

SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM

SUBJECT: REQUEST TO AMEND AN EXISTING SPECIAL EXCEPTION FOR A WATER TREATMENT FACILITY IN THE A-1 (AGRICULTURE DISTRICT); (SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT / HUGH P. SIPES, APPLICANTS).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 06-27-05 Regular Consent Public Hearing – 6:00

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST TO AMEND AN EXISTING SPECIAL EXCEPTION FOR A WATER TREATMENT FACILITY IN THE A-1 (AGRICULTURE DISTRICT); (SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT / HUGH P. SIPES, APPLICANTS); OR
2. **DENY** THE REQUEST TO AMEND AN EXISTING SPECIAL EXCEPTION FOR A WATER TREATMENT FACILITY IN THE A-1 (AGRICULTURE DISTRICT); (SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT / HUGH P. SIPES, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Earnest McDonald, Principal Coordinator)

GENERAL INFORMATION	APPLICANTS: LOCATION: ZONING:	SEMINOLE COUNTY ENVIRONMENTAL SERVICES DEPT. / HUGH P. SIPES 5651 LAKE GUSSIE CIRCLE, SANFORD, FL A-1 (AGRICULTURE DISTRICT)
BACKGROUND REQUEST	<ul style="list-style-type: none"> • ON AUGUST 28, 2000, THE BOARD OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION FOR A 3 MGD (MILLION GALLONS DAILY) WATER TREATMENT FACILITY ON THE SUBJECT PROPERTY. THE CONDITIONS OF DEVELOPMENT APPROVAL WERE AS FOLLOWS: <ul style="list-style-type: none"> ○ ALL STRUCTURES SHALL MAINTAIN A MAXIMUM HEIGHT OF 35 FT, INCLUDING THE AERATOR. ○ INSTALLATION OF A 6 FT HIGH MASONRY WALL AND LANDSCAPING, AS REQUIRED BY CODE, ALONG THE NORTH, EAST AND SOUTH SIDE OF THE PROPERTY 	

	<p>(TREES TO EQUAL 8 TREES PER 100 LINEAL FEET OF PROPERTY).</p> <ul style="list-style-type: none"> ○ INSTALLATION OF A 6 FT HIGH BRICK WALL ALONG THE WEST PROPERTY LINE WITH 2 ROWS OF LAUREL AND LIVE OAK TREES, STAGGERED AND 8 FT HIGH, 2.5 INCH CALIPER AT TIME OF PLANTING. IN ADDITIONAL, THERE SHALL BE CLUSTERS OF UNDERSTORY TREES AND SHRUBS TO PROVIDE A DECORATIVE BUFFER BETWEEN THE WALL AND THE ROAD RIGHT-OF-WAY. ○ THE FINAL SITE PLAN SHALL MEET MINIMUM CODE REQUIREMENTS. ● THE APPROVED SITE PLAN FOR THE EXISTING WATER TREATMENT FACILITY DEPICTS TWO GROUND STORAGE TANKS WITH AERATORS, AN OPERATIONS BUILDING, AUXILIARY POWER, RETENTION PONDS, LANDSCAPING, A 6 FT SCREEN WALL, AND PARKING. ● NEW RULES RECENTLY ADOPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIRE THE TREATMENT OF NEW WELL WATER FOR THE REMOVAL OF HYDROGEN SULFIDE. THIS TREATMENT WILL REQUIRE THE CONSTRUCTION OF NEW PACKED TOWER AERATORS AND AN ODOR CONTROL SYSTEM THAT WOULD COMPLY WITH THE 35 FT MAXIMUM HEIGHT RESTRICTION. ● A TOTAL OF THREE (3) DESIGN ALTERNATIVES ARE AVAILABLE FOR THE STATE MANDATED TREATMENT: <ul style="list-style-type: none"> ○ ALTERNATIVE 1: ELEVATED AERATOR ○ ALTERNATIVE 2: PACKED TOWER AERATOR (TYPICAL) ○ ALTERNATIVE 3: PACKED TOWER AERATOR ● NO ADDITIONAL MODIFICATIONS TO THE SITE PLAN ARE REQUESTED.
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ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	LDR	WATER TREATMENT FACILITY
	NORTH	A-1	LDR	VACANT & SINGLE-FAMILY
	SOUTH	A-1	LDR	MULTI-FAMILY
	EAST	A-1	LDR	VACANT & SINGLE-FAMILY
	WEST	A-1	SE	SINGLE-FAMILY

STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:
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IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:

THE PROPOSED USE MODIFICATION WOULD BE CONSISTENT WITH THE CHARACTER OF DEVELOPMENT ALREADY EXISTING ON THE SITE. LANDSCAPING AND BUFFERING ALREADY IMPLEMENTED BY THE EXISTING DEVELOPMENT ORDER WOULD ENSURE THAT NO ADVERSE VISUAL IMPACTS WOULD OCCUR TO THE SURROUNDING COMMUNITY.

DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:

THE PROPOSED USE MODIFICATION WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC VOLUMES, SINCE NO ADDITIONAL PERSONNEL WOULD BE REQUIRED FOR THE FACILITY UPGRADE. THEREFORE, TRAFFIC VOLUMES WOULD NOT INCREASE BEYOND THAT OF THE EXISTING FACILITY.

IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:

THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES LDR (LOW DENSITY RESIDENTIAL) FUTURE LAND USE AS MOSTLY APPROPRIATE FOR DETACHED SINGLE-FAMILY DEVELOPMENT. CERTAIN OTHER USES, INCLUDING PUBLIC UTILITY STRUCTURES, ARE ALLOWED BY SPECIAL EXCEPTION. WITH THE IMPLEMENTATION OF CONDITIONS IN THE EXISTING APPLICABLE DEVELOPMENT ORDER, THE PROPOSED USE WOULD BE COMPATIBLE WITH THE LDR FLU DESIGNATION.

MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:

BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE MODIFICATION WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE A-1 DISTRICT.

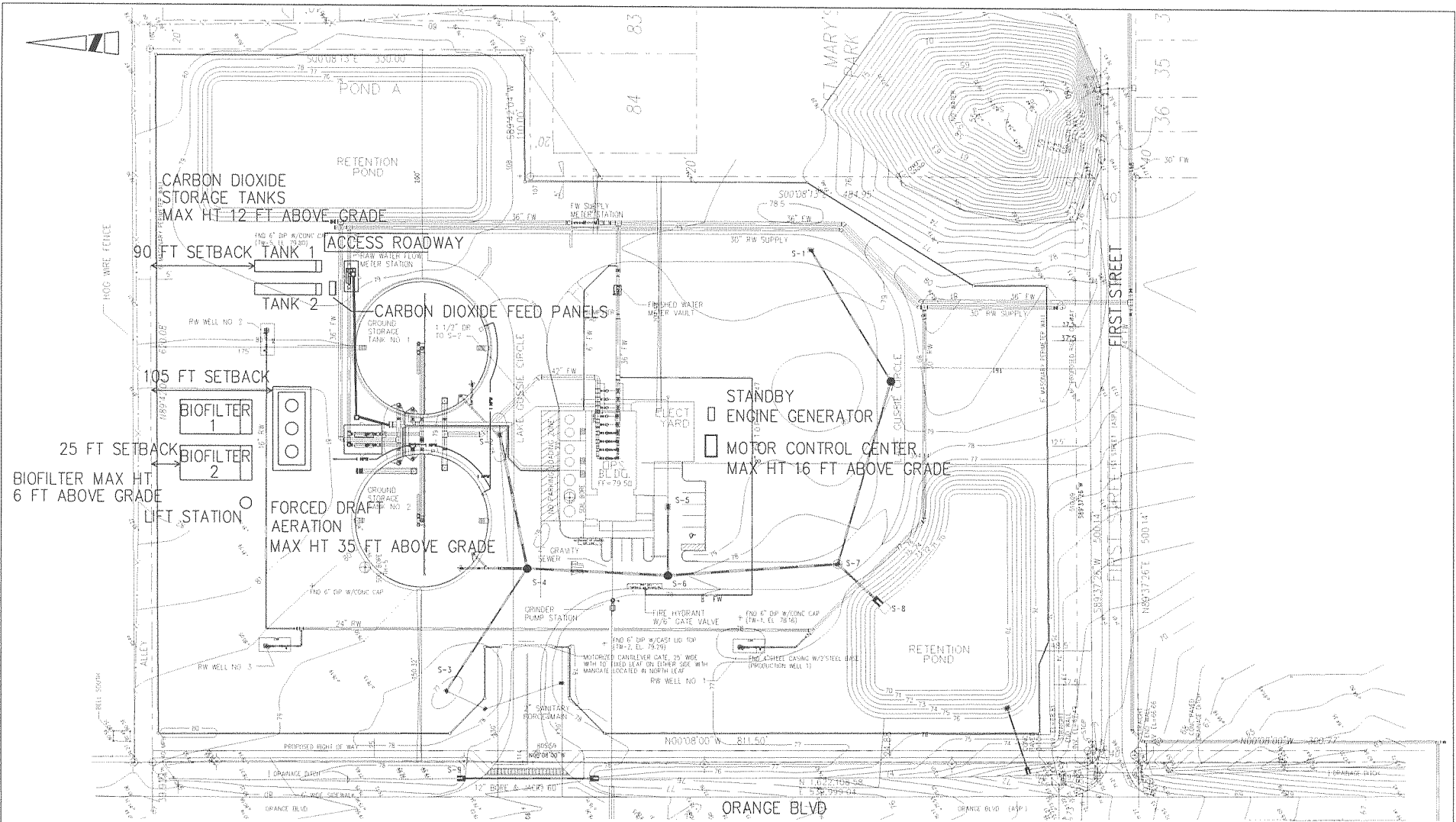
WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:

WITHIN THE A-1 DISTRICT, PUBLIC UTILITY STRUCTURES SUCH AS WATER TREATMENT PLANTS ARE ALLOWED AS CONDITIONAL USES. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS AND THE APPLICANT'S VOLUNTARY COMMITMENTS, THE PROPOSED USE WOULD BE NO MORE DETRIMENTAL TO THE CHARACTER OF THE SURROUNDING AREA THAN THE EXISTING FACILITY IT IS DESIGNED TO UPGRADE.

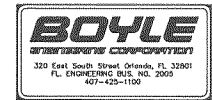
<p>STAFF FINDINGS</p>	<p>STAFF BELIEVES THE PROPOSED USE MODIFICATION WOULD BE COMPATIBLE WITH THE TREND OF DEVELOPMENT IN THE AREA FOR THE FOLLOWING REASONS:</p> <ul style="list-style-type: none"> ○ THE PROPOSED USE MODIFICATION WOULD CONSTITUTE THE UPGRADE AND STATE-MANDATED MODERNIZATION OF AN EXISTING WATER TREATMENT FACILITY WITH AERATORS AND AN ODOR CONTROL SYSTEM WITHIN THE 35 FT MAXIMUM HEIGHT RESTRICTION OF THE A-1 DISTRICT. ○ BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED IMPROVEMENTS WOULD CONFORM TO THE MINIMUM DIMENSIONAL STANDARDS OF THE A-1 DISTRICT. ○ COMPREHENSIVE PLAN POLICY 11.2.2 OF THE POTABLE WATER ELEMENT REQUIRES THE MAINTENANCE OR UPGRADING OF THE EXISTING WATER SYSTEM TO CORRECT DEFICIENCIES, SHOULD THEY ARISE, AND TO MEET THE ADOPTED LEVEL OF SERVICE STANDARDS. THE PROPOSED PLANT EXPANSION WOULD MEET THE INTENT OF THIS POLICY BY COMPLYING WITH STATE REGULATIONS FOR WATER TREATMENT.
<p>STAFF RECOMMENDATION</p>	<p>STAFF RECOMMENDS APPROVAL OF THE REQUEST TO AMEND THE EXISTING SPECIAL EXCEPTION TO INCLUDE AN AERATION AND ODOR CONTROL SYSTEM, AS SHOWN ON THE PROPOSED SITE PLAN AND PHOTO SIMULATIONS. STAFF'S APPROVAL RECOMMENDATION IS CONTINGENT UPON THE CONDITIONS OF DEVELOPMENT APPROVAL OUTLINED IN DEVELOPMENT ORDER 00-32000029, IN ADDITION TO THE PROPOSED CONDITIONS BELOW:</p> <p>EXISTING CONDITIONS:</p> <ul style="list-style-type: none"> ○ ALL STRUCTURES SHALL MAINTAIN A MAXIMUM HEIGHT OF 35 FT, INCLUDING THE AERATOR. ○ INSTALLATION OF A 6 FT HIGH MASONRY WALL AND LANDSCAPING, AS REQUIRED BY CODE, ALONG THE NORTH, EAST AND SOUTH SIDE OF THE PROPERTY (TREES TO EQUAL 8 TREES PER 100 LINEAL FEET OF PROPERTY). ○ INSTALLATION OF A 6 FT HIGH BRICK WALL ALONG THE WEST PROPERTY LINE WITH 2 ROWS OF LAUREL AND LIVE OAK TREES, STAGGERED AND 8 FT HIGH, 2.5 INCH CALIPER AT TIME OF PLANTING. IN ADDITIONAL, THERE SHALL BE CLUSTERS OF UNDERSTORY TREES AND SHRUBS TO PROVIDE A DECORATIVE BUFFER BETWEEN THE WALL AND THE ROAD RIGHT-OF-WAY. ○ THE FINAL SITE PLAN SHALL MEET MINIMUM CODE REQUIREMENTS.

