



Interoffice Memorandum

October 16, 2023

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

FROM: Andres Salcedo, P.E., Acting Director *Andres*
Planning, Environmental, and Development Services Department

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

SUBJECT: November 14, 2023 Board-Called Public Hearing
Applicant: Eric Raasch for Wind River
BZA Case # SE-23-06-045, September 7, 2023; District 3

Board of Zoning Adjustment (BZA) Case # SE-23-06-045, located at 223 Central Florida Pkwy., Orlando, FL 32824, in District 3, is a Board-Called public hearing. The applicant is requesting a Special Exception in the I-4 zoning district to allow an existing, nonconforming, septic disposal and processing facility.

At the September 7, 2023 BZA hearing, staff recommended approval of the special exception, and the BZA also recommended approval. The BZA received written 54 comments in opposition, and no comments in favor.

At the September 27, 2023 Board meeting, this item was pulled for a separate public hearing at the request of Commissioner Mayra Uribe.

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 BCC. 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

AS/TK:ag

Attachments

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

November 14, 2023

The following is a public hearing before the Board of County Commissioners on November 14, 2023 at 2:00 p.m.

APPLICANT: ERIC RAASCH FOR WIND RIVER

REQUEST: Special Exception in the I-4 zoning district to allow a septic disposal and processing facility.

LOCATION: 223 Central Florida Pkwy., Orlando, FL 32824, north side of Central Florida Pkwy., west of S. Orange Ave., east of Florida's Turnpike., south of Taft-Vineland Rd.

TRACT SIZE: +/- 4.8 acres

ZONING: I-4

DISTRICT: #3

PROPERTIES NOTIFIED: 1,226

BOARD OF ZONING ADJUSTMENT (BZA) HEARING SYNOPSIS ON REQUEST:

Staff described the proposal, including the history of the site approvals and site operations, the location of the property, the site plan, landscape plan, and photos of the site. Staff provided an analysis of the six (6) Special Exception criteria and the reasons for a recommendation for approval. Staff noted that no comments were received in support of the request and 54 comments were received in opposition.

The applicant team provided a detailed Power Point presentation, including the history of site, the existing operations, the prior County Code amendments affecting the property, and the expiration of the business tax receipt for the use that triggered the need for the request.

The County Environmental Protection Division (EPD) provided a brief description of the existing air quality and odors generated by the operations.

There was no one attendance to speak in favor or in opposition to the request.

The BZA unanimously recommended approval of the Special Exception by a 6-0 vote, with 1 vacant, subject to Conditions #1 through #5 and Condition #7 in the staff report and the deletion of Condition #6.

BZA HEARING DECISION:

A motion was made by Juan Velez, seconded by John Drago 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: (6 in favor, 0 opposed, 1 vacant).

1. Development shall be in accordance with the site plan received June 22, 2023 and the landscape plan received June 9, 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 the requested development. Such state and federal permits could require compliance with laws and regulations pertaining to the closure or removal of the existing petroleum storage tanks before April 29, 2024; addressing any attendant soil and groundwater contamination; an air permit for the existing lime silo; and a National Pollutant Discharge System (NPDES) permit for the stormwater pond on the east side of the property.
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 for all unpermitted improvements, such as the dumpsters and shipping containers, within 6 months 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. No expansion of the operations are permitted, including, but not limited to, the construction of new buildings and the increase of capacity in excess of current operations, without further Special Exception approval.
6. Landscaping shall be provided along the entire length of the side street on the south property line along Central Florida Parkway within the 7 ft. required

landscape strip, plus the provision of three new shade trees along the north property line. This landscaping along Central Florida Parkway shall consist of shade trees planted 40 ft. on center, supplemented with a continuous row of shrubs/ hedges planted 3 feet on center within the landscape strip adjacent to Central Florida Parkway.

BZA STAFF REPORT

Planning, Environmental & Development Services/ Zoning Division

Meeting Date: **SEP 07, 2023**

Commission District: **#3**

Case #: **SE-23-06-045**

Case Planner: **Ted Kozak, AICP (407) 836-5537**

Ted.Kozak@ocfl.net

GENERAL INFORMATION

APPLICANT(s): ERIC RAASCH FOR WIND RIVER

OWNER(s): MAC PROPERTY LLC

REQUEST: Special Exception in the I-4 zoning district to allow a septic disposal and processing facility.

PROPERTY LOCATION: 223 Central Florida Pkwy., Orlando, FL 32824, north side of Central Florida Pkwy., west of S. Orange Ave., east of Florida's Turnpike., south of Taft-Vineland Rd.

