

BS2007-16 &  
BV2007-116

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Orange Boulevard (Lot 15B) – Seminole County Environmental Services/Hugh Sipes, applicant; Request for a special exception for a reclaim water facility and a minimum height variance from 35 feet to 47.16 for a reclaim water storage tank in the A-1 (Agriculture District).

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7433

**Agenda Date** 10-22-07 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for special exception for a reclaim water facility and a minimum height variance from 35 feet to 47.16 for a reclaim water storage tank in the A-1 (Agriculture District); or
2. **DENY** the request for special exception for a reclaim water facility and a minimum height variance from 35 feet to 47.16 for a reclaim water storage tank in the A-1 (Agriculture District); or
3. **CONTINUE** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	Seminole County Environmental Services 925 Oklahoma Street Oviedo, Florida	A-1 District, LDC section 30.124 (conditional uses); public utility and service structures.
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to construct a reclaim storage/re-pump station which will include concrete water tank that will be 47.16 feet high.</li> <li>• The facility is to accommodate and serve the additional customers in the northwest and northeast service areas.</li> <li>• Seminole County has a water treatment facility to the north of this proposed facility.</li> </ul>	
<b>STANDARDS FOR GRANTING A SPECIAL EXCEPTION;</b>	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	

**LDC SECTION  
30.43(b)(2)**

determination the use requested:

**IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:**

The proposed use will be consistent with the other public utilities that are located to the north of the site. A water treatment facility was approved by a special exception and has been expanded to accommodate the growing demands of the northwest quadrant of Seminole County. With the imposition of the recommended conditions of approval which address the impacts, if any, to adjacent uses.

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

The proposed facility will be un-manned, in which the operation and control of the station will be remote through the County's main control/communication system. There will be three trips generated a week to the site in a light utility truck.

**IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:**

The Seminole County Vision 2020 Comprehensive Plan describes the Low Density Residential (LDR) future land use as a transitional land use between more intense urban uses and Suburban Estates. The proposed use of a public utility in order to serve the adjacent residential growth, supports the intent of the LDR future land use to provide a full range of basic services and facilities.

**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 and proposed buildings 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 utilities and service structures are allowed as conditional uses. The facility is needed to serve the

	<p>future demands on the reclaimed water system. The County has identified an immediate need to address planning and expansion of the existing reclaim utility infrastructure to accommodate growing demands.</p>
<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of the special exception and associate variance subject to the following conditions:</p> <ol style="list-style-type: none"><li>1. The general layout of the proposed uses as depicted on the conceptual site plan shall not change.</li><li>2. No building shall be increased more than 10% in square feet without Board of Adjustment approval.</li><li>3. The facility shall be un-manned and there will be no more than three trips generated a week to the site in a light utility truck.</li><li>4. Existing vegetation along the east and the south property lines shall remain to minimize visual impacts to the adjacent residential area and trail.</li><li>5. No odor and minimal sound shall be generated from the proposed use.</li><li>6. Lighting of the facility will be only for night time access and emergency purposes only.</li><li>7. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).</li></ol>

Fee: \$370.00

Application # BS 2007-16  
Meeting Date 10-22-07



**SPECIAL EXCEPTION APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT *(If you are not the owner please provide a letter of authorization from the owner)*

Name: Seminole County Board of County Commissioners  
Address: 1101 E. First Street City: Sanford Zip code: 32771  
Project Address: SE corner Orange Blvd. & 1st St. City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Phone number(s): 407-665-2117  
Email address: hsipes@seminolecountyfl.gov (Hugh Sipes - Project Manager  
Environmental Services Dept.)

**What is this request for?**

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower
- Other: Reclaimed Water Utilities

RECEIVED AUG 14 2007

Is the property available for inspection without an appointment?  Yes  No

What is the current use of the property? Vacant

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required pre-application conference has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature]

**FOR OFFICE USE ONLY**

Date Submitted: <u>8-14-07</u>	Reviewed By: <u>P. Johnson / K. Fall</u>
Tax parcel number: <u>31-19-30-300-015B-0000</u>	Zoning/FLU: <u>A-1/LDR</u>
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	<input type="checkbox"/> Platted Lot (check easements on lots / in dedication)
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Past approval # _____	<input type="checkbox"/> Application and checklist complete
Notes: _____	
_____	
_____	



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**Seminole County, Florida  
Markham Reclaim Storage / Repump Station**

