

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

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| DRC Date: April 17, 2008 | LEVEL: 4 |
| PC Date: June 10, 2008 | TYPE: Conditional Use (CU) |
| BOCC Date: August 6, 2008 | CASE #: CU 08-16 |

Project Number: 53252 (Northeast Regional Wastewater)

Request: The request is for the expansion of the Northeast Regional Wastewater Treatment Facility from 3.0 million gallons per day (MGD) to 6.0 MGD, which will be expandable to 9.0 MGD.

Applicant: Polk County Utilities

Property Owners: Polk County

Location: West of Home Run Blvd., south and east of I-4, in Section 18, Township 26, Range 27.

Size: 35.3 ± acres

Land Use Designations: Institutional (INST-2) and Regional Activity Center (RAC), within the North Ridge Selected Area Plan (SAP) and Ridge Special Protection Area (SPA) in the Green Swamp Area of Critical State Concern.

Development Area: Urban Development Area (UDA)

Project Planner: Corey Stutte

Summary of Analysis:

The request is for an expansion of the County's existing wastewater treatment facility (WWTF) to meet the needs of growth in the Polk County Northeast Regional Utility Service Area (NERUSA). The County's growth in the northeast has exhausted the capacity of the current site and a larger facility is needed. The plant will handle larger quantities of wastewater, but not require an increase in operation or maintenance activity. Per Table 4.16 of the Land Development Code (LDC) this request for a Class III Utility is a Level 4 Review because it is located in an INST-2 land use district within the North Ridge Selected Area Plan (SAP).

Findings of Fact

Development Review Committee

1. *The site is located within the Institutional (INST-2) and Regional Activity Center (RAC), within the North Ridge Selected Area Plan (SAP) and Ridge Special Protection Area (SPA) of the Green Swamp Area of Critical State Concern.*
2. *The submitted application requests to expand the County's existing wastewater treatment plant from 3.0 MGD to 6.0 MGD, which will be expandable to 9.0 MGD. This expansion will include one additional ground storage tank, as well as additional clarifiers and aeration.*
3. *The wastewater treatment facility serves Polk County's Northeast Regional Utility Service Area.*
4. *There is existing vegetation and screening that surrounds the site and mitigates visual impacts for neighboring properties.*
5. *PUD 82-9 and PUD 84-31, which were approved as RV parks, are adjacent to the site to the north and northeast.*
6. *The area to the west, south and east of the site is undeveloped.*
7. *The site contains no wetlands or floodplains, according to the Polk County Geographical Information System.*

Development Review Committee Recommendation: Based on information provided with the proposed development application, the Development Review Committee finds that the proposed request is **consistent** with the surrounding land uses and general character of the area; and is **consistent** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Based upon the findings of fact, the information provided by the applicant, and a recent site visit; the Development Review Committee recommends **APPROVAL of CU 08-16** with conditions.

Planning Commission

Based upon the information provided at the hearing the Planning Commission found that with the following conditions of approval the request **IS CONSISTENT** with the surrounding land uses and general character of the area, **IS CONSISTENT** with the Comprehensive Plan, and is consistent with the Land Development Code.

*The Planning Commission, in an advertised public hearing, voted 7-0 to **APPROVE** the request subject to the following conditions of approval.*

CONDITION(S) OF APPROVAL: The Development Review Committee recommends approval provided the following conditions are met:

1. Approval of CU 08-16 is contingent upon the continued presence of the existing screening, tree and shrub cover surrounding the site. If the screening, trees and/or shrubs are removed, the applicant shall have 60 days to plant a Type C buffer in its place. [PLG]

2. The new facility shall comply with the FDEP Groundwater Monitoring Requirements for a 100,000 GPD facility per Policy 3.102-A2 of the Comprehensive Plan. [PLG]
3. A sufficient application for Level 2 Review shall be submitted prior to the end of business on June 10, 2011; otherwise, this Conditional Use approval shall be null and void. [PLG]
4. Approval of CU 08-16 shall be for the expansion of the Northeast Regional Utility Service Area (NERUSA) Waste Water Treatment Facility (WWTF) to 9 Million Gallons per Day (MGD). [PC MODIFIED]

GENERAL NOTES

NOTE: Approval of this project shall not constitute a waiver or variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930 D.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