PARCEL ID: 11-24-29-7268-01-150

LOT SIZE: +/- 4.8 acres

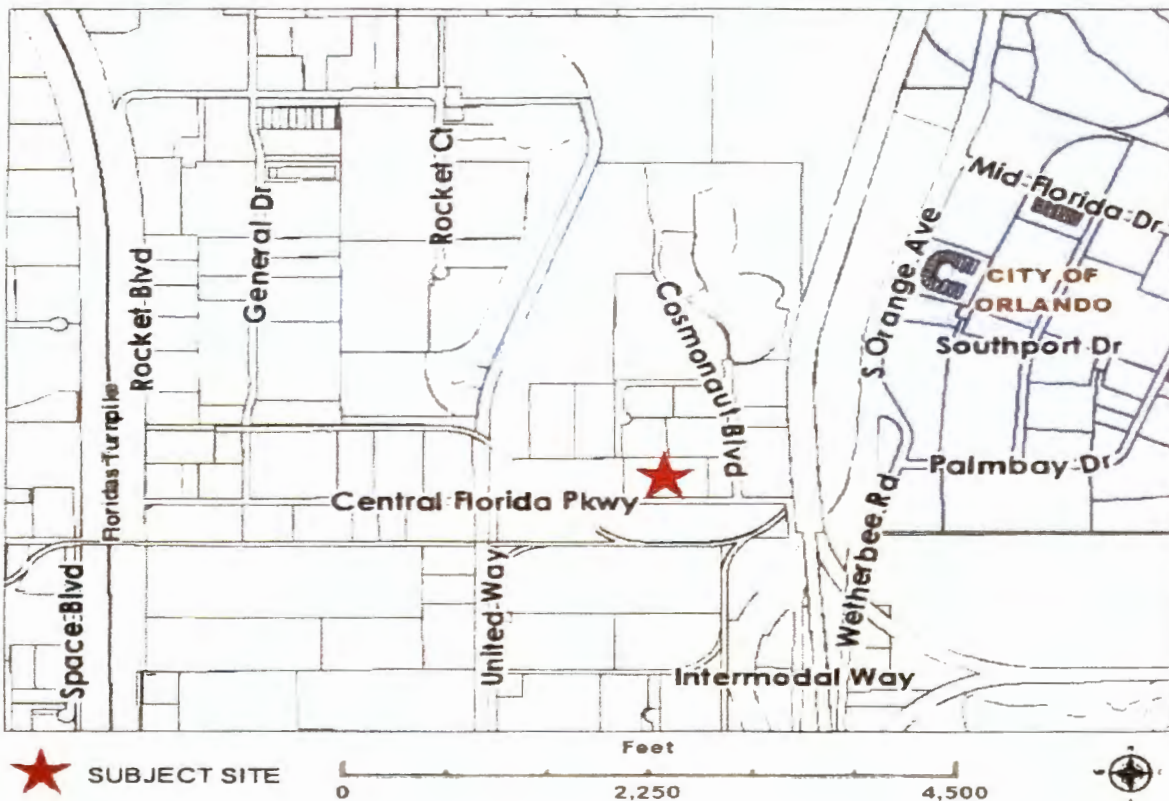
NOTICE AREA: 1 mile

NUMBER OF NOTICES: 1,226

STAFF RECOMMENDATIONS

Approval, subject to the conditions in this report.

LOCATION MAP



SITE & SURROUNDING DATA

	Property	North	South	East	West
Current Zoning	I-4	I-4	I-4	I-4	I-4
Future Land Use	Industrial	Industrial	Industrial	Industrial	Industrial
Current Use	Septic disposal and processing facility/ warehouse	Warehouse	Blenntag industrial chemical facility	Vacant/ retention	Vacant

BACKGROUND AND ANALYSIS

DESCRIPTION AND CONTEXT

The subject property is located in the I-4 Industrial zoning district, which allows the most intense industrial uses, including the processing of bulk materials, manufacturing and open storage of materials. In addition, certain uses, such as septic disposal and processing facilities are permitted through the Special Exception process. The Future Land Use is Industrial (IND), which is consistent with the zoning district.

The area consists of industrial properties, including a hazardous chemical processing facility to the south across Central Florida Parkway, a vacant property containing wetlands to the east, a recently vacant industrial use to the west and a warehouse facility to the north. The overall property consists of 4.8 acres and is considered a conforming parcel. The east 2.89 acres of the property is developed and used in conjunction with a septic processing facility containing 15 existing processing tanks, a 251 sq. ft. office trailer, installed in 1999 and a lime processing silo, installed in 2009. The remaining west side of the property is used for industrial warehousing and open storage. The current owner purchased the property in 2019.