**SPECIAL EXCEPTION APPLICATION  
August 2007**

**Prepared for:  
Seminole County  
Environmental Services Department  
CIP No. 217801 / WBS No. 10403003**

**Prepared by:  
Reiss Environmental, Inc.  
12001 Research Parkway  
Suite 228  
Orlando, Florida 32826  
(407) 679-5358**



**REISS ENVIRONMENTAL**  
CONSULTING ENGINEERS

**MARKHAM RECLAIM WATER STORAGE/REPUMP STATION**  
**SPECIAL EXCEPTION APPLICATION**  
**August 2007**

**1.1 Purpose**

The County is proposing to construct the Markham Reclaim Water Storage/Repump Station as one of several improvements to the Seminole County Reclaimed Water System. The County is planning an expansion of its public access reuse system to accommodate additional customers including single family residential and golf courses in the Northwest service area.

The recent 2006 update to the County's Reuse Master Plan identified specific details of the infrastructure expansion needed to meet future demands on the reclaimed water system. The County has identified an immediate need to address planning and expansion of the existing reclaimed utility infrastructure to accommodate growing demands.

**1.2 Statement of Request**

The site proposed for the facility is currently zoned as A-1 Agricultural. A special exception is requested to construct and operate the Markham Reclaim Water Storage/Repump Station on this site.

**1.3 Site Considerations**

*1.3.1 Location*

The proposed Markham Reclaim Water Storage/Repump Station is located at the southeast corner of the intersection of Orange Boulevard and 1st Street, as shown on the location map. The Markham Regional Water Treatment Plant lies across First Street to the north, a commercial nursery lies across Orange Boulevard to the northwest, and the Wekiva Trail borders the site to the south. An unimproved road right-of-way and sparsely populated single family residences exist to the east of the County property.

*1.3.2 Facility Description*

The proposed facility will consist of a pre-stressed concrete storage tank, a high service pump and piping pad, and a pre-fabricated concrete electrical and control building. The proposed tank is 125 feet in diameter and has a total height of approximately 47 feet to the top of the small ventilator on top of the dome. The proposed pump and piping pad is approximately 66 feet by 36 feet and will support the vertical turbine pumps and the associated piping. The proposed electrical and control building is 12 feet by 30 feet by 10 feet high and will house the electrical and control equipment. The unmanned facility will be remotely operated 24 hours a day.

### ***1.3.3 Site Access/Traffic***

Access to the site will be provided from First Street via a 16-foot wide paved entrance and driveway. The driveway will allow adequate access to the pump pad, electrical/control building, and storage tank. Minimal traffic will be required for the operation and maintenance of the facility. Operation and control of the station will be remote through the County's main control/communication system. Maintenance of the facility consists of utility personnel visits an estimated three times per week in a light utility truck.

### ***1.3.4 New Facilities Layout***

The layout of the proposed facility is designed to have a minimal impact on the surrounding area. The structures are located in the interior of the property, maintaining as much buffer as possible between the pump station and surrounding properties. All structures on site are set back from the perimeter property lines in excess of the applicable County development codes.

### ***1.3.5 Structure Setbacks/Visual Impacts***

Based on A-1 zoning, the structures must be constructed a minimum of 50 feet from the Orange Boulevard and 1<sup>st</sup> St. rights-of-way, and a minimum of 10 feet from the property lines to the south and east. A setback of over 150 feet is maintained from Orange Boulevard, and approximately 75 feet is maintained from 1<sup>st</sup> Street. Visual impacts from Orange Boulevard are reduced by the 145 foot wide stormwater pond and landscaping along the west side of the facilities. Visual impacts from 1<sup>st</sup> Street are also minimized by landscaping. The structures are also located approximately 150 feet from the east property line and approximately 35 feet from the south property line. Existing vegetation within the unimproved road right-of-way to the east will minimize visual impacts from the potential residential properties. An existing tree line on the south side of the property adjacent to the Wekiva Trail will be maintained to minimize visual impacts from the Wekiva Trail.

### ***1.3.6 Odors***

Based on the type of facility proposed, no objectionable odors will be generated.

### ***1.3.7 Sound Generation/Mitigation***

Sound generated by the pump motors will be minimal and should be extremely low or non-existent at the entrance to the facility on First Street. The anticipated sound level at that point is 30 dB (low whisper) or lower. The location of the electrical/control building provides a sound barrier between the pumps and the developable lots to the east, and the location of the storage tank provides a sound barrier between the pumps and the Wekiva Trail. No sound should be audible off-site in these directions. Also no sound should be audible from Orange Boulevard due to the proposed landscaping and the distance from the road to the facilities.