Surrounding Land Use Designations and Current Land Use Activity:

| | | |
|--|--|--|
| Northwest: RAC; Vacant & Pasture | North: RAC; PUD 82-9 | Northeast: RAC; PUD 84-31 |
| West: BPC-1 and TCC; Vacant & pasture | Subject Property: INST-2 and RAC; NERUSA WWTF | East: BPC-1; Vacant & citrus grove |
| Southwest: BPC-1; Vacant & pasture | South: BPC-1; Vacant & citrus grove | Southeast: BPC-1; Vacant & citrus grove |

Source: 2005 aerial photos, site visit, Polk County Comprehensive Plan Future Land Use Map Series

The site is out of the 100 year flood plain boundary and currently developed as the NERUSA WWTF. The site is surrounded by RV parks, pasture and citrus groves.

Compatibility with the Surrounding Land Uses:

A. Land Uses:

The surrounding land use districts are RAC, BPC-1 and TCC. There are two RV parks to the north and northeast, however, this site is currently developed and operating. No major additional impacts are expected from this expansion.

B. Infrastructure:

The northeast portion of the County is has grown and will continue to grow in an urban manner. One hurdle to growth has been the lack of wastewater capacity in the area. This application seeks to

provide the northeast with capacity for future urban growth and densities.

Zoned Elementary, Middle, and High School

There will not be an increase in residential growth which means that schools will not be impacted by this request.

Nearest Sheriff, Fire, and EMS Station

| | Name of Station | Distance from subject site |
|---------|---|-----------------------------------|
| Sheriff | Northeast District | 15 ± miles |
| Fire | West Loughman Station (56 hour station) | 2 ± miles |
| EMS | Haines City Station | 8 ± miles |

Source: Polk County Public Safety Department and Polk County Sheriff's Office

Response times vary for the aforementioned services depending on the nature of the call and on the location of these services. The expansion of the WWTF should not contribute to any increase in demand.

Water and Sewer Capacity and Service Provider:

A. Service Provider:

Water is provided by the County from the NERUSA water treatment plant which currently has no capacity, however, this project will not generate any demand for additional capacity. Wastewater is, of course, provided by the existing facility that this proposal is intending to expand. No demand for additional wastewater capacity is expected from this request.

B. Available Capacity:

In order to accommodate expected growth in northeast Polk County, this expansion is needed. This facility currently has a capacity of 3.0 MGD. The proposed expansion will result in an expansion to 6.0 MGD, which is expandable to 9.0 MGD.

C. Planned Improvements:

None.

Roadways/Transportation Network:

A. Capacity:

| Link # | Direction | Road Name | Current LOS | Available PM Peak Capacity | Minimum LOS Standard |
|--------|-----------|------------------------|-------------|----------------------------|----------------------|
| 5111N | North | US 27 from I4 to CR 54 | C | 1674 | D |
| 5111S | South | US 27 from I4 to CR 54 | B | 1528 | D |

Source: Polk County Transportation Planning Organization

The expansion of a wastewater treatment plant will not directly cause an impact on the roadway network. However, the uses that it will serve in the future will contribute volume to the system. The nearest road tracked through the Polk TPO Roadway Network Database is US 27 and it is operating within its adopted level of service standard.

B. Roadway Conditions:

Home Run Blvd, is a local collector with approximately 60 feet of pavement width in fair condition.

C. Planned Improvements:

The County has no plans to improve the transportation network in this immediate area.

Environmental Conditions:

A. Surface Water:

Surface water drainage on the site is generally through soil percolation in the existing storm water ponds and rapid infiltration basins. Runoff is collected by ditch bottom inlets and piped to the existing storm water ponds. Runoff is generally directed from east to west following the general contour of the site. Proposed improvements may require modifications to the existing storm water ponds.

B. Wetlands/Floodplains:

The site is located outside of the 100 year floodplain and wetlands.

C. Wells (Public/Private):

The nearest well is a private irrigation well located in the citrus grove to the southwest of the site. Since this request is only an expansion to the current site, it is not anticipated to have any impact on the irrigation well.

D. Airports:

This property does not lie within the airport buffer zone of any major airports within Polk County.

