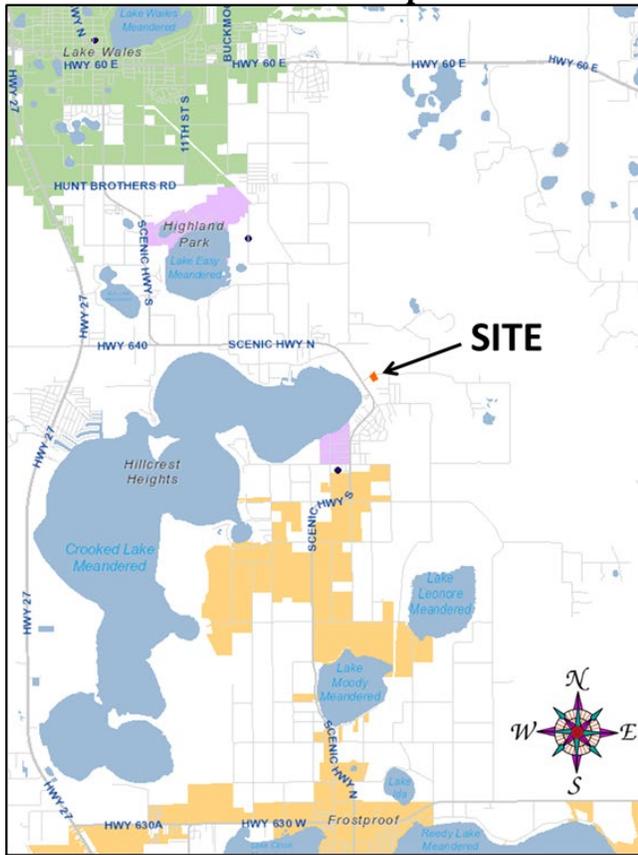


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: December 7, 2023	Level of Review: Level 3 Review
PC Date: February 7, 2024	Type: Conditional Use
BoCC Date: n/a	Case Numbers: LDCU-2023-67
Applicant: Polk County	Case Name: Babson Park Water Tank
	Case Planner: Erik Peterson, AICP

	Conditional Use approval of a ground storage water tank on an existing potable water well site.
Location:	170 Libby Road, west of State Road 17, east of Cody Road, north of 3 rd Avenue, south of Golfview Cutoff, in Babson Park, north of the town of Hillcrest Heights and south of the town of Highland Park, south of Lake Wales, north of Frostproof in Section 28, Township 30, Range 28.
Property Owners:	Polk County
Parcel Size (Number):	±1 acre (283028-000000-042050)
Future Land Use:	Institutional-2X (INST-X) Southeast Polk Selected Area Plan (SAP)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	Hillcrest Heights 0.6 miles
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2020 Aerial Photo



Summary:

Polk County Utilities proposes an addition to the Babson Park #1 Water Treatment Plant located on Libby Road east of Scenic Highway in Babson Park. This project will add a 150,000-gallon ground storage reservoir to the property for the purpose of balancing system pressure in the area. This facility will be of great benefit to all customers on the Babson Park Water System. It will also lessen the power demands of the well pumps during peak consumption hours of the day.

The tank will be approximately 28 feet in height and be set on the highest portion of the property at approximately 160 feet above sea level. The tank will be approximately 40 feet wide in diameter. Landscape buffering will be required around the project perimeter. The tank will be set back a minimum of 50 feet from any property line.

A water treatment plant has been in operation on this site for over 50 years. The County purchased the water treatment plant from Florida Research and Water Company on December 29, 1972. The County constructed an elevated water tank on the site in the mid-70s. It was removed due to age and obsolescence in the late 1990s and replaced with high service pumps. The County has concluded that water systems do not function as well on just pumps alone. The ground storage is easier to maintain than elevated storage but still offers the same benefits to controlling pressure in the system.

Once constructed, the tank, well, and treatment facility will continue to operate the same as the current facility. The current facility is operated via the County Utility Division's supervisory control and data acquisition (SCADA) system from offsite. There will only be the occasional visits for system cleaning and maintenance. The addition of the tank will not increase the noise generated by the facility. The neighboring properties are vacant but designated RCC-R on the Future Land Use Map.