In 1999 a Special Exception was submitted for a wastewater treatment (lime stabilization) facility on the subject site and was scheduled for the March 4, 1999, BZA hearing (Case #8). However, shortly before the BZA date, the BCC adopted Ordinance 1998-37, which made a septic disposal and processing facility a permitted use in the I-4 zoning district. Consequently, the applicant withdrew the request and submitted and obtained permits for the operation. The operations have continued without interruption since that time. After onsite operations began, the BCC adopted Ordinance 2004-01 which once again required a Special Exception for the use. Because the use was legally permitted when the use was permitted by right. Per Sec. 38-51, it is allowed to remain as a legal non-conforming use until such time a nonconforming use of land, a building or a structure has been discontinued for one hundred eighty (180) days or more, the land, building or structure shall thereafter not be used except in compliance with the regulations of the district in which it is located. The property changed ownership in 2019, and in 2020 the Business Tax Receipt (BTR) was allowed to lapse unknowingly by the new ownership. This omission went unnoticed until early 2023, when a new BTR was submitted, but rejected since the non-conformity had lapsed after 1 year, and now a new Special Exception is required in order to reinstate the prior non-conforming use.

The current request is for a Special Exception for a septic disposal and processing facility, which as stated, has been in operation for over 20 years, but has not received Special Exception approval since the operation began when it was a permitted use. The operation of the facility includes treatment of liquid waste, the pretreatment of wastewater using lime, the filter of waste to discharge to the County sewer system as well as

the transport of dewatered solids to the landfill. The proposed operation will continue to be used as a private facility with no change in processing intensity. There are no new proposed structures or improvements.

The proposal meets all performance standards within the I-4 zoning district. For buffering, 10 ft. to 35 ft. landscape buffers will be maintained and provided around the perimeter of the site, exceeding the 7 ft. minimum requirements for industrial properties, required by Sec. 24-5 of the Landscape Code. The buffer will primarily consist of existing mature Live Oak trees, supplemented along the north property line with three 10 ft. high Live Oak trees and along the south property line adjacent to Central Florida Pkwy., with 10 ft. high Live Oak trees planted 40 ft. on center, and 3 ft. high shrubs, planted 3 ft. on center.

During a site visit, staff observed a number of installed structures and improvements such as shipping containers and dumpsters that do not have permits and are located within the parking area or within required setbacks. The applicant will be required to relocate any improvements to meet code and obtain permits for any improvements without a permit, as noted on the Site Plan, as necessary within 6 months of obtaining Special Exception approval.

The wastewater pretreatment facility has up to 6 operators, however, there are no more than 3 people onsite at any given time. The days and hours of operation are 24 hours a day, Monday through Saturday.

Parking requirements for the property is 1 space for each bay, plus 1 space for each 1,000 square feet for industrial uses. With only a 251 sq. ft. office and no bays, only 1 space would be required. However, the parking code requires that no use shall have less than 3 parking spaces per Sec. 38-1476(a) for uses deemed equivalent to general business, such as the onsite office. Provided are 4 parking spaces, thus meeting the requirement.

Environmental Protection Division (EPD) has reviewed the request for air quality, noise, drainage and other environmental concerns. Based on comments received, EPD has determined that the existing operation will not impact or exceed County air odor quality or noise standards on the east subject portion of the property used in conjunction with the processing facility pertaining the Special Exception request. However, the facility needs to coordinate with EPD Air Quality Management to show EPD Air Quality Management a copy of an air permit or an official determination of an exemption from air permit requirements for the existing lime silo. Additionally, EPD has comments pertaining to the above ground storage tanks and the current non-compliance status for petroleum storage tank operations on the west side of the property, as well as provided comments regarding proof of compliance with stormwater discharge and NPDES requirements for the stormwater pond on the east side of the property. As such, EPD recommends conditions requiring compliance with all applicable State and County environmental regulations for both the west and east side of the site as well as requiring the owner to address all violations for the regulated petroleum storage tanks onsite and a return to compliance prior to issuance of the Business Tax Receipt (BTR) for Wind River Environmental, but in no case no later than April 29, 2024. County Transportation Planning has reviewed the request and has provided comments that the number of trips generated by the use is minimal.

As of the date of the writing of this report, no correspondences have been received in favor of the request and 54 correspondences have been received in opposition to the request, including 45 correspondences from a written petition received from the South Chase community.

On Thursday, June 22, 2023, a Community Meeting was held at Walker Middle School to allow for input. The meeting was attended by the applicant team, County staff, and 8 attendees. The attendees spoke negatively about the proposal. Comments included concerns future expansion of the operations, odor and health

concerns, drainage and rain runoff, air quality concerns and negative effects to land values in the area. The applicant responded about the existing operation and that there had been no air quality or odor complaints over the past 20 years. The applicant also noted that there is an existing NPDES permit, and a FDEP dewatering permit (FLA185108) and that the silo is limited to processing of 0.188 million gallons per day (MGD). EPD staff spoke about the existing operations and reiterated the statement that no complaints had been received about the operation since the facility began over 20 years ago.