E. Soils

The property contains Candler, Apopka and Tavares soils. According to the Soil Survey for Polk County, these soils have severe limitations for wastewater treatment because of poor filtration. It is important to note, however, that this site is currently being used for wastewater treatment.

| Soil type | Dwellings w/out basements | Sewage Lagoon Areas | Percentage of site |
|-----------|---------------------------|---------------------|--------------------|
| Candler | Slight | Severe: seepage | 80% |
| Apopka | Slight | Severe: seepage | 10% |
| Tavares | Moderate Wetness | Severe: seepage | 10% |

Source: USDA Soil Conservation Service

F. Protected Species

The site is not within a one mile radius of a protected species sighting according to the Florida Natural Areas Inventory of 2003.

Park Facilities:

A. Location:

There are no public park facilities that will be adversely impacted by the expansion of this facility, nor will this request put additional stress on the Polk County Parks and Recreation system.

Economic Factors:

With the current lack of wastewater capacity in the NERUSA, it is difficult to accommodate growth. With the expansion of this plant, it will make it possible for both residential and nonresidential development to continue, which will bring added tax revenue to the county, as well as provide jobs for citizens. Growth will still be limited, however, until the NERUSA water treatment facility is expanded.

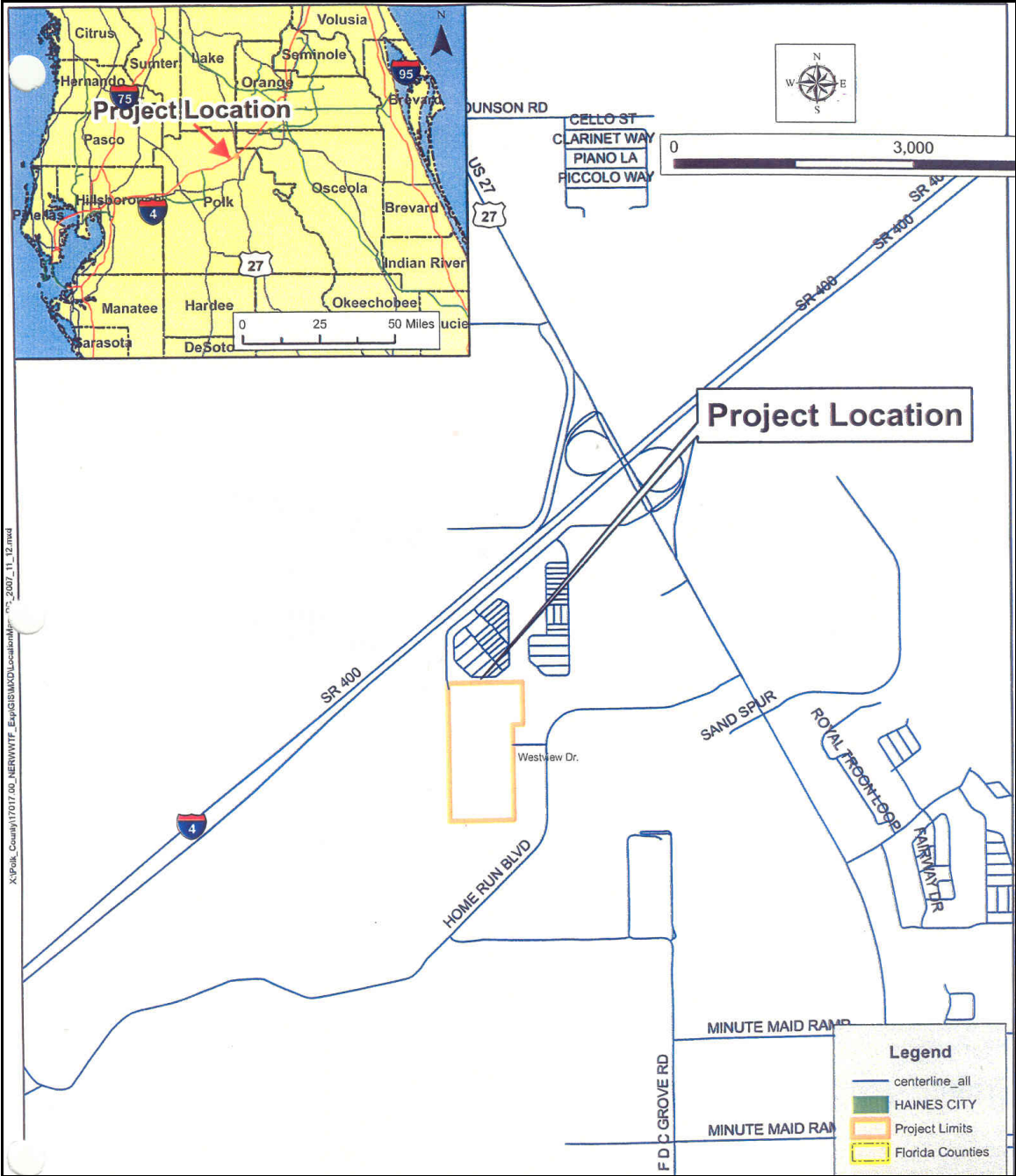
Consistency with Comprehensive Plan:

The proposed project is consistent with Policy 3.102, Sanitary Sewer.

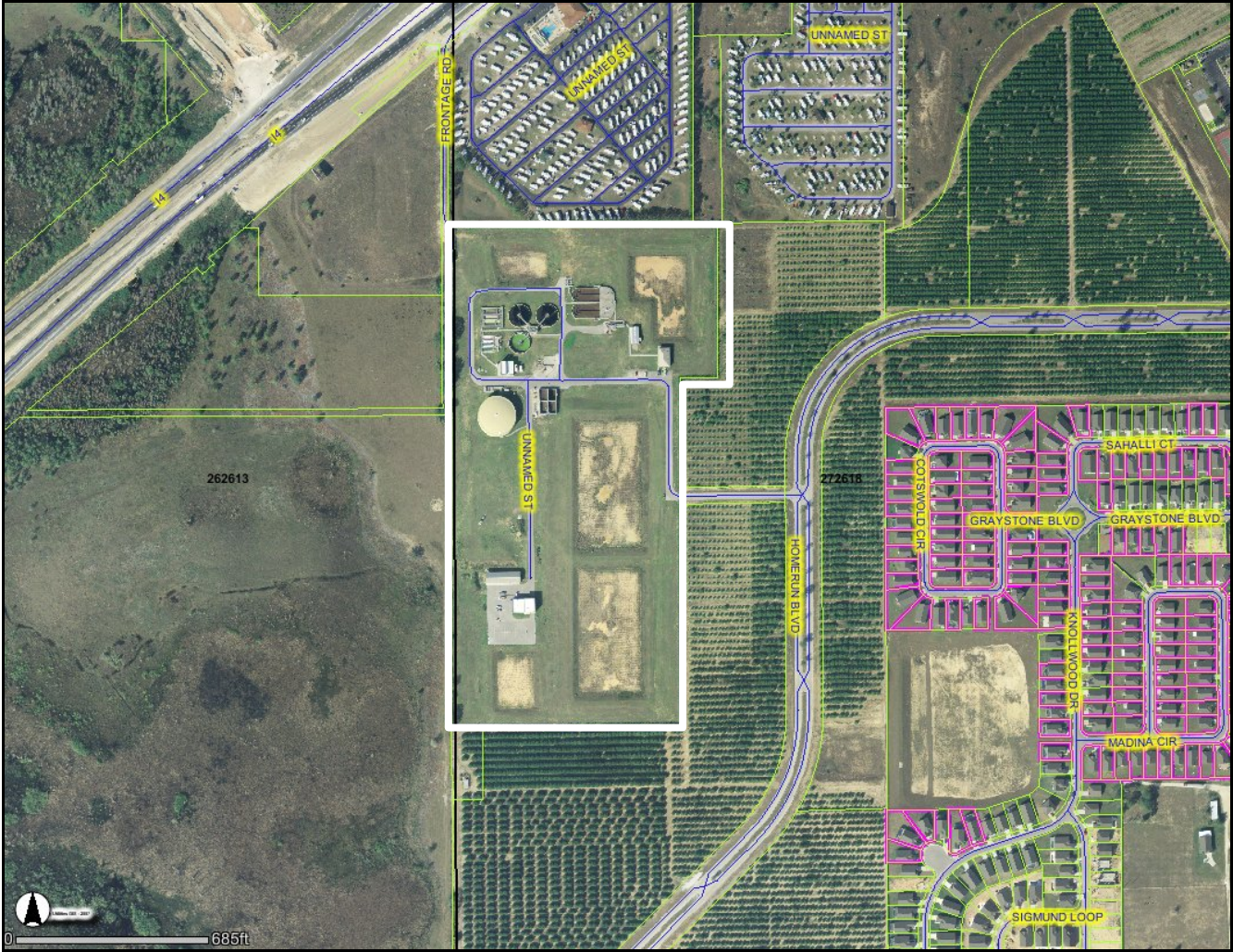
Comments and Conditions From Other Agencies: None

