

*Orange County Zoning Division*

**SE-24-08-067**

**APPLICANT/ APPELLANT :  
LOGAN OPSAHL FOR SATELLITE BLVD IOS**

**February 25, 2025**

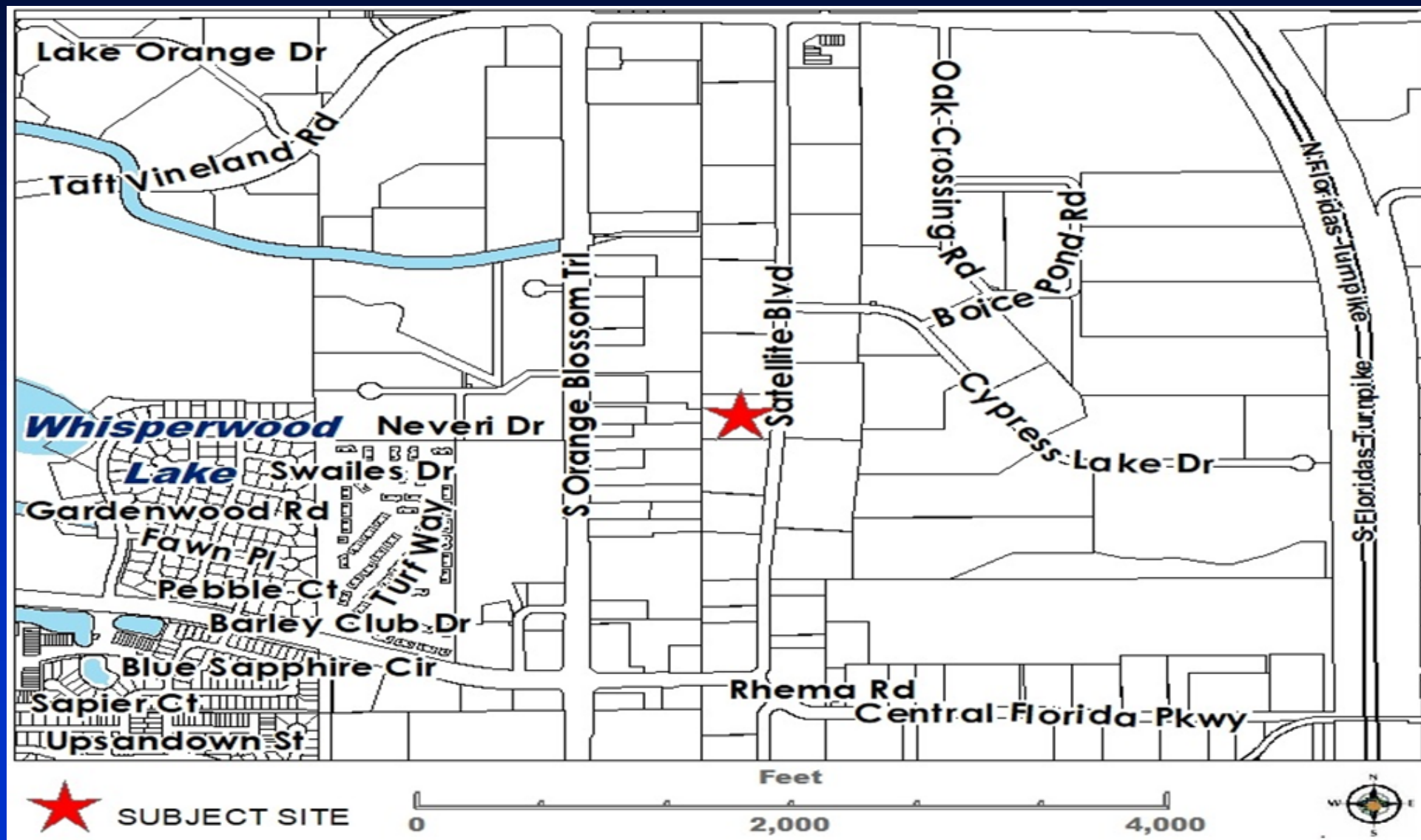


# Background

<b>APPLICANT:</b>	<b>LOGAN OPSAHL FOR SATELLITE BLVD IOS</b>
<b>CASE:</b>	<b>SE-24-08-067</b>
<b>ZONING:</b>	<b>I-4 (Industrial District)</b>
<b>FUTURE LAND USE:</b>	<b>Industrial</b>
<b>ADDRESS:</b>	<b>10002 Satellite Boulevard, Orlando, Florida, 32837</b>
<b>LOCATION:</b>	<b>West side of Satellite Blvd., north of Central Florida Pkwy., south of Taft Vineland Rd., east of S. Orange</b>
<b>TRACT SIZE:</b>	<b>2.99 acres</b>
<b>DISTRICT:</b>	<b>3</b>
<b>REQUEST:</b>	<b>Special Exception in the I-4 zoning district to allow a septage management facility.</b>