District Development Standards

	Code Requirement	Proposed
Max Height:	50 ft.	45.3 ft. (existing silo)
Min. Lot Width:	N/A	600 ft.
Min. Lot Size:	N/A	4.8 acres (2.89 acres – septic facility)

Building Setbacks (that apply to proposal in question) (Measurements in feet)

	Code Requirement	Proposed
Front: (Central Florida Parkway)	35 ft.	95 ft. Tanks (South)
Rear:	10 ft.	28.4 ft. Office trailer (North) 26 ft. Tanks (North)
Side:	25 ft.	250 ft. Tanks (West) 34 ft. Tanks (East)

STAFF FINDINGS

SPECIAL EXCEPTION CRITERIA

Consistent with the Comprehensive Plan

The provision of a septic disposal and processing facility as conditioned through the Special Exception process is consistent with the Comprehensive Plan since such a use provides a benefit and service to the surrounding residential areas.

Similar and compatible with the surrounding area

The proposed processing facility is compatible with other existing nearby industrial uses such as chemical processing/ manufacturing and warehousing uses. Furthermore, the operations are located approximately 3,800 feet away from the closest residences. As proposed, the septic processing that takes place within the tanks meets setback requirements from all property lines and will not 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, as there is heavy industrial in the area. The proposed use meets and exceeds all performance standards for this type of facility.

Meet the performance standards of the district

The use meets all setbacks, height limits, parking requirements, and other performance standards as required for septic processing facilities. With the installation of additional trees and hedge materials, further screening of the operations from Central Florida Parkway will be provided.

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

There are no proposed activities on the property that would generate noise, vibration, dust, odor, glare, or heat that is not similar to the uses permitted in the Zoning district, and adjacent and nearby uses. Furthermore, the property has been used for the same purpose for the past 20 years.

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

The operations are existing and the property is already developed and as such does not require additional buffer yards per Sec. 24-5 of the Landscape Code. However, pertaining to the Special Exception request, landscaping has been proposed with additional vegetation consisting of a continuous hedge and the addition of shade trees installed with a separation 40 ft. on center, along the south property line adjacent to Central Florida Parkway. Further, the installation of 3 shade trees is proposed to be infilled between existing trees along the north property line. The remainder of the property's existing trees provided along the perimeter are proposed to remain.

CONDITIONS OF APPROVAL

1. Development shall be in accordance with the site plan received June 22, 2023 and the landscape plan received June 9, 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 the requested development. Such state and federal permits could require compliance with laws and regulations pertaining to the closure or removal of the existing petroleum storage tanks before April 29, 2024; addressing any attendant soil and groundwater contamination; an air permit for the existing lime silo; and a National Pollutant Discharge System (NPDES) permit for the stormwater pond on the east side of the property.
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 for all unpermitted improvements, such as the dumpsters and shipping containers, within 6 months 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. No expansion of the operations are permitted, including, but not limited to, the construction of new buildings and the increase of capacity in excess of current operations, without further Special Exception approval.
6. The hours of operations shall be limited to 24 hours a day, Monday through Saturday.
7. Landscaping shall be provided along the entire length of the side street on the south property line along Central Florida Parkway within the 7 ft. required landscape strip, plus the provision of three new shade trees along the north property line. This landscaping along Central Florida Parkway shall consist of shade trees planted 40 ft. on center, supplemented with a continuous row of shrubs/ hedges planted 3 feet on center within the landscape strip adjacent to Central Florida Parkway.

C: Eric Raasch
4767 New Broad St.
Orlando, Florida 32814



TO: Orange County Zoning Division
FROM: Eric Raasch, AICP, Inspire Placemaking Collective, Inc.
DATE: April 11, 2023
SUBJECT: Special Exception Analysis - Wind River Environmental / 223 Central Florida Parkway

The purpose of this memorandum is to provide a narrative and evaluation of Orange County's Special Exception criteria to support an application for a septic disposal and processing facility within the I-4 (Heavy Industrial District) zoning classification. The subject property is located at 223 Central Florida Parkway, and is a +/- 2.8 acre portion of parcel identification number 11-24-29-7268-01-150. The subject property has an Industrial Future Land Use Map (FLUM) designation and is zoned I-4 (Heavy Industrial District). Per Orange County staff, the septic disposal and processing use is classified as SIC 49, which requires a Special Exception in the I-4 zoning district.