Exhibits:

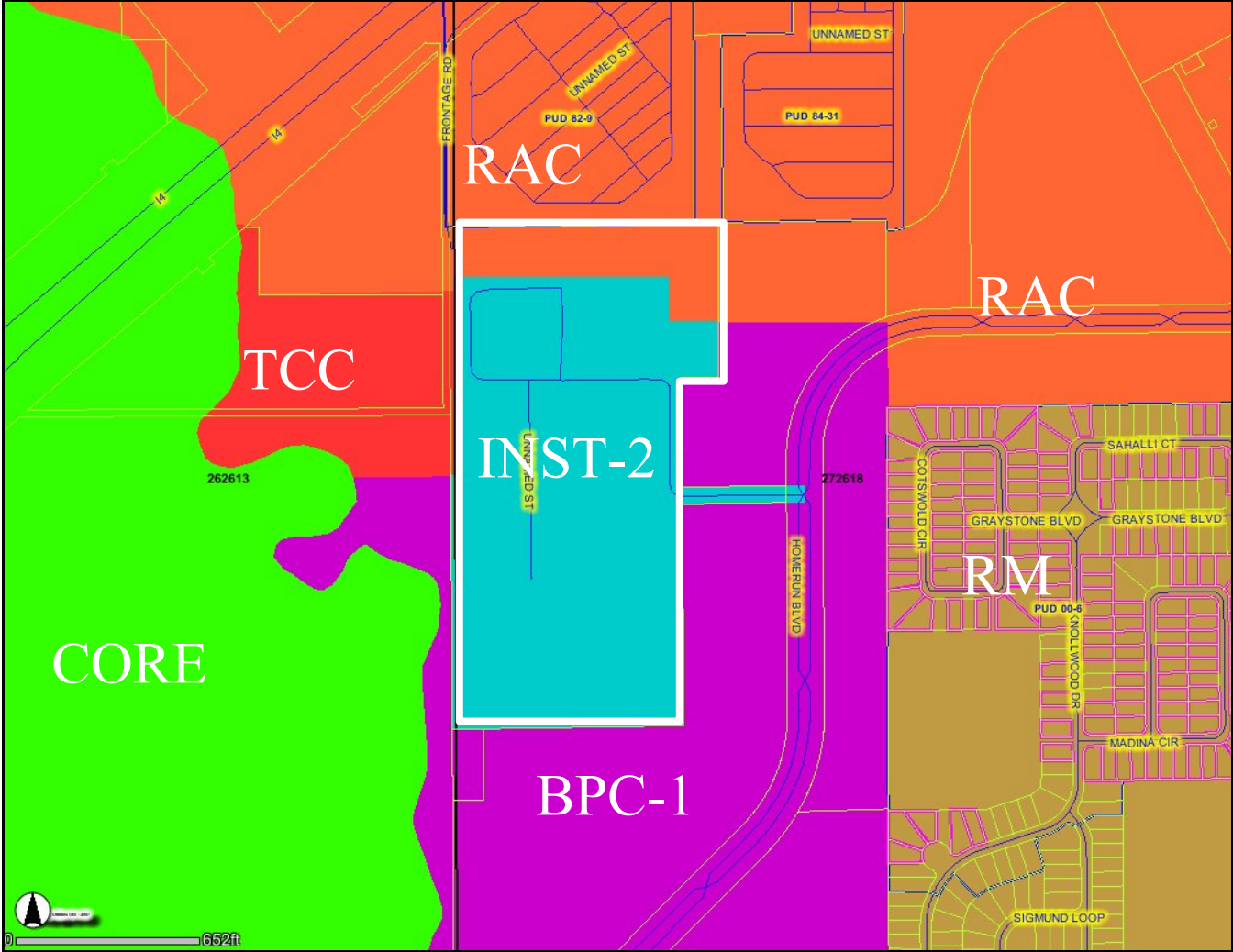
- Exhibit 1 Location Map
- Exhibit 2 Aerial Photograph
- Exhibit 3 Future Land Use Map
- Exhibit 4 Site Plan