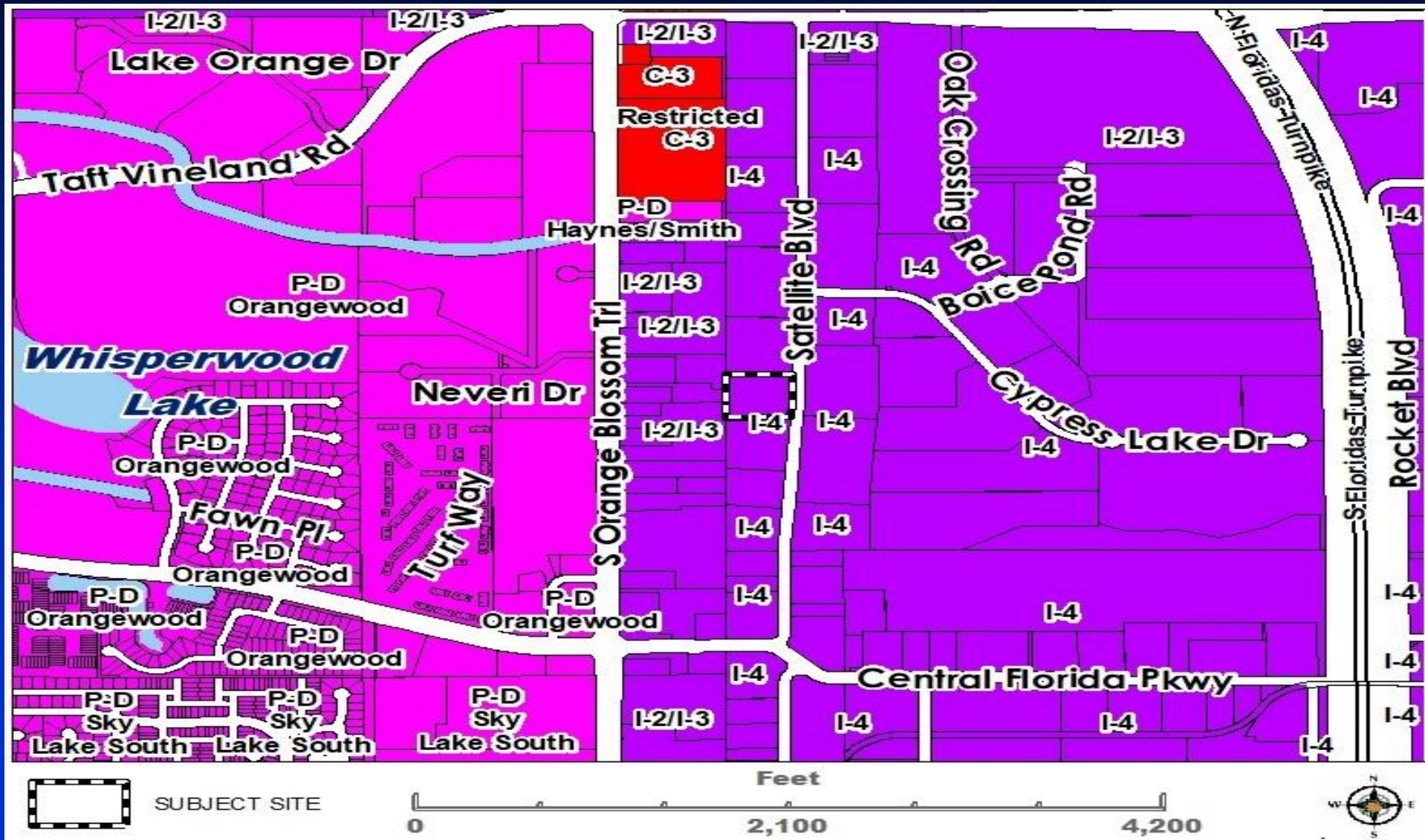
# Location Map







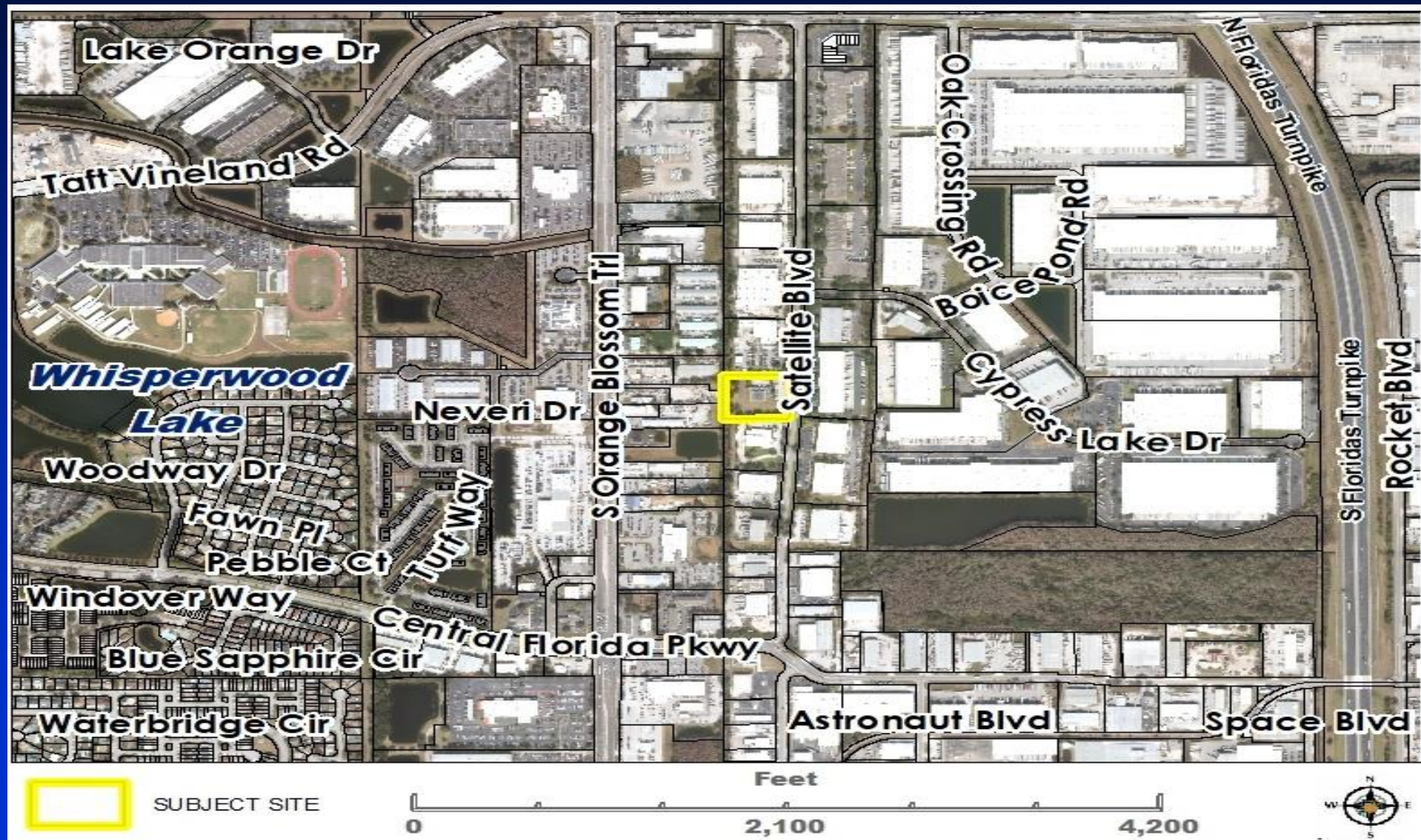
# Zoning Map







# Aerial Map