As explained in the history below, this use has historically been located on the property and there were active Business Tax Receipts (BTRs) on the site from 2002 to 2020. Due to changes in the County's code and the lapse of the former BTR in 2020, the Special Exception is now required for the use. The site is fully built out and no new site improvements are proposed with this application.

SCOPE OF BUSINESS

The business scope is for a septic disposal and processing facility that processes grease, septic, and other liquid non-hazardous materials. The business will receive nonhazardous liquid waste streams like septage and grease trap waste that is delivered by pump truck at this facility. The inorganic and organic solids will then be screened out of the waste stream. The filtrate with the majority of the septage solids and any food waste or residual grease removed will be discharged to Orange County Utilities (OCU) compliant within an existing Industrial Users permit. The screened-out solids will then be sent to the landfill for disposal. This is a sewer pre-treatment to reduce solids and grease in the waste stream before discharging to the OCU sewer system. The facility is an industrial pre-treatment facility and is not a secondary or tertiary wastewater treatment facility.

Per correspondence with Orange County's Environmental Protection Division, this use will likely not require a solid waste management facility permit under Chapter 32 Article V of Orange County Code. The operator will not be bringing back drain field spoils, as that activity is not covered under the existing Florida Department of Environmental Protection (FDEP) permit. There are currently both FDEP and Orange County Utilities Industrial Users permits associated with the subject property.

HISTORY OF SITE

There are no active Special Exceptions on the property. In 1999, there was a Special Exception application filed for Brownie’s Environmental Services (SE-99-03-008) that was considered by the Orange County Board of Zoning Adjustment (BZA) on March 4, 1999. That application was for a Special Exception in the I-4 zoning district to permit a wastewater treatment (lime stabilization) facility. Per the minutes from the March 4, 1999 BZA meeting, that application was withdrawn after the County adopted code amendments (Ordinance 1998-37) to include lime stabilization facilities as a permitted use in the I-4 zoning district. However, the County adopted additional code amendments in 2004 under Ordinance 2004-01 to reinstitute the requirements for a Special Exception for the use in the I-4 zoning district. The existing business was considered a legally existing nonconforming use due to the 2004 amendment to the County code that requires a Special Exception.

Records from the Orange County Tax Collector’s Office indicate that there was a prior BTR on the property from 2002 through 2020, which was in the name of Select Processing of Orlando. The BTR is the County’s primary method of tracking occupancy and active businesses. Per the County’s determination, there have not been any businesses located on the site since the expiration of the prior BTR in 2020. Since the BTR lapsed, the use will need to comply with the requirements found in current code. Per a discussion with the Orange County Zoning Division, a new Special Exception will be required to accommodate the use due to the expiration of the former BTR on the property.

OPERATION OF SITE

Wind River is not proposing any additional structures at this time. The existing structures on the site have been permitted by previous tenants and the associated permit information can be viewed on Orange County’s FastTrack system. Existing site improvements include an office trailer, a lime silo, and various processing and storage tanks as shown on the site plan. The maximum building height allowed in the I-4 zoning district is 50’ and the existing lime silo is 45’3”. Therefore, the site is in compliance with the maximum building height found in Orange County code. The business will have 3 employees working at one time, with an average of 15 septic trucks arriving daily. The hours of operation for the business will 24 hours a day, six days a week. Clients will not have access to the site, as the site is not open to the public. Only employees and pump trucks will have access to the site.

SPECIAL EXCEPTION CRITERIA

1. The use shall be consistent with the comprehensive plan.

The subject property’s FLUM and zoning designations are consistent per the Future Land Use and Zoning Correlation Table found in policy FLU8.1.1. Additionally, Objective FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions. The subject property is surrounded by heavy industrial uses on all four sides and is compatible with the development trend in the area. FLU1.1.4.A states that the maximum Floor Area Ratio (FAR) within the Industrial FLUM designation is 0.75. As constructed, the site is currently at a 0.05 FAR. The proposed use is compliant with the maximum FAR, the County’s Comprehensive

Special Exception Analysis - Wind River Environmental / 223 Central Florida Parkway