	<p><i>PROPOSED CONDITIONS:</i></p> <ul style="list-style-type: none">○ ANY NEW EXTERIOR LIGHTING SHALL CONFORM TO THE COUNTY'S LIGHTING STANDARDS.○ THE PROPOSED AERATORS SHALL BE PAINTED IN MUTED COLORS AND LOCATED AS SHOWN ON THE PROPOSED SITE PLAN TO REDUCE VISIBILITY TO ADJACENT RESIDENTIAL PROPERTIES.○ WHERE PRACTICAL, SOUND PROOF MATERIALS SHALL BE APPLIED THROUGHOUT THE DESIGN OF THE PROPOSED FACILITIES TO SHIELD ABUTTING AND SURROUNDING RESIDENTIAL USES FROM NOISE ASSOCIATED WITH OPERATION OF THE PROPOSED AERATION AND ODOR CONTROL SYSTEM.○ AN ODOR CONTROL PLAN SHALL BE SUBMITTED TO ENSURE SURROUNDING RESIDENTIAL DEVELOPMENT WILL BE PROTECTED FROM ODOR ASSOCIATED WITH THE PROPOSED IMPROVEMENTS.
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DWG: X:\S35-Seminole County\S35-102_Sulfide Design\20 Preliminary Design\CAO\Sketches\0-101Site.dwg
 DATE: Jun 08, 2005 3:02pm
 USER: ronserson
 XREFS: MRCBASE MF-BOR BEClogOR



PLAN
 SCALE: 1"=40'



MARKHAM RWTP PHASE IIB EXPANSION
 OVERALL SITE PLAN

BEC PROJECT NO.
 FE-S35-102-20

FIGURE
 2-1

PHOTO SIMULATION



PHOTO SIMULATION



ALTERNATIVE 1



Elevated Packed Tower Aerators - typical

ALTERNATIVE 2

Packed Tower Aerators



ALTERNATIVE 3



BIOLOGICAL
FILTER
25' SETBACK

35' HEIGHT
105' SETBACK

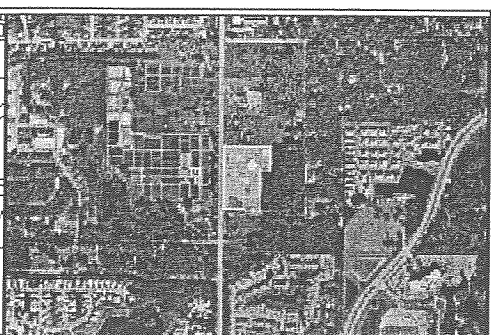
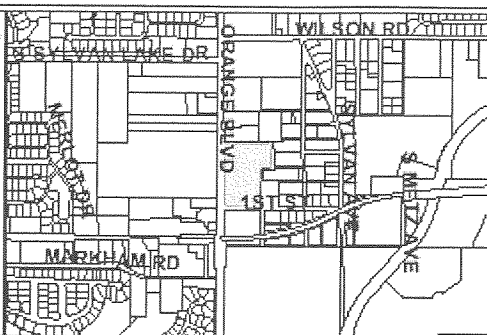
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7508



GENERAL

Parcel Id: 31-19-30-300-0140-0000 Tax District: 01-COUNTY-TX DIST 1
 Owner: SEMINOLE B C C Exemptions: 85-COUNTY
 Own/Addr: COUNTY SERV BLDG
 Address: 1101 E 1ST ST
 City,State,ZipCode: SANFORD FL 32771
 Property Address: 1945 ORANGE BLVD
 Facility Name: WATER TREATMENT PLANT
 Dor: 99-ACREAGE NOT AGRICULT

2005 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 0
 Depreciated Bldg Value: \$0
 Depreciated EXFT Value: \$0
 Land Value (Market): \$489,000
 Land Value Ag: \$0
 Just/Market Value: \$489,000
 Assessed Value (SOH): \$489,000
 Exempt Value: \$489,000
 Taxable Value: \$0
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	11/2000	03953	0661	\$100	Vacant
WARRANTY DEED	11/2000	03953	0659	\$1,500,000	Vacant
WARRANTY DEED	06/1987	01864	0281	\$350,000	Vacant

Find Comparable Sales within this DOR Code

2004 VALUE SUMMARY

2004 Tax Bill Amount: \$0
 2004 Taxable Value: \$0
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	9.780	50,000.00	\$489,000

LEGAL DESCRIPTION

SEC 31 TWP 19S RGE 30E N 5 CH OF W 10 CH OF SW 1/4 OF NW 1/4 (LESS RD) & W 550 FT OF S 1001 FT OF NW 1/4 N OF FIRST ST (LESS RD ON W)

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

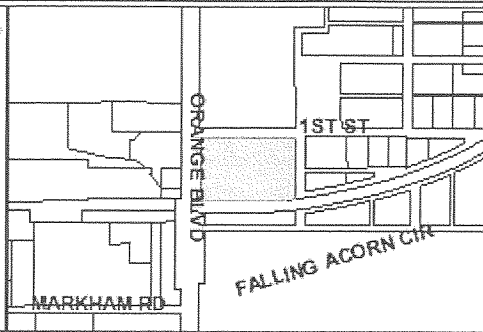
PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY, FL