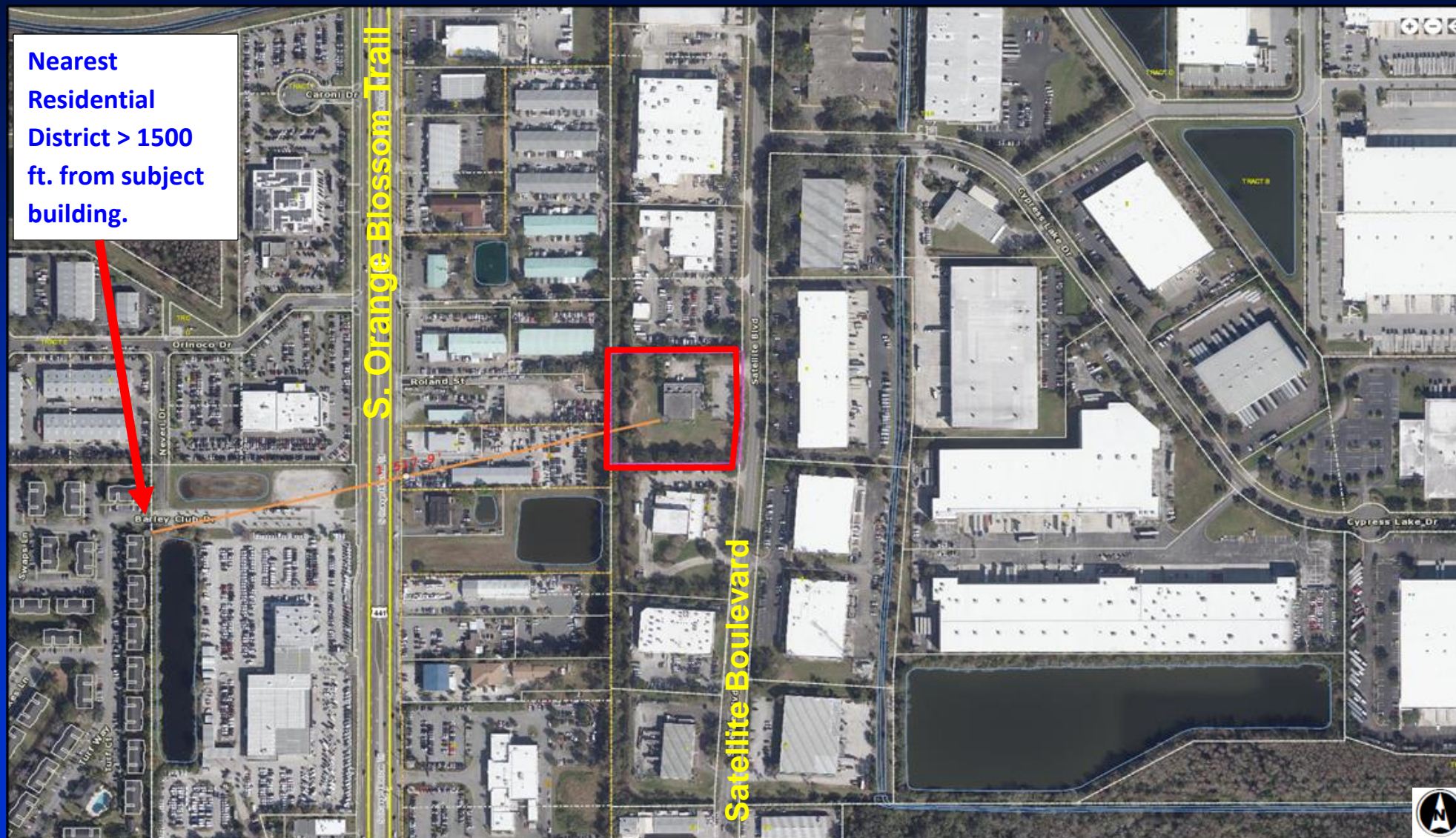






# Close-Up Aerial Map

Nearest  
Residential  
District > 1500  
ft. from subject  
building.