Findings of Fact

- *This is a request for a ground storage water tank on an existing potable water well site of approximately one acre.*
- *The site is approved for a 370,000 gallon per day (GPD) well and water treatment facility.*
- *The County purchased the water treatment plant from Florida Research and Water Company on December 29, 1972.*
- *The site was changed from Rural Cluster Center (RCC) to Institutional (INST) on the Future Land Use Map in 2012 and subsequently designated an INST-2 subdistrict. The “X” was added with the adoption of the Southeast Polk Selected Area Plan in 2013.*
- *The site is in a Rural Development Area (RDA), which is an area “characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments” according to POLICY 2.108-A1 of the Comprehensive Plan. The site is in a Rural Development Area (RDA), which is an area “characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments,” according to POLICY 2.108-A1 of the Comprehensive Plan.*
- *Comprehensive Plan POLICY 2.125-D2.c says, “The development of utility facilities shall be permitted in the Rural-Development Area, as designated on the Future Land Use Map Series, only when such developments provide regional services, or is incompatible with urban uses, or services the existing needs of the immediate area in which it is located.”*
- *Comprehensive Plan POLICY 2.125-D2.d says, “Polk County adopted the Land Development Code in accordance with Section 163.3202(1), FS, to further define appropriate development controls to govern the locational and site criteria for utilities.”*
- *Chapter 10 of the Land Development Code (LDC) defines Class III Utilities as “Production or treatment facilities such as sewage treatment plants, elevated water storage towers, non-accessory ground storage tanks, or similar facilities. This definition does not include electric power plants and lime stabilization facilities.”*
- *Section 401.08, Table 401.08.01, Use Table for Standard Land Use Districts for the Southeast Polk Selected Area Plan lists Class III Utilities as a Level 3 Conditional Use in the Institutional-2X (INST-2X) districts.*
- *Chapter 3, Section 303, Criteria for Conditional Uses, of the Land Development Code states “Class III utility facilities may be permitted within the Rural Development Area (RDA), as designated on the Future Land Use Map Series, only when such development:*
 - a. *Provides regional (multi-county) services;*
 - b. *Is determined by the County to be incompatible with urban uses;*
 - c. *Is necessary to service the existing needs of the immediate area in which it is proposed to locate.”*
- *The surrounding Future Land Use Map districts are A/RR-X to the north, RCC-RX to the east, and RCC-X to the west and south.*
- *The property is approximately ½ mile from the nearest school and a significant distance from current or potential school bus stops in the vicinity of the site.*

- *County Fire response to this project is from Polk County Fire Rescue Station 1, located at 714 N. Scenic Highway, under ½ mile from the site. The ambulance is from the County’s fire rescue station at the Lake Wales airport.*
- *There is a fire hydrant opposite the entrance to the property.*
- *The site is served by the Polk County Sheriff’s Office Southeast District Command Center at 4011 Sgt. Mary Campbell Way, Lake Wales approximately 10 miles driving distance from the site.*
- *The site is in the Southeast Regional Utility Service Area (SERUSA) but the Bason Park Water System is not connected to the rest of the network.*
- *The site access to the subject property is on a County maintained rural minor collector road. with 18 feet or more of pavement width and a 65-foot-wide right-of-way or better along this segment.*
- *According to the Transportation Planning Organization, there is adequate capacity on Scenic Highway (State Road 17) as well as other roads within the area transportation network. Libby Road is not tracked in the Roadway Network Database for concurrency due to low traffic volume.*
- *There are no wetlands and floodplains on the site.*
- *The site where the tanks are to be located is comprised of Astatula Sands, according to the U.S. Department of Agriculture, Soil Conservation Service, Polk County Survey.*
- *According to the 2011 Polk County Endangered Habitat Map, the property is located within a one-mile radius of an endangered species sighting according to the Florida Natural Areas Inventory, 2002, 2006, & 2011. The site has been developed since the mid-1950s according to aerial photos.*
- *The site is not within an airport flight path and height notification zone.*

Development Review Committee Recommendation: Based on the information provided by the applicant, recent site visits, and the analysis conducted within this staff report, the Development Review Committee (DRC) finds that with the proposed conditions the request **IS COMPATIBLE** with the surrounding land uses and general character of the area and **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the DRC recommends **APPROVAL of LDCU-2023-67.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2023-67 with the following conditions:

1. This approval shall be for a ground storage reservoir as part of the existing water production facility on ±1 acre. [PLG]
2. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2023-67, except for those listed in Section 906.E of the LDC, shall constitute a Major Modification to this approval and require a Level 3 Review before the Planning Commission. [PLG]

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

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

NOTE: All written comments 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 comments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Approval of this request is only for Level 3 Review and only for those development decisions within the Planning Commissioners’ jurisdiction. Building permits will be required for improvements to structures in accordance with Chapter 553 of the Florida Statutes.