1101 E. FIRST ST
SANFORD, FL 32771-1468
407 - 665 - 7508



GENERAL	
Parcel Id: 31-19-30-300-015B-0000	Tax District: 01-COUNTY-TX DIST 1
Owner: SEMINOLE B C C	Exemptions: 85-COUNTY
Own/Addr: COUNTY SERV BLDG	
Address: 1101 E 1ST ST	
City,State,ZipCode: SANFORD FL 32771	
Property Address:	
Facility Name:	
Dor: 86-COUNTY(EXC:PUBLIC SC	

2005 WORKING VALUE SUMMARY	
Value Method:	Market
Number of Buildings:	0
Depreciated Bldg Value:	\$0
Depreciated EXFT Value:	\$0
Land Value (Market):	\$168,500
Land Value Ag:	\$0
Just/Market Value:	\$168,500
Assessed Value (SOH):	\$168,500
Exempt Value:	\$168,500
Taxable Value:	\$0
Tax Estimator	

SALES					
Deed	Date	Book	Page	Amount	Vac/Imp
QUIT CLAIM DEED	11/2000	03953	0661	\$100	Vacant
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Find Comparable Sales within this DOR Code					

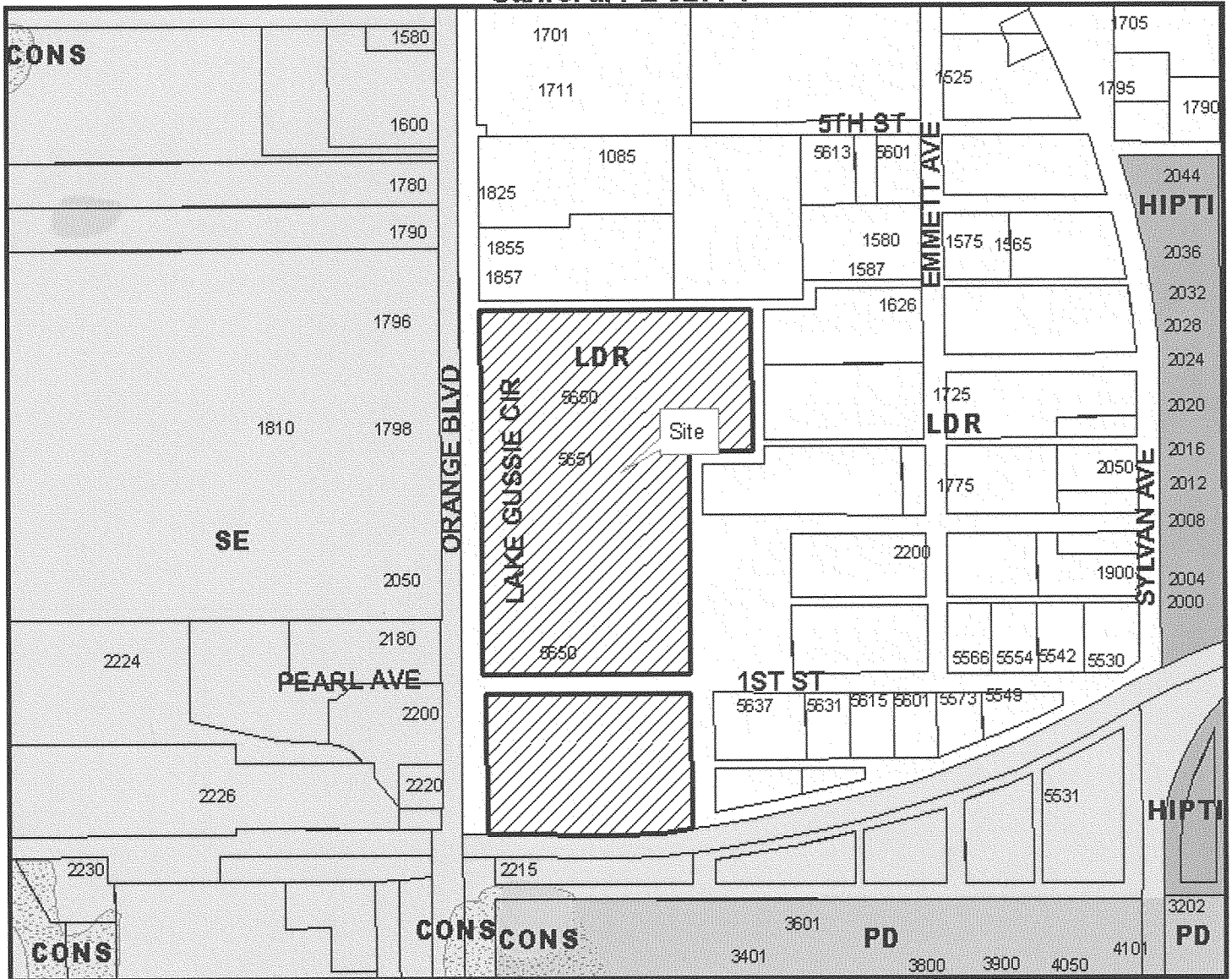
2004 VALUE SUMMARY	
2004 Tax Bill Amount:	\$0
2004 Taxable Value:	\$0
DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	