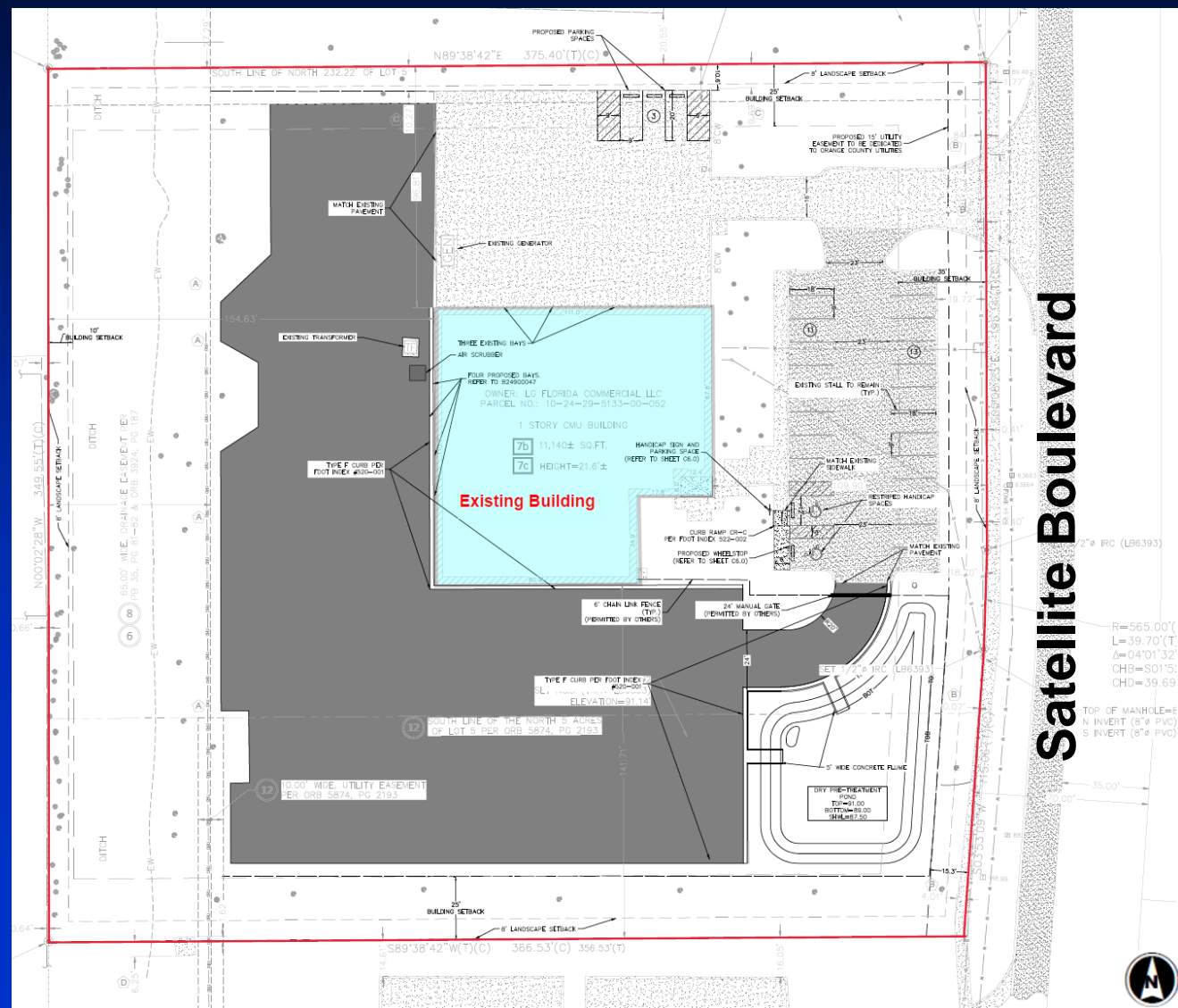






# Close-Up Aerial Map

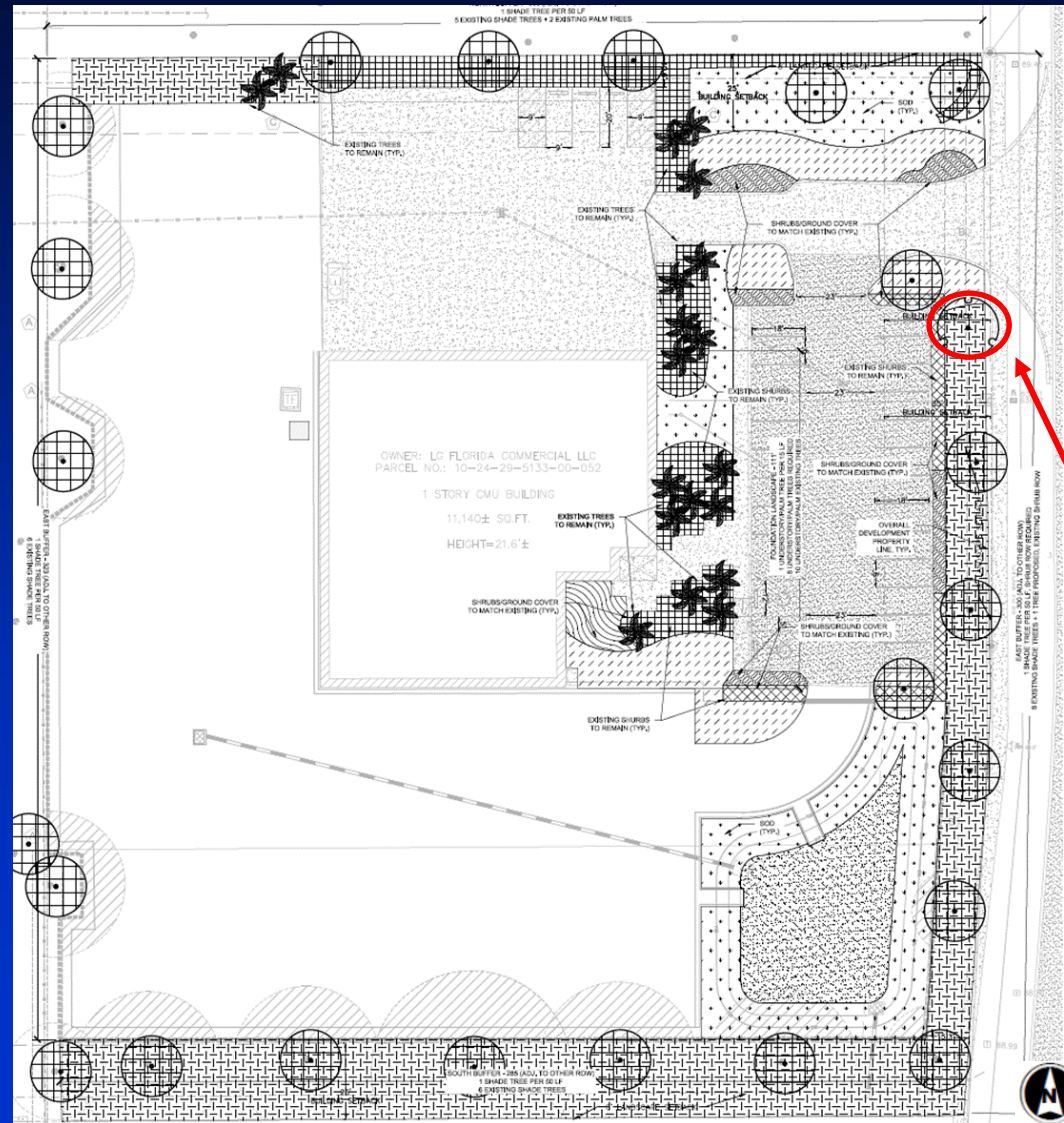








# Landscape Plan



Planting 1 new tree on East side of site. All other landscaping is existing, and in compliance with code.

No enhanced buffer required, since an industrial district abutting other industrial districts