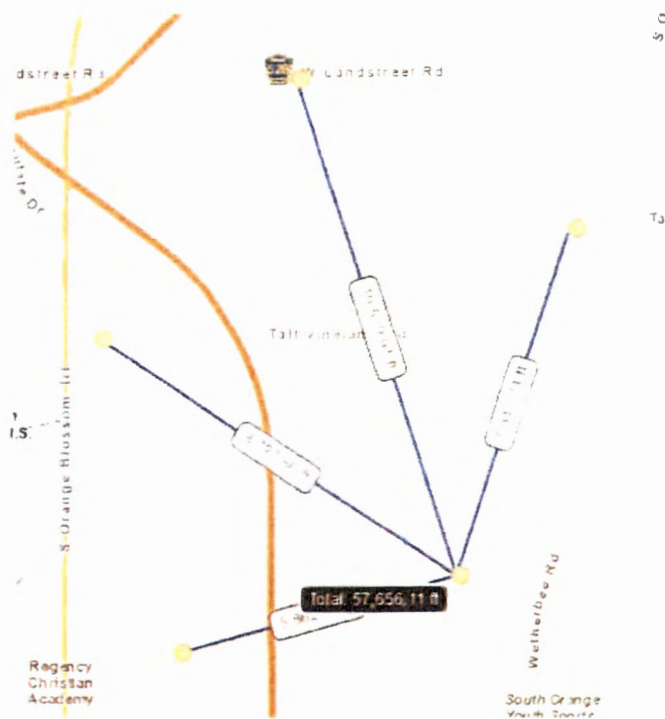
Plan policies, and the underlying FLUM designation. Additionally, the site is compatible with the surrounding uses and consistent with the development trend in the area.

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

The property and all adjacent properties have an Industrial FLUM designation and are zoned I-4. Surrounding the site are a towing and hauling company, storage yards, and vacant industrial land. Per code, the purpose and intent of the I-4 district is to provide industrial operations of all types, which may produce such by-products as odor, smoke, dust, and noise; to permit a wide variety of processing activities; and to protect adjacent residential and commercial development. Wind River is a processing facility that produces some minor noise and odor and the closest residential area is over half-mile away from the site.

A search on Google identified four companies within a two-mile radius that provide septic processing. All these are located in the Industrial FLUM designation with either an I-4 or I-2/I-3 zoning. The location of those facilities is shown below:

Figure 1: Additional Septic Processing Facilities in the Area



Special Exception Analysis - Wind River Environmental / 223 Central
Florida Parkway

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

The use is not considered to be a detrimental intrusion to the area, as it has been located on the site since 1999. Of the four septic processing facilities identified in Figure 1, none of them have received a Special Exception. However, they may have been established between 1999 and 2004, which was the time when the County's code permitted the use in I-4 by right. The surrounding area is zoned I-4, which is the heaviest industrial district permitted in Orange County. Therefore, the I-4 district is the most appropriate location for the proposed use.

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

Section 38-1008 identifies the performance standard requirements within the I-4 district. The site plan enclosed with this application shows compliance with these standards. Listed below are the applicable code criteria for the site:

- A. The maximum floor area ratio (FAR) is 0.75. The proposed plan has an FAR of 0.05.
- B. The minimum setbacks are as follows: front 35', side: 25', and rear 10'. The setback requirements are shown on the site plan. The office trailer, silo, and storage and processing are in compliance with the minimum setback requirements.
- C. Driveways, streets, and facilities for routing traffic shall be designed in such a manner that provides access to public streets so that traffic congestion is minimized. There is only one entrance to and from the site and there is adequate space for trucks to maneuver and turn around on site.
- D. The parking of commercial vehicles may be permitted, provided such areas shall not be located in any required buffer yard or within the front fifty (50) percent of any required front yard. Furthermore, such vehicles, when located on a lot abutting a residential district, shall be screened from the residential district in accordance with chapter 24 of this Code. The commercial vehicles that are on site are not located within any yard requirement and the use is not abutting any residential areas.

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.

The I-4 district allows a wide variety of uses that all produce various amounts of noise, vibration, dust, odor, glare, or heat. While the septic disposal and processing facility use may produce some noise and odor, the I-4 zoning district is the County's most intense industrial district and it is the most appropriate place for uses that produce noise and odor. Permitted uses that produce odors in the I-4 district include the raising of horses, ponies, donkeys and mules; woodchipping, mulking and composting; various types of food processing plants; and various types of manufacturing plants. Permitted uses that produce noise in the I-4 district include woodchipping mulking and composting; crushing and grinding cement, rock, and limestone; various types of manufacturing plants; logging; sawmills; boat building and repair; and general auto repair.

Special Exception Analysis - Wind River Environmental / 223 Central
Florida Parkway

The I-4 zoning district is the most appropriate place for a septic processing facility, consistent with the purpose and intent of the district.