NOTE: Issuance of a 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.

Surrounding Land Use Designations and Current Land Use Activity

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

Table 1

<p>Northwest: Agricultural/Residential Rural-X (A/RRX) Citrus Grove</p>	<p>North: Agricultural/Residential Rural-X (A/RRX) Vacant</p>	<p>Northeast: Agricultural/Residential Rural-X (A/RRX) Vacant</p>
<p>West: Rural Cluster Center-Residential-X (RCC-RX) Rural Cluster Center-Commercial-X (RCCX) Citrus Grove, Railroad, Dollar General, Webber University Classrooms, Offices</p>	<p>Subject Property: Institutional-2X (INST-2X)</p>	<p>East: Rural Cluster Center-Residential-X (RCC-RX) Mobile Home</p>
<p>Southwest: Rural Cluster Center-Residential-X (RCC-RX) Rural Cluster Center-Commercial-X (RCCX) Citrus Grove, Railroad, restaurant, Offices, Convenience Store</p>	<p>South: Rural Cluster Center-Residential-X (RCC-RX) Citrus Grove</p>	<p>Southeast: Rural Cluster Center-Residential-X (RCC-RX) Vacant</p>

Surrounding development is sparse east of the railroad tracks. There is a vibrant commercial strip along Scenic Highway (State Road 17).

Compatibility with the Surrounding Land Uses and Infrastructure:

This facility is located on Libby Road on the eastern side of the rail road tracks that bifurcate Babson Park. There are currently no residences within 300 feet of the property. There has been elevated storage in the past. A ground storage facility will be less visually obtrusive.

A. Land Uses:

Ground storage reservoirs can be made compatible almost anywhere and are assumed to be compatible in an Institutional-2 (INST-2X) district. Ground storage tanks occupy visual space but cause few if any other externalities. The tank will be approximately 28 feet in height and be set on the highest portion of the property at approximately 160 feet above sea level. The tank will be approximately 40 feet wide in diameter. Landscape buffering will be required around the project perimeter. The tank will be set back a minimum of 50 feet from any property line.

The LDC defines compatibility as “*A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*”

A water treatment plant has been in operation on this site for over 50 years. The County purchased the water treatment plant from Florida Research and Water Company on December 29, 1972. The County constructed an elevated water storage tank on the site in the mid-70s. It was removed due to age and obsolescence in the late 90s and replaced with high service pumps. The County has concluded that water systems do not function as well on just pumps alone. The ground storage is easier to maintain than elevated storage but still offers the same benefits to controlling pressure in the system.

B. Infrastructure:

Staff finds there to be more than adequate infrastructure to support the placement of a 150,000-gallon water storage tank on this site. This tank will demand no greater infrastructure or services than currently exist because it is part of the infrastructure. This tank together with its new high service pumps for the potable water treatment facility will enhance the efficiency and create a more consistent flow through the water system. It will improve the service and delivery product throughout the Babson Park Water System.

Nearest and Zoned Elementary, Middle, and High School

School capacity is not a concern for non-residential uses. Proximity and traffic conflicts are a concern. Fortunately, the activity on this site is benign and will have no potential conflicts with any school’s operation. Listed to follow are the three closest schools to the site.

Table 2

Name of School	Average driving distance from subject site
<i>Zoned:</i> Ben Hill Griffen Elementary in Frostproof	±5¼ miles, ±6¼ miles driving distance
<i>Closest:</i> Babson Park Elementary School	±¼ miles, ±½ miles driving distance
<i>Zoned:</i> McLaughlin Middle	±5 miles, ±6½ miles driving distance
<i>Closest:</i> Bok Academy Middle School	±4 miles, ±5½ miles driving distance
Frostproof Senior High School	±5¼ miles, ±6¼ miles driving distance

Source: Polk County School Board GIS

This water treatment and storage facility will pose no potential adverse impacts upon any nearby schools. It will help Babson Park Elementary School because it is currently served by