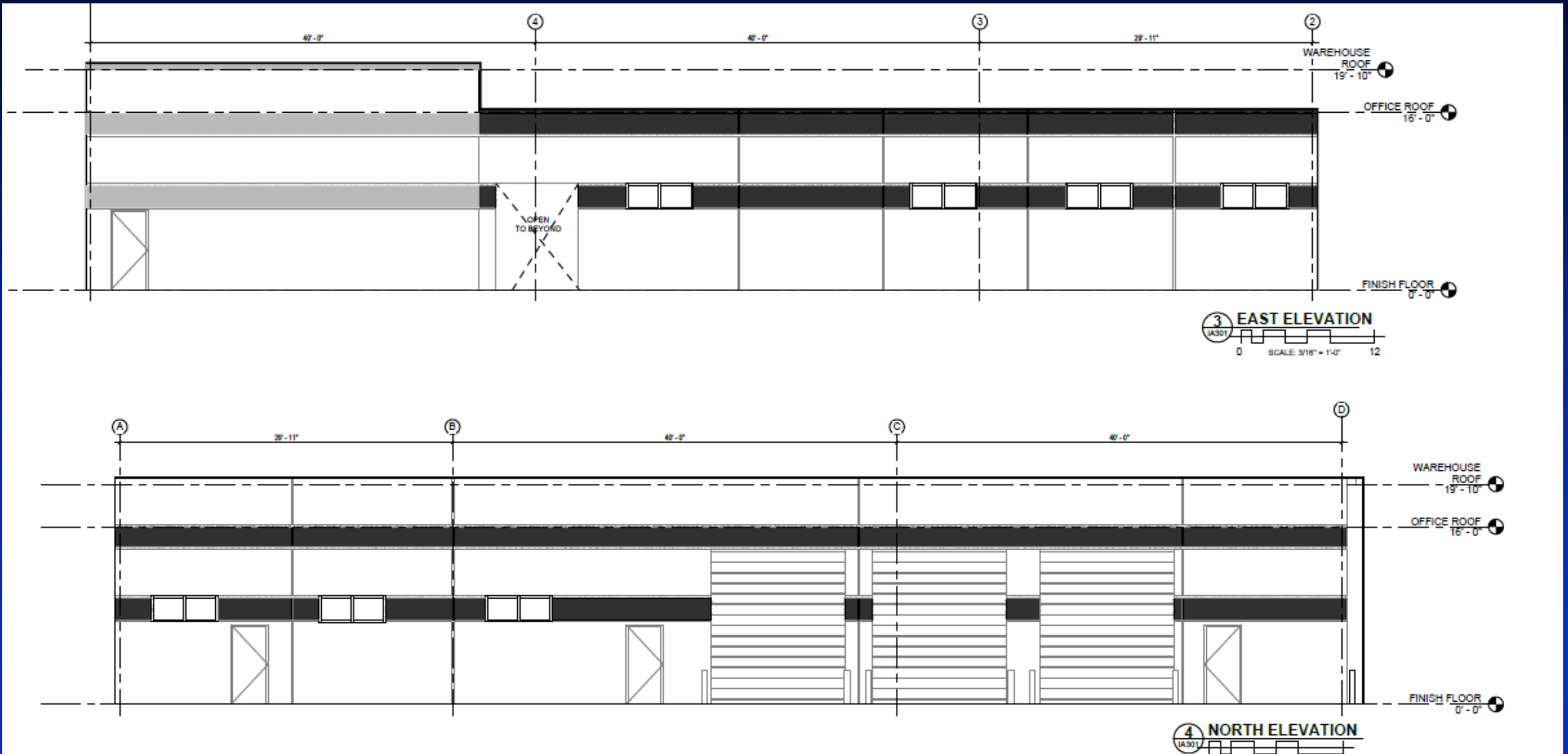
New tree





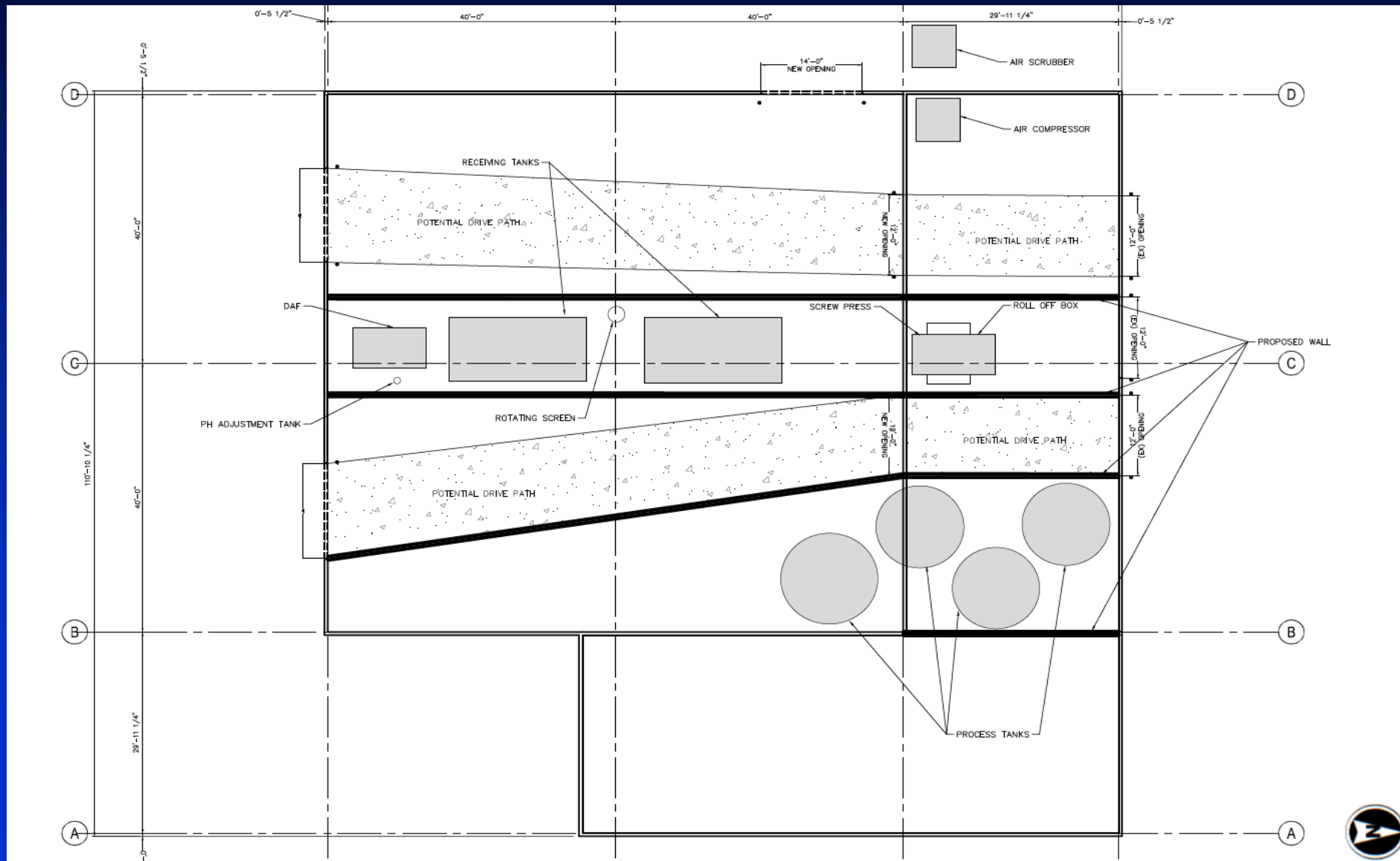


# Elevations





# Floor Plan







# Site Photograph

Facing southwest, towards front of subject property







# Site Photograph

Facing northwest, towards front of subject property







# Site Photograph

View of rear yard, facing north







# Site Photograph

Side of existing building, facing south







# Site Photograph

Existing Canal at the western/rear yard boundary







# Staff Findings and Analysis

- Site developed with existing 11,140 sq. ft. building – previously used for a storage facility/warehouse, built in 1999.
- Parking lot with 28 spaces
- Proposal is to utilize existing site and building as a septage management facility.
  - A liquid waste treatment and disposal facility for storage and processing of septage, accepting:
    - Non-hazardous wastes from grease traps from restaurants, food processing/packaging, butcher shops, grocery stores, and convenience stores
    - Sanitary wastes, septage, and sewage from holding tanks, lift station, and septic tanks
- Permitted only by special exception in the I-4 zoning district and agricultural districts and prohibited in all other districts.





# Staff Findings and Analysis

- All activities, including processing, storage, and treatment of septage will occur indoors. There will be no storage or treatment of septage outdoors.
- The facility will utilize an air scrubber to reduce impact of odors escaping the building.
- The operation will be subject to County's Air Quality and Odor requirements.
  - Additional odor control or noise abatement measures may be required, should the need arise.
- The County's Environmental Protection Division (EPD) has no objection to the request, as the use is completely indoors, and will be in compliance with air quality and noise standards. An Air permit is not required.



## **Staff Findings and Analysis**

- **Facility required to comply with all other environmental regulations, and obtain all required environmental permits from other Government Agencies and Jurisdictions**
  - South Florida Water Management District
  - Florida Department of Environmental Protection
  - US Fish and Wildlife
- **Code does not require a distance separation from other buildings or uses, as use is entirely indoors**
- **Surrounded by industrially zoned properties and uses, and greater than 1,500 ft. from nearest residential use.**





## Staff Recommendation

- **Approval.** Staff recommended approval of the request, as it is consistent and compatible with the surrounding uses and zoning. The site is zoned heavy industrial, and the surrounding uses are industrial uses. Additionally, the use will be entirely indoors, making this an appropriate location for the use.