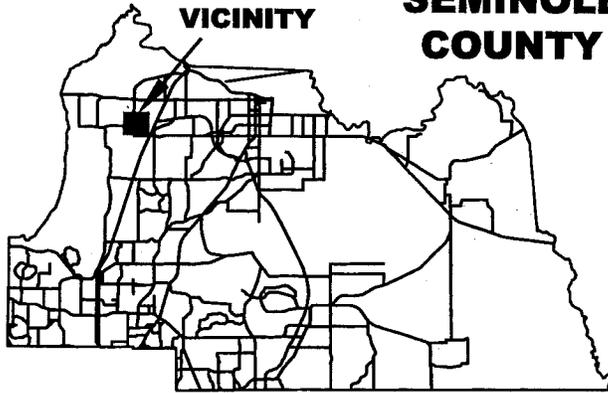
### ***1.3.8 Lighting***

Minimal lighting will be provided for night-time access to the facility. The only light continuously burning at night will be a low level (30 watt) light at the gate for operations

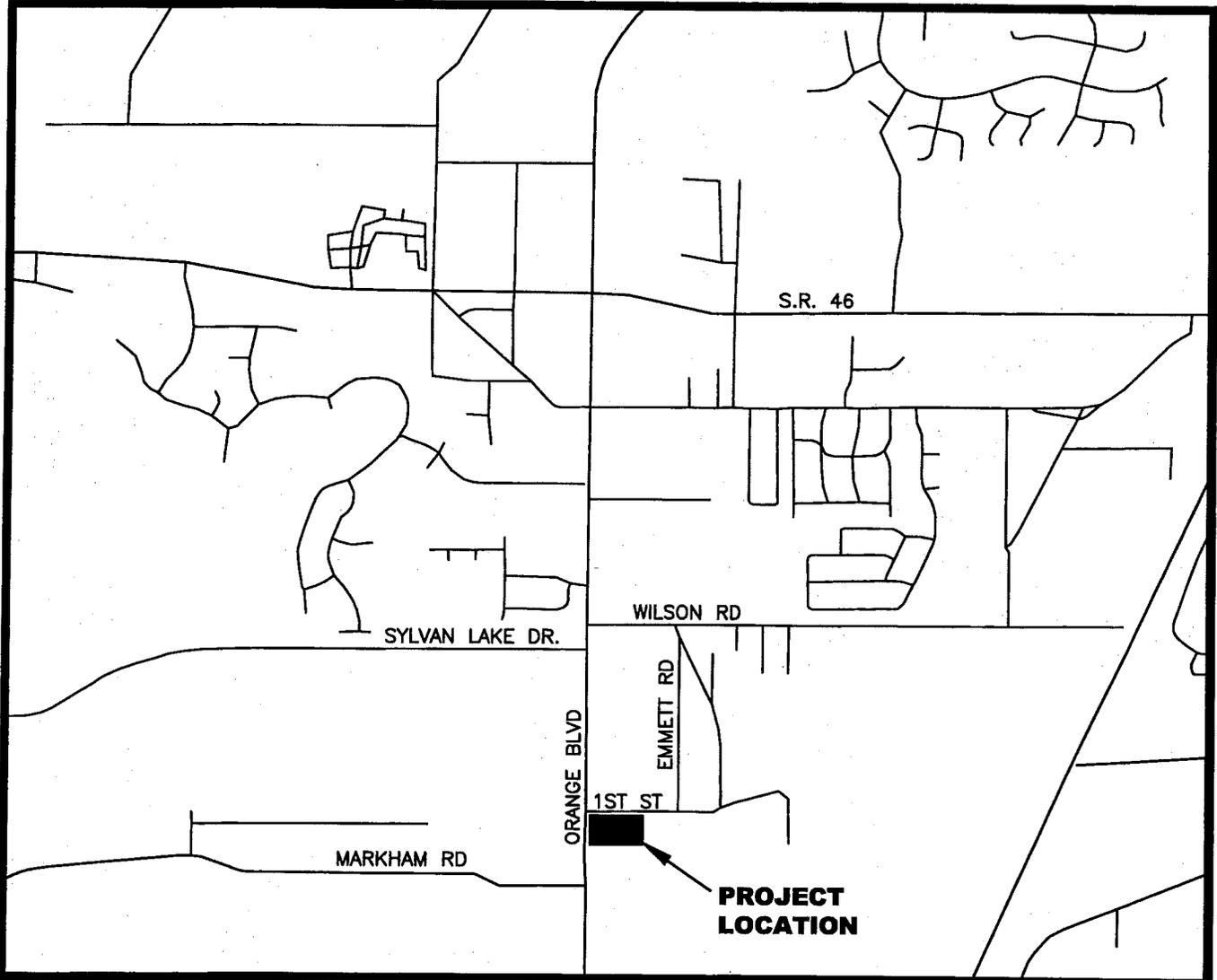
personnel to see the gate access keypad. Other lighting will be included on site for maintenance and emergency purposes only, and will not be on during normal operation. This additional lighting will include two quartz floodlights mounted on the tank that will be directed toward the pump pad and electrical building, and a low level light mounted at the top of the tank access ladder. These additional lights will be normally off at night and will be controlled through the remote control system, with local switch overrides for manual operation.