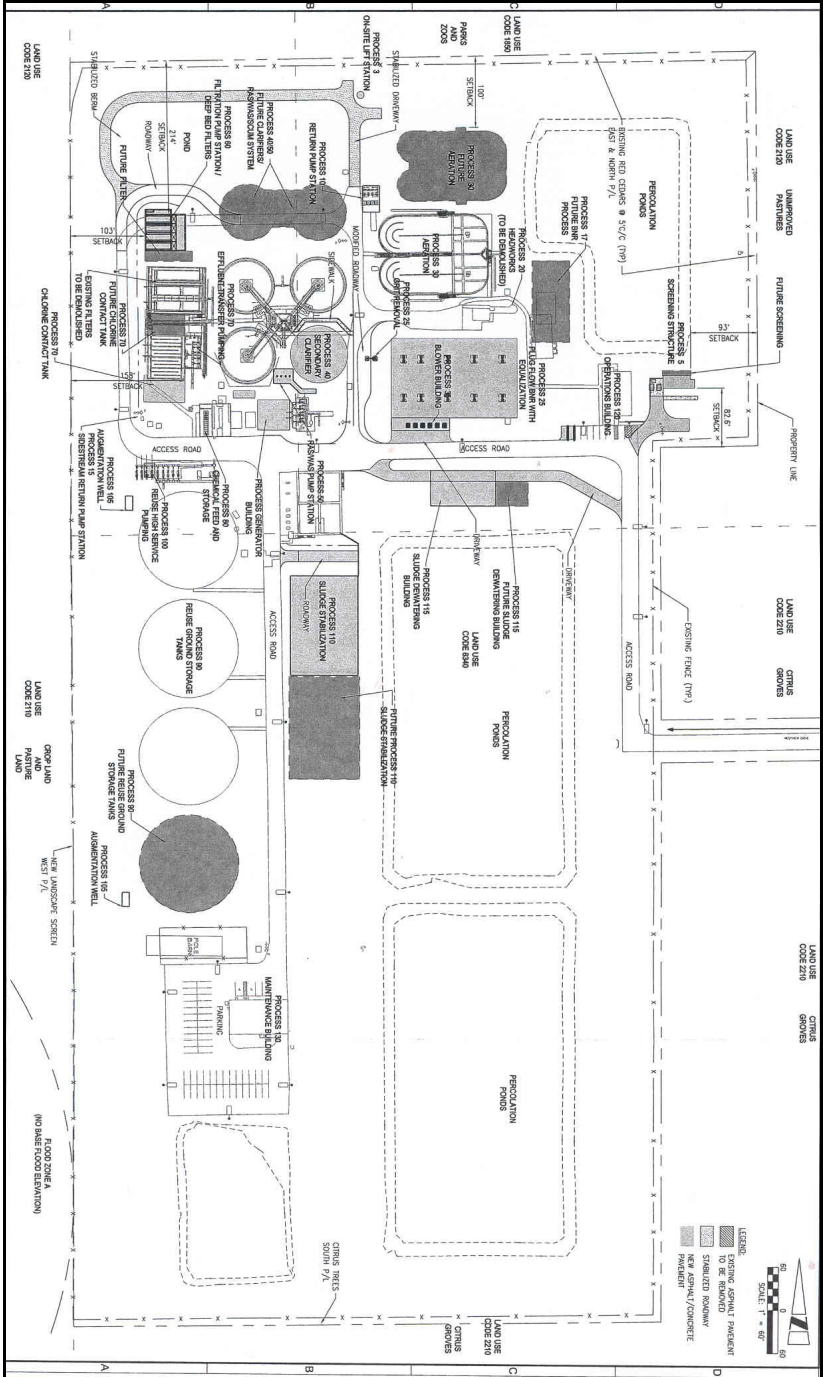
LOCATION MAP



AERIAL PHOTOGRAPH



FUTURE LAND USE MAP



SITE PLAN