# Public Feedback

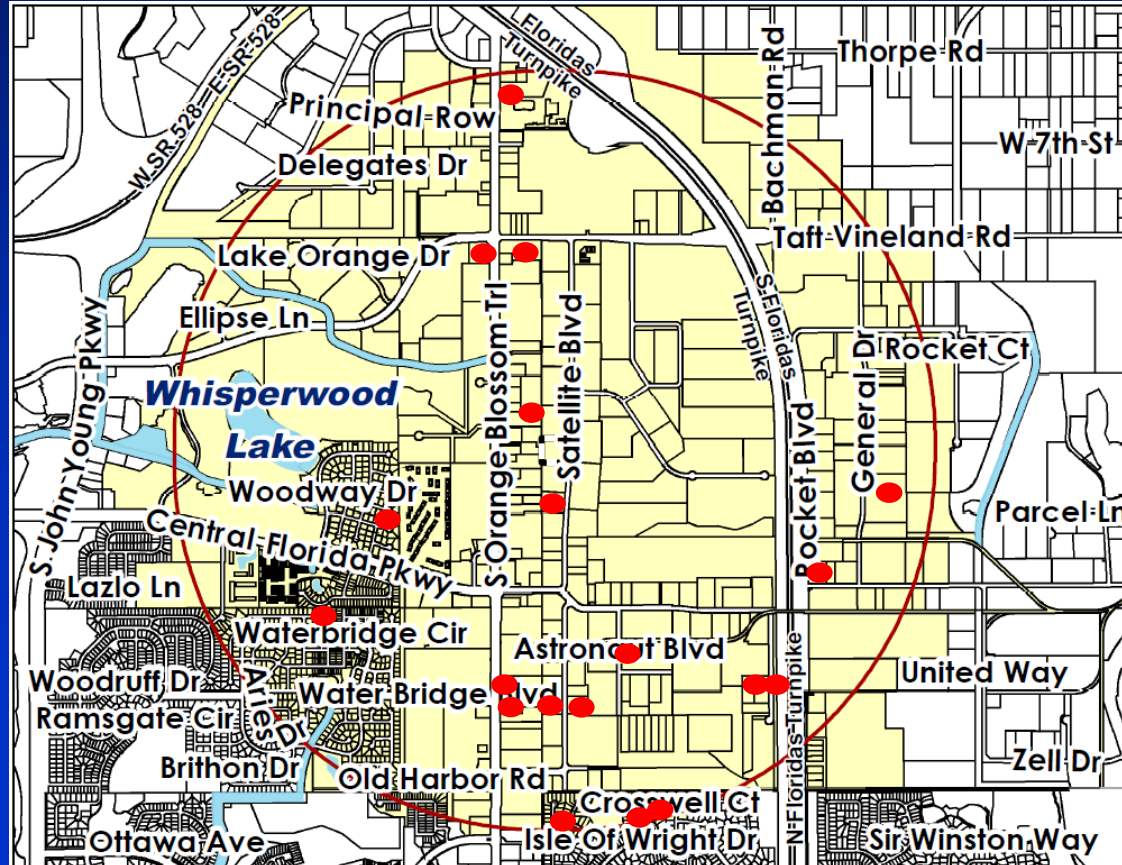
- **3 Community meetings**
  - July 23, 2024 at Walker Middle School; 40 attendees
  - November 25, 2024 At Taft Community Center; 60 attendees
  - February 10, 2025 at Freedom Middle School; 61 attendees
- **Attendees spoke negatively about the proposal at all 3 meetings**
- **Primary concern was the potential for odor and the impact it would have on abutting properties and property values**
- **The meeting was attended by both nearby property owners, business owners, and tenants of buildings nearby, as well as area residents.**





# Public Feedback

- Staff mailed a total of 2,544 notices to adjacent property owners in a 1-mile radius
  - Staff received 11 correspondences in favor of this request (none mapped)
  - Staff received 822 correspondence in opposition to this request prior to the BZA hearing (803 unmapped). An additional 800 signatures in opposition were provided at the hearing.





# **Special Exception Criteria**

## **Section 38-78, Orange County Code**

**Subject to Section 38-78, in reviewing any request for a Special Exception, the following criteria shall be met:**

- 1. The use shall be consistent with the Comprehensive Plan**
- 2. The use shall be similar and compatible with the surrounding area and shall be consistent with the pattern of surrounding development**
- 3. The use shall not act as a detrimental intrusion into a surrounding area**
- 4. The use shall meet the performance standards of the district in which the use is permitted**
- 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**
- 6. Landscape buffer yards shall be in accordance with Section 24-5, Orange County Code. Buffer yard types shall track the district in which the use is permitted**





## BZA Findings

- The BZA discussed the request, citing concerns related to odor and intrusion into the area, compatibility with the surrounding development, the current development pattern in the area, and other similar facilities. Some members of the BZA felt that the use was appropriate for the site, given the heavy industrial zoning, and the fact that the use was completely indoors, while others felt that the use was not consistent with the surrounding uses, and the commercial uses nearby on 441. The BZA recommended denial of the special exception by a 4-3 vote.



# Proposed Conditions of Approval

1. Development shall be in accordance with the site plan dated May 16, 2024, and elevations dated December 15, 2023, subject to the conditions of approval, and all applicable laws, ordinances, and regulations. Any proposed non-substantial deviations, changes, or modifications will be subject to the Zoning Manager's review and approval. Any proposed substantial deviations, changes, or modifications will be subject to a public hearing before the Board of Zoning Adjustment (BZA) where the BZA makes a recommendation to the Board of County Commissioners (BCC).
2. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.





# Proposed Conditions of Approval

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. All storage, processing, and treatment of septage materials associated with the operation shall be conducted entirely inside the existing building. No outdoor storage, outdoor processing, or outdoor treatment of septage material shall be permitted.
5. At any time during the operation of the facility, the County may require the implementation of additional odor control measures to address odors found to be in violation of rules, regulations, or laws of Orange County or any other applicable governmental agency.



# Proposed Conditions of Approval

6. At any time during the operation of the facility, the County may require the implementation of additional noise abatement measures to address sounds or other noise complaints found to be in violation of rules, regulations, or laws of Orange County or any other applicable governmental agency.
7. Building permits for the required building improvements shall be obtained within 3 years of final action on this application by Orange County or this approval becomes null and void. The zoning manager may extend the time limit if proper justification is provided for such an extension.





## Requested Action

- Deny the applicant's request; or
- Approve the applicant's request with conditions