**PROJECT  
VICINITY**

**SEMINOLE  
COUNTY**



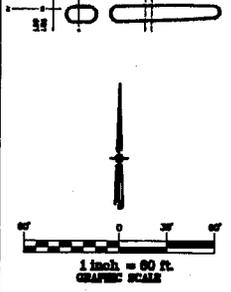
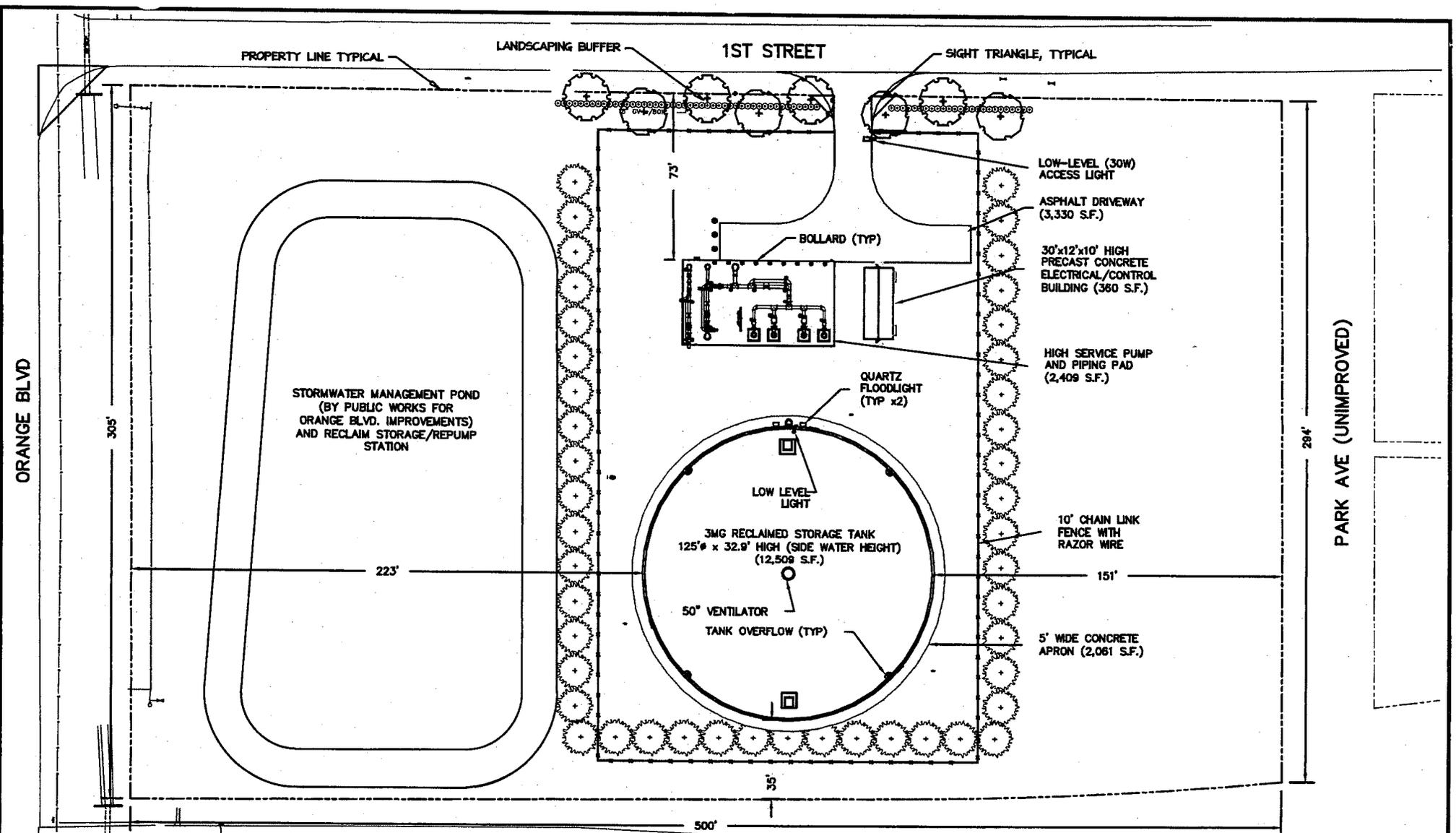
Rev: 08/09/2007 8:52 AM Individual File Path: \\PROJECTS\1225 - MARKHAM STORAGE AND REPAIR\DESIGN\MARKHAM\RECORDSET\LOCALS.DWG  
Parent Sheet: 34c