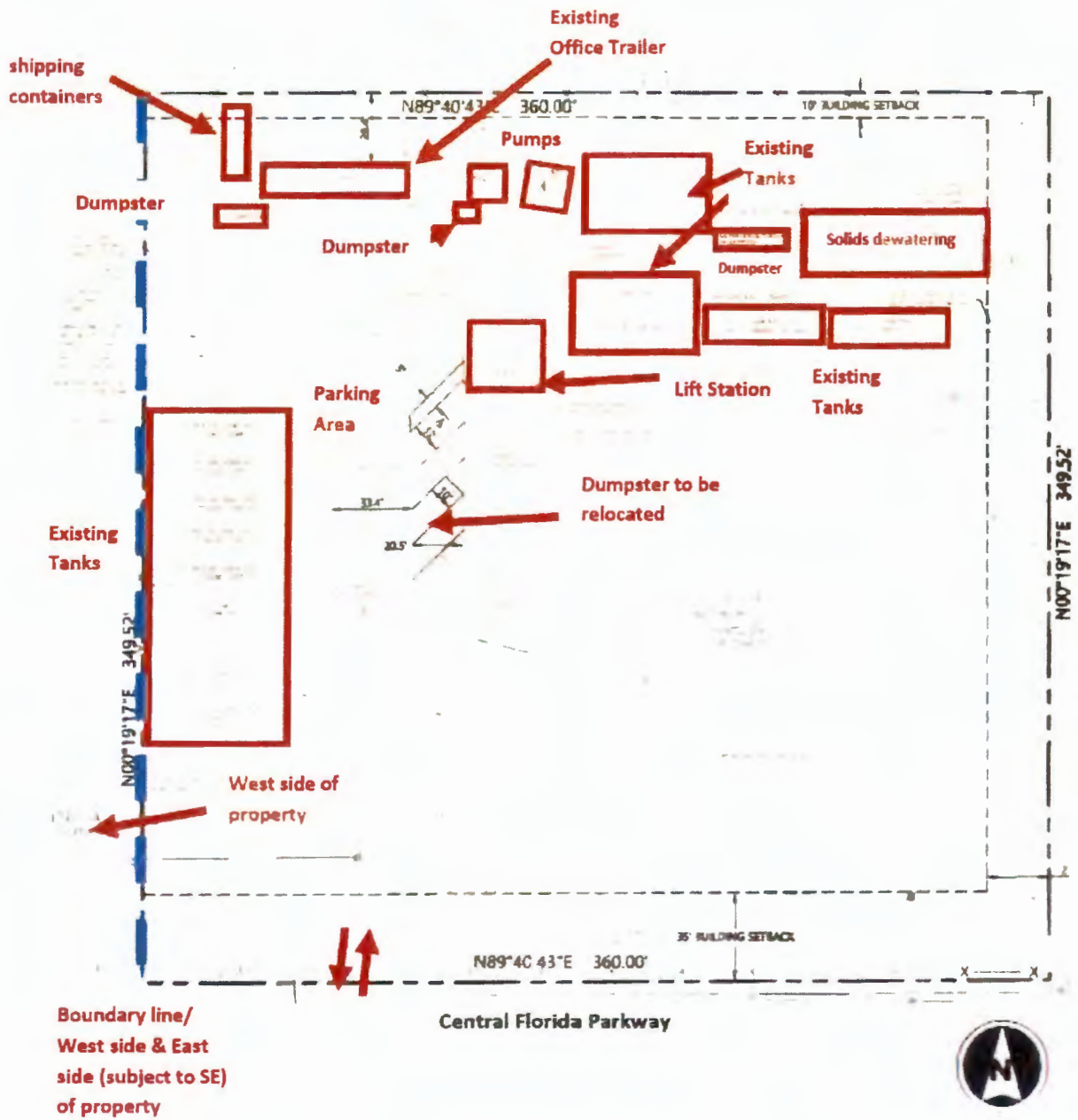
6. Landscape buffer yards shall be in accordance with section 24-5 of the Orange County Code. Buffer yard types shall track the district in which the use is permitted.

Section 24-5 does not require buffers between industrial properties and other industrial properties. The only landscape buffer requirement that includes I-4 requires a buffer to separate industrial uses from residential, but this scenario does not exist on this site as there is no residential adjacent to the property. The project is consistent with the requirements of Section 24-5.