LAND					
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	3.370	50,000.00	\$168,500

LEGAL DESCRIPTION
 LEG SEC 31 TWP 19S RGE 30E W 550 FT OF NW 1/4 LYING S OF FIRST ST & N OF RR (LESS RD ON W)

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

**Seminole County Environmental Service Department
 5651 Lake Gassie Circle
 Sanford, FL 32771**



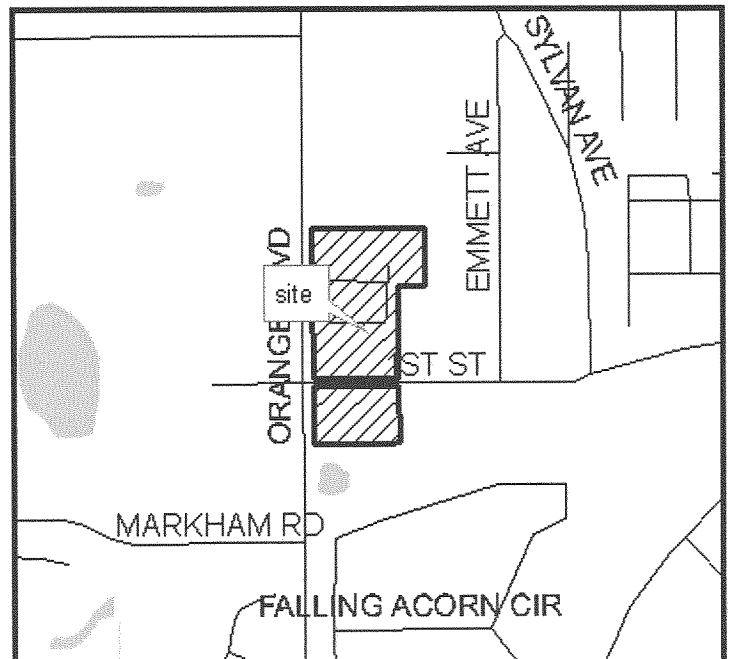
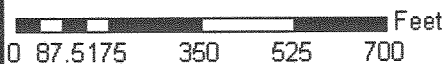
**Seminole County Board of Adjustment
 June 27, 2005**