**LOCATION MAP**



Rev/Mod by ROBERT L. LIPO Per spec 8/14/2007 11:30 AM Individual File Path: G:\PROJECTS\1225 - MARIONA STORAGE AND REPUMP DESIGN\DRAWINGS\PROJECT\SITE\RELAYOUT.DWG  
 Parent Sheet Set

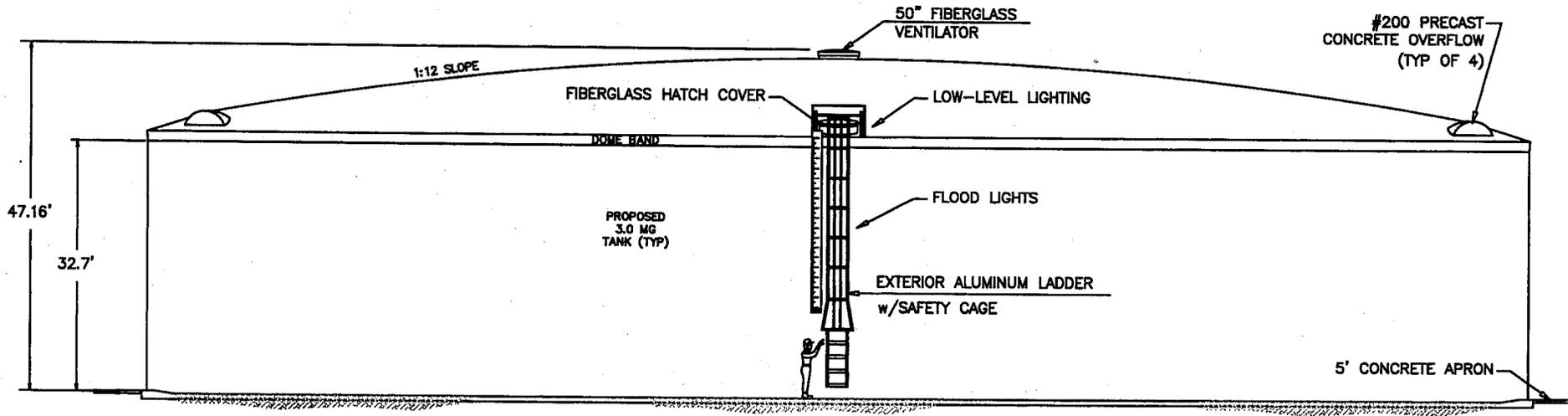


**SITE PLAN**



Symbol	Latin and Common Names	Size	Space	Qty.
	Juniperus illicicola Southern Red Cedar	12'x4', 3" Cal., 45 Gal. Min.	A.S.	45
	Quercus virginiana Live Oak	12'x5', 3" Cal., 5' C.S.T., 45 Gal. Min.	A.S.	4
	Ulmus parvifolia 'Drake' Drake Elm	10'x5', 3" Cal., 5' C.S.T., 45 Gal. Min.	A.S.	4
	Galphimia glauca Thryallis	3 to 7-Gal., 24"x16"	30' O.C.	71

Rev/Mod by: ROBERT L. LUPPO Rev on: 05/14/2007 8:45 AM Included File Paths: PROJECTS\1228 - MANHATTAN STORAGE AND REPAIR\DESIGN\DRAWINGS\PROCESSED\STORAGE TANK\DWG