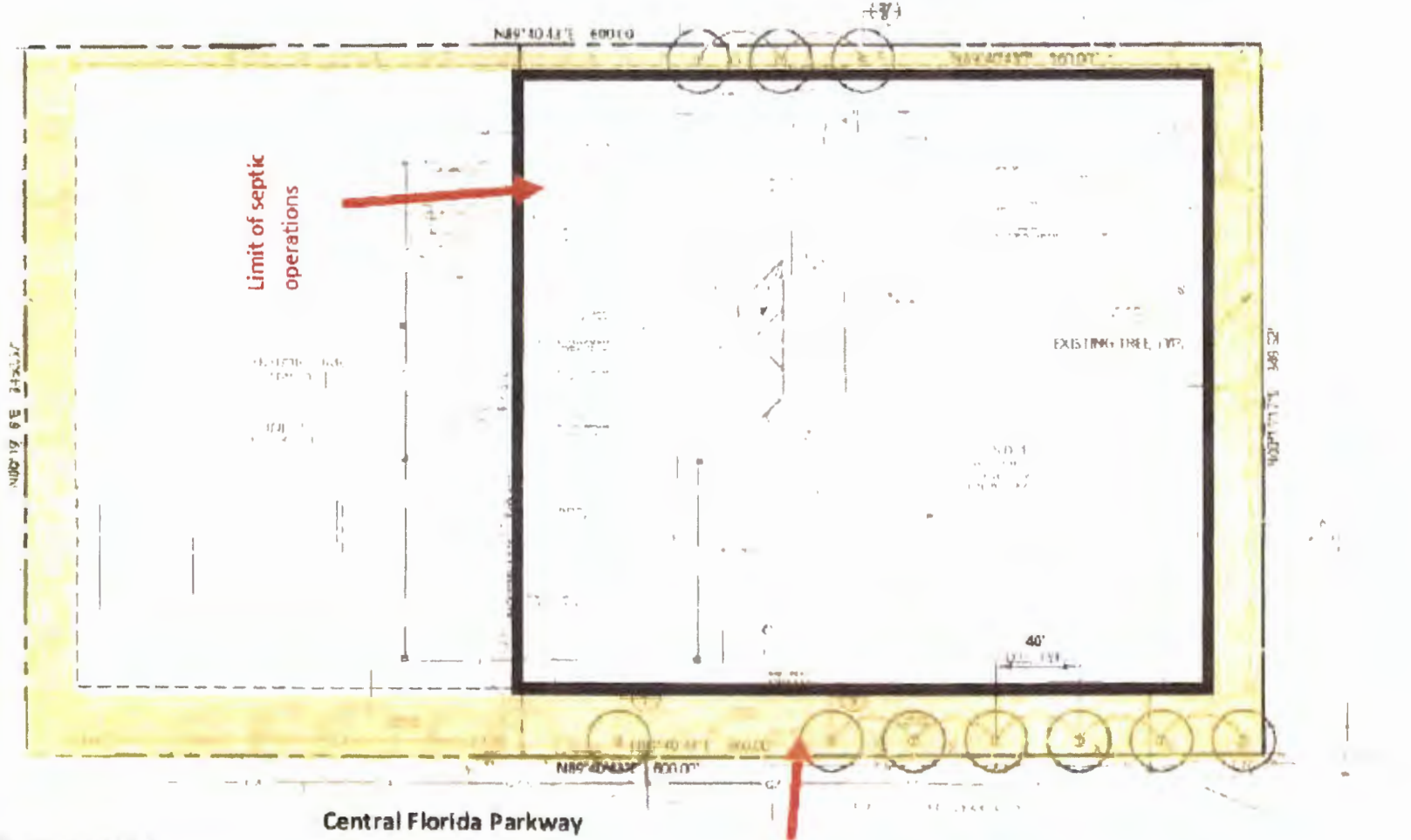
Attachments

- A. Special Exception Site Plan
- B. Completed Application for Special Exception

SITE PLAN



OVERALL SITE LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	TREE CODE	COMMON/SCIENTIFIC NAME	SIZE	GROUP	QTY
	02	Southern Live Oak / Quercus agrifolia	10 MH.	0202L	11



EXISTING STRUCTURES



A EXISTING TANKS
N.T.S.



C EXISTING SILO - H: 45'-3"
N.T.S.



B EXISTING OFFICE TRAILER - 1 STORY
N.T.S.

SITE PHOTOS



Facing northwest from Central Florida Pkwy. towards west side of property containing septic operations



Facing north from Central Florida Pkwy. towards east side of property

SITE PHOTOS



Facing east from Central Florida Pkwy., to east side of property, chemical site, to the right



Facing north at entrance from Central Florida Pkwy., towards processing tanks

SITE PHOTOS



Within center of site facing towards parking area, internal circulation and tanks, left & right and silo at rear



Facing south towards entrance & chemical site across the street, tanks to the right

SITE PHOTOS



Near northeast corner of site facing northwest to silo, solids dewatering area, tanks - left & at rear



Facing north at northeast property line towards adjacent industrial at rear and vacant to right

SITE PHOTOS



North property line facing west towards office trailer, tanks to right and dumpsters to left



Facing east at northwest property line (portion of property not a part of septic operations), adjacent industrial site to the left

SITE PHOTOS



Shipping containers at north property line to be removed or relocated to meet code