Case: BS2005-005

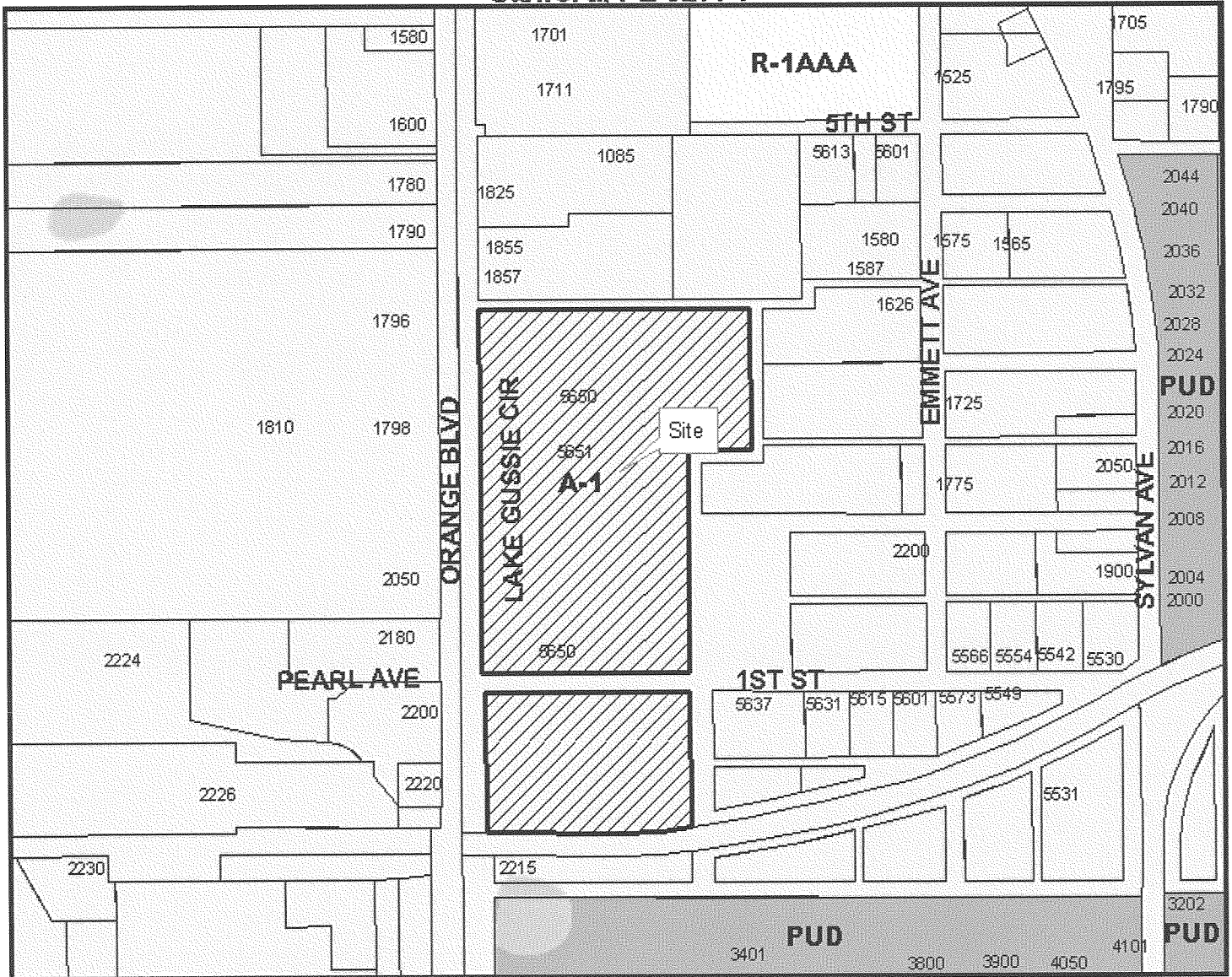
**Parcel No: 31-19-30-300-0140-0000
 31-19-30-300-0150-0000
 31-19-30-300-015B-0000**

Future Land Use

- | | | | |
|--|------------|--|-------------|
| | CONS, SE | | LDR, NONE |
| | CONS, PD | | PD, NONE |
| | SE, NONE | | HIPTI, NONE |
| | BS2005-005 | | |








**Seminole County Environmental Service Department
5651 Lake Gassie Circle
Sanford, FL 32771**




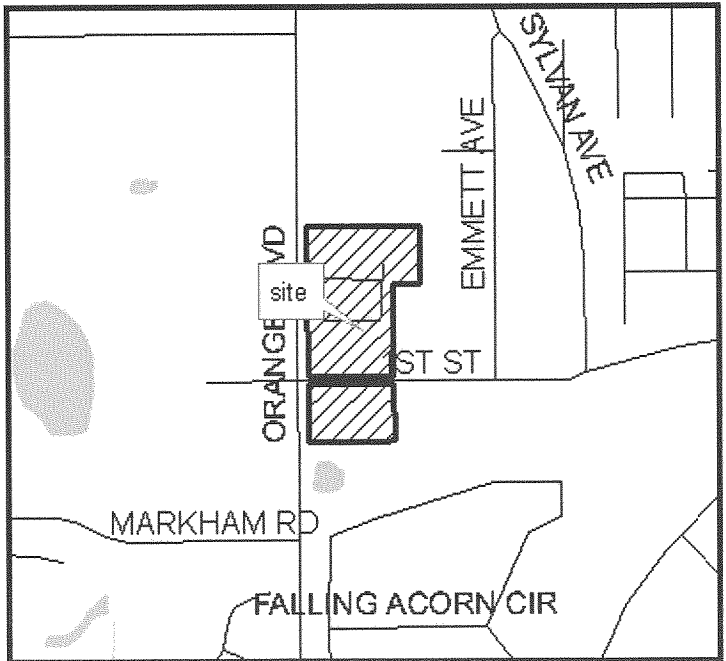
**Seminole County Board of Adjustment
June 27, 2005
Case: BS2005-005
Parcel No: 31-19-30-300-0140-0000
31-19-30-300-0150-0000
31-19-30-300-015B-0000**

Zoning

-  BS2005-005
-  A-1 Agricultural-1Ac
-  R-1AAA Single Fam-13500
-  PUD Planned Unit Dev.