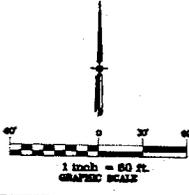
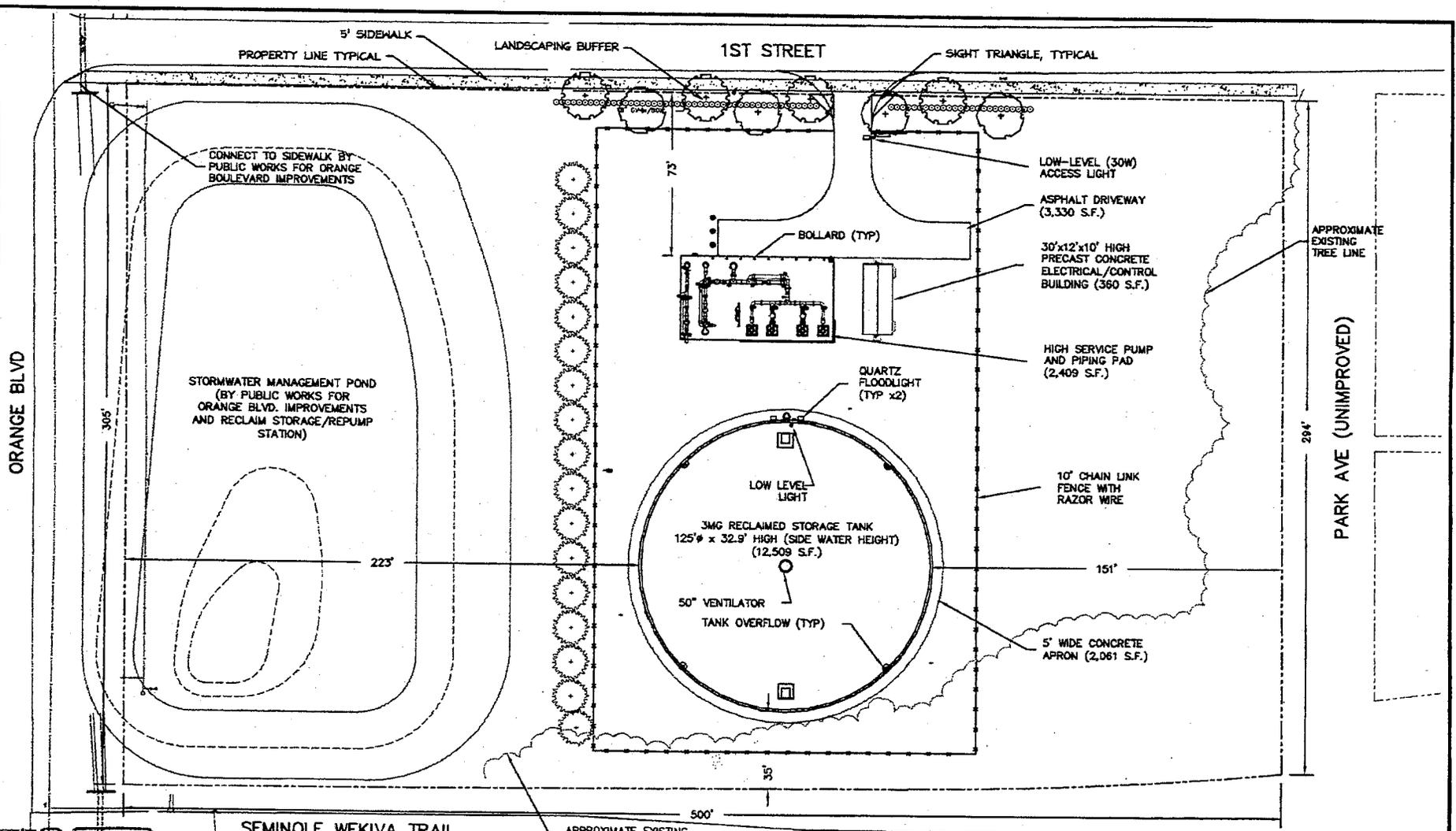
NOTES: ALL LIGHTS SHALL BE REMOTE CONTROLLED WITH LOCAL SWITCH OVERRIDES

### STORAGE TANK PROFILE



Rev/Proj. By: ROBERT L. LIUPO Rev. on: 8/17/2007 8:49 AM Individual File Path: E:\PROJECTS\1225 - MARKHAM STORAGE AND RECLAIM STORAGE SPECIFICATIONS\STANDARD\12.DWG

