, and overall public health.

I strongly advocate for the continued support and recognition of Southwaste Disposal as a critical player in the grease waste management industry. Their efforts are instrumental in ensuring sustainable waste practices that benefit businesses, municipalities, and the environment alike.

Thank you for your time and consideration. Please feel free to contact at 512-740-9058 or by email at: EarlLott@outlook.com if you have any additional questions.

Sincerely,

Earl Lott

Earl Lott, President
Lott Governmental Affairs, LLC

David Murphy, SIOR, MAI, CCIM
Vice Chairman

Monica Wonus, CCIM
Senior Vice President

CBRE, Inc.
Brokerage
Industrial & Logistics

200 S. Orange Avenue
Suite 2100
Orlando, FL 32801

+1 407 404 5020 Tel
+1 407 404 5001 Fax
+1 407 766-1392 Cell

February 21, 2025

Mayor Jerry Demings
Orange County Government
201 S. Rosalind Ave.
Orlando, FL 32801

RE: Special Exception Parcel ID # 10-24-29-5133-00-052

Dear Mayor Demings:

I am writing to express my strong support for WRM/Southwest Disposal, LLC's proposed water reclamation facility on Satellite Boulevard.

I am with CBRE, the world's largest commercial real estate firm and have been in the industry for 20 years specializing in industrial zoned properties in Central Florida. I worked with WRM for over a year to identify the subject property, a type of property that is a needle in a haystack for Orange County!

Why should this facility be located at 20001 Satellite Boulevard?

1. Back in 1982 when the I-4 zoning was established, Orange County designated the subject neighborhood, Cypress Park as where a higher concentration of heavy industrial properties would be located.
2. This facility has to be located in Orange County and have the adequate utilities to support their needs. There is only 750,000 square feet of the heaviest Industrial product across 4 counties in Central Florida. And only a few 100,000 square feet are located within Orange County and have the adequate utilities to support their need.
3. In addition to the limited areas within Orange County that have the highest industrial uses that can accommodate WRM's operation, there are other parameters that are required for a water reclamation facility including:
 - Building must have the capacity of Orange County Utilities – the only utility provider within a 4-county region that can accommodate their use levels
 - Must be located within Orange County – some heavy industrial properties are within the city or Orlando, but OUC cannot provide the appropriate utility capacity
 - Newer building with greater efficiencies such as, clear height, power, drive-thru

- capacity and excess land allowing to operate inside versus an "open air" facility.
- Location: direct access to major thoroughfares and customers such as retail restaurants.

You may hear from some who claim a water reclamation facility will "reduce their property values." I am here to tell you, that is simply not true. Within the last year, there was another commercial property within Cypress Park that sold adjacent to another water reclamation facility named Select. The difference between WRM's proposed facility and Select is that Select is an "open air" facility and WRM's proposal will be a fully enclosed building. Despite Select's "open air" operation, the adjacent commercial property sold on 8/24 for \$7.4MM to an investor and in less than 6 months will sell again for \$8.9MM. The properties within the surrounding industrial park continue increasing in value and as a result, increasing the value of all neighboring properties. Furthermore, the appraisals for the subject neighborhood do not speak to adjacent uses affecting the value at all.

Communities need heavy industrial uses to continue to providing services that create a safe, clean quality of life for its residents. There is a reason the County has designated a particular area to locate these services. If we stop allowing heavy uses from entering the areas where they have been designated and belong, we are setting ourselves up for a crumbling quality of life and a future that cannot support the needs of our community and the growth and prosperity for all business.

This property is located on a street where every single warehouse building has the heaviest industrial (I-4) zoning. There may be other commercial uses that have elected to locate close to the I-4 zoned neighborhoods, but the reality is this neighborhood was zoned I-4 decades before any of the development started happening along Orange Blossom Trail. There should be no surprise that the most intense uses are located here.

Please vote to allow the water reclamation facility to be located on this parcel where it belongs. it is the correct zoning, will enhance the value of all properties in the area, and provide a necessary need to our community.

Thank you for your consideration,



Monica Perez Wonus
Senior Vice President
CBRE | Advisory & Transaction Services
Industrial & Logistics

Cc:
Commissioner Nicole Wilson, District 1
Commissioner Christine Moore, District 2
Commissioner Mayre Uribe, District 3
Commissioner Maribel Gomez Cordero, District 4
Commissioner Kelly Semrad, District 5
Commissioner Mike Scott, District 6
Roseann Harrington, Chief of Staff to Mayor Jerry Demings
Taylor Jones, Chief Planner, Orange County Zoning Division



February 21, 2025

Orange County Zoning Division
Mr. Taylor Jones
Chief Planner
201 S. Rosalind Ave., 5th Floor
Orlando, FL 32801
Taylor.Jones@ocfl.net

Case #: SE-24-08-067
Project: Satellite Blvd IOS
Parcel: 10-24-29-5133-00-052
Applicant: Logan Opsahl

Dear Mr. Jones:

On behalf of Prologis, a significant owner of industrial properties along Satellite Boulevard and Cypress Lake Drive in Orlando, are generally in support of WRM operations at 10002 Satellite Boulevard.

Our concern is the processing of sanitary wastes, septage and sewage (from lift stations, septic tanks, holding tanks, etc.) at this facility. We respectfully request that processing these types of waste not be permitted at this location.

We appreciate your attention to this matter and as noted we do not oppose their operations if the sewage-based waste noted above is not processed in this facility.

Sincerely,

A handwritten signature in black ink, appearing to read "JB", followed by a horizontal line.

Joey Barnes
VP, Market Officer