N


 Feet
0 87.5175 350 525 700





August 29, 2000

Hugh Sipes
Seminole County Environmental Services
500 West Lake Mary Boulevard
Sanford, Florida 32773

RE: File #BA00-8-35SE

Dear Mr. Sipes:

At their meeting of August 28, 2000, the Seminole County Board of Adjustment approved your request of a Special Exception for a water treatment plant to include 3 mgd/2 tank (1.5 mg) with a maximum height of 35 ft. including the aerator on the following described property:

N 5 chains of the W 10 chains of the SW 1/4 of the NW 1/4 and the W 550 ft. of the S 1,001 ft. of the NW 1/4 N of railway in Section 31, Township 19 South, Range 30 East, less right-of-way for Grove Avenue, also known as SR 431, First Street and Park Avenue, all being in Seminole County, Florida, and containing 14 acres, more or less; NE & SE corner of First Street and Orange Avenue and 1 mile S of SR-46. (DIST 5)

The approval of this request is subject to the following conditions:

1. All structures shall maintain a maximum height of 35 ft., including the aerator.
2. Installation of a 6 ft. high masonry wall and landscaping, as required by code, along the north, east and south side of the property. (Trees to equal eight trees per 100 lineal feet of property.)

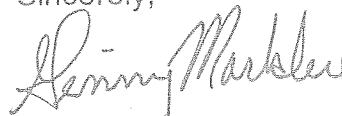
Hugh Sipes
Seminole County Environmental Services
August 29, 2000
Page Two

3. Installation of a 6 ft. high brick wall along the west property line with two rows of laurel and live oak trees, staggered and 8 ft. high, 2-1/2 inch caliper at time of planting. In addition, there shall be clusters of understory trees and shrubs to provide a decorative buffer between the wall and the road right-of-way. (Suggest crape myrtle and Indian hawthorn or similar.)
4. Final site plan shall meet minimum code requirements.

The necessary permits must be obtained within one year from the date of the Board of Adjustment meeting or the Special Exception becomes void. One six month extension may be requested one month prior to the one year expiration or a new and complete application will have to be made.

Please be advised that there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed and no appeals have been filed. This means that a building permit incorporating the Special Exception cannot be issued prior to September 13, 2000.

Sincerely,



Ginny Markley,
Zoning Coordinator

GM/tb

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On June 27, 2005, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 31 TWP 19S RGE 30E N 5 CH OF W 10 CH OF SW ¼ OF NW ¼
(LESS ROAD) & W 550 FT OF S 1001 FT OF NW ¼ N OF FIRST ST
(LESS RD ON W)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Seminole County BCC
1101 East First Street
Sanford, FL 32771

Project Name: Markham Regional Water Treatment Plant Phase IIB Expansion

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION TO ALLOW AERATION AND ODOR CONTROL SYSTEM

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Earnest McDonald
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. ALL STRUCTURES SHALL MAINTAIN A MAXIMUM HEIGHT OF 35 FT, INCLUDING THE AERATOR.
2. INSTALLATION OF A 6 FT HIGH MASONRY WALL AND LANDSCAPING, AS REQUIRED BY CODE, ALONG THE NORTH, EAST AND SOUTH SIDE OF THE PROPERTY (TREES TO EQUAL 8 TREES PER 100 LINEAL FEET OF PROPERTY).
3. INSTALLATION OF A 6 FT HIGH BRICK WALL ALONG THE WEST PROPERTY LINE WITH 2 ROWS OF LAUREL AND LIVE OAK TREES, STAGGERED AND 8 FT HIGH, 2.5 INCH CALIPER AT TIME OF PLANTING. IN ADDITIONAL, THERE SHALL BE CLUSTERS OF UNDERSTORY TREES AND SHRUBS TO PROVIDE A DECORATIVE BUFFER BETWEEN THE WALL AND THE ROAD RIGHT-OF-WAY.
4. THE FINAL SITE PLAN SHALL MEET MINIMUM CODE REQUIREMENTS.
5. ANY NEW EXTERIOR LIGHTING SHALL CONFORM TO THE COUNTY'S LIGHTING STANDARDS.
6. THE PROPOSED AERATORS SHALL BE PAINTED IN MUTED COLORS AND LOCATED AS SHOWN ON THE PROPOSED SITE PLAN TO REDUCE VISIBILITY TO ADJACENT RESIDENTIAL PROPERTIES.
7. WHERE PRACTICAL, SOUND PROOF MATERIALS SHALL BE APPLIED THROUGHOUT THE DESIGN OF THE PROPOSED FACILITIES TO SHIELD ABUTTING AND SURROUNDING RESIDENTIAL USES FROM NOISE ASSOCIATED WITH OPERATION OF THE PROPOSED AERATION AND ODOR CONTROL SYSTEM.
8. AN ODOR CONTROL PLAN SHALL BE SUBMITTED TO ENSURE SURROUNDING RESIDENTIAL DEVELOPMENT WILL BE PROTECTED FROM ODOR ASSOCIATED WITH THE PROPOSED IMPROVEMENTS.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matt West, Planning Manager