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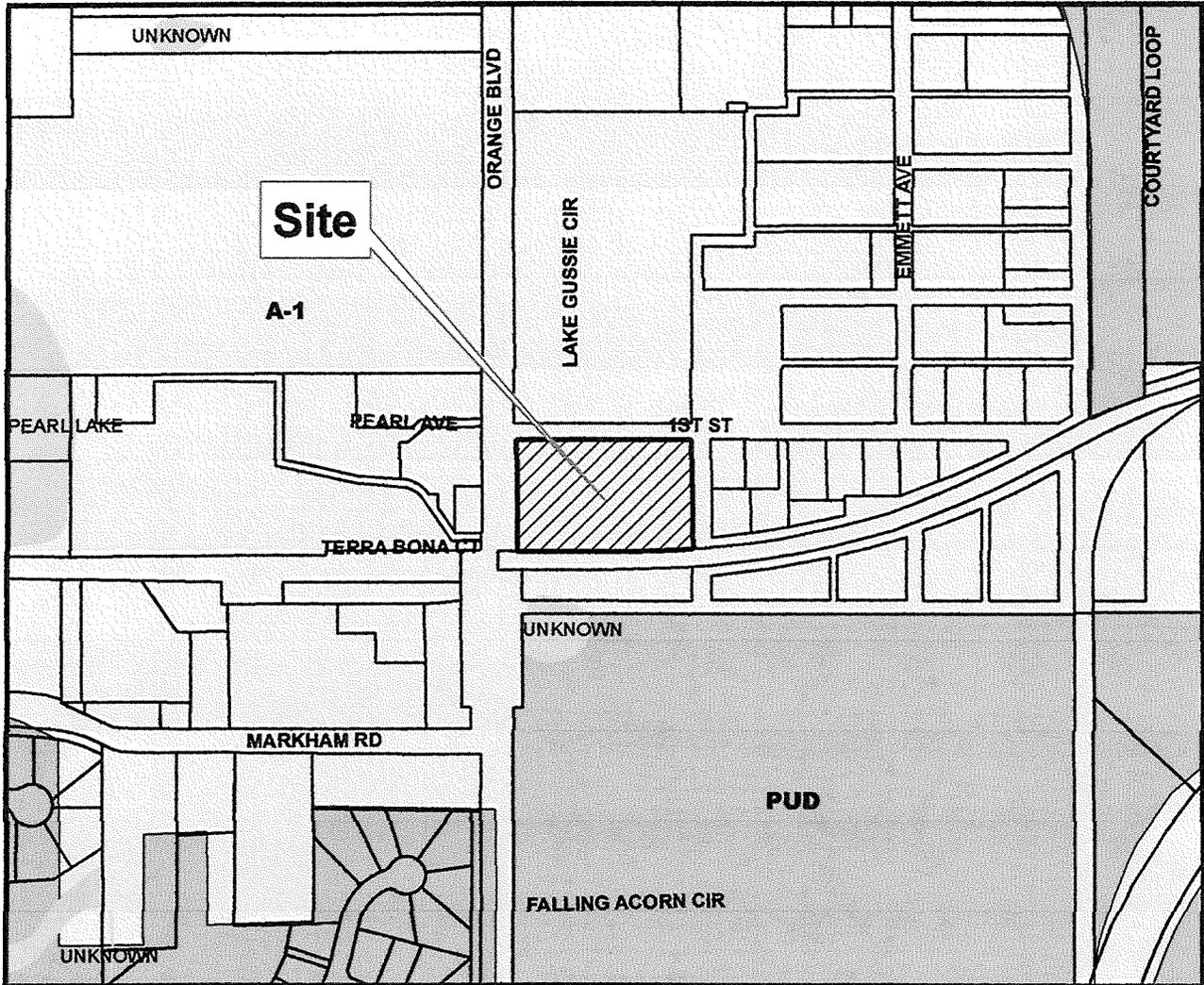


### SITE PLAN



Symbol	Latin and Common Names	Size	Space	Qty.
	Juniperus silicicola Southern Red Cedar	12"x4'; 3" Cal.; 45 Gal. Min.	A.S.	17
	Quercus virginiana Live Oak	12"x5'; 3" Cal.; 5' C.S.T.; 45 Gal. Min.	A.S.	4
	Ulmus parvifolia 'Drake' Drake Elm	10"x5'; 3" Cal.; 5' C.S.T.; 45 Gal. Min.	A.S.	4
	Galphimia glauca Thryallis	3 to 7-Gal.; 24"x16"	30' O.C.	71

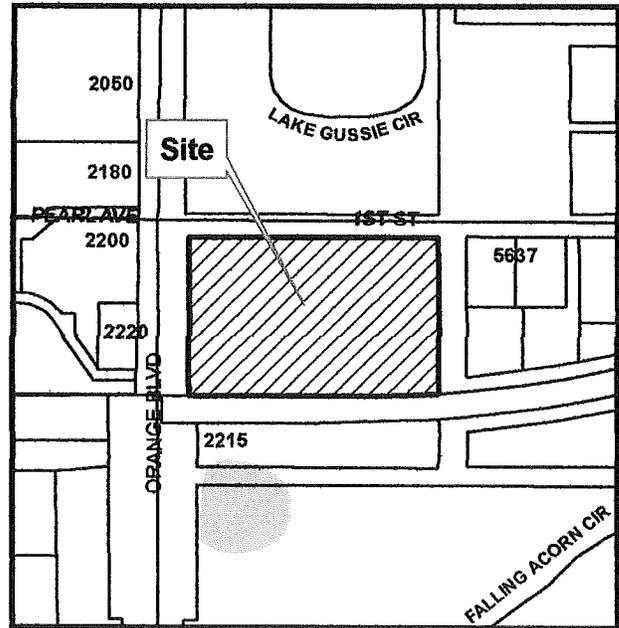
Seminole County BCC  
 SE Corner of Orange Blvd. & 1st Street  
 Sanford, Florida 32771



Seminole County Board of Adjustment  
 October 22, 2007  
 Case: BS2007-16 (Map 3051, Grid B3)  
 Parcel No: 31-19-30-300-015B-0000

**Zoning**

-  BS2007-16
-  A-1
-  PUD

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-565-7508</p>																							
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 31-19-30-300-015B-0000                  Owner: SEMINOLE B C C                  Own/Addr: COUNTY SERV BLDG                  Mailing Address: 1101 E 1ST ST                  City,State,ZipCode: SANFORD FL 32771                  Property Address:                  Facility Name:                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 85-COUNTY ()                  Dor: 86-COUNTY(EXC:PUBLIC SC)</p>		<p align="center"><b>2008 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market                  Number of Buildings: 0                  Depreciated Bldg Value: \$0                  Depreciated EXFT Value: \$0                  Land Value (Market): \$219,050                  Land Value Ag: \$0                  Just/Market Value: \$219,050                  Assessed Value (SOH): \$219,050                  Exempt Value: \$219,050                  Taxable Value: \$0                  Tax Estimator</p>																					
<p align="center"><b>SALES</b></p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>QUIT CLAIM DEED</td> <td>11/2000</td> <td>03953</td> <td>0661</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/2000</td> <td>03953</td> <td>0659</td> <td>\$1,500,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	QUIT CLAIM DEED	11/2000	03953	0661	\$100	Vacant	No	WARRANTY DEED	11/2000	03953	0659	\$1,500,000	Vacant	No	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p>2007 Tax Bill Amount: \$0                  2007 Taxable Value: \$0                  DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p align="center"><b>LAND</b></p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>3.370</td> <td>65,000.00</td> <td>\$219,050</td> </tr> </tbody> </table>		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	3.370	65,000.00	\$219,050	<p align="center"><b>LEGAL DESCRIPTION</b></p> <p>LEG SEC 31 TWP 19S RGE 30E W 550 FT OF NW 1/4 LYING S OF FIRST ST &amp; N OF RR (LESS RD ON W)</p>									
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ACREAGE	0	0	3.370	65,000.00	\$219,050																		
<p><b>NOTE:</b> 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.</p>																							

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 22, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

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)

(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:** 1<sup>st</sup> Drive (Lot 15B)

**Requested Development Approval:**

Request for a special exception for a reclaim water facility and a minimum building height variance from 35 feet to 47.16 feet for a reclaim water storage tank in A-1 (Agriculture District)

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: Kathy Fall, Principal Planner  
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:
  - a. The general layout of the proposed uses as depicted on the conceptual site plan shall not change.
  - b. No building shall be increased more than 10% in square feet without Board of Adjustment approval.
  - c. The facility shall be un-manned and there will be no more than three trips generated a week to the site in a light utility truck.
  - d. Existing vegetation along the east and the south property lines shall remain to minimize visual impacts to the adjacent residential area and trail.
  - e. No odor and minimal sound shall be generated from the proposed use.
  - f. Lighting of the facility will be only for night time access and emergency purposes only.
  - g. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).
- (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: \_\_\_\_\_  
Dori L. DeBord  
Planning & Development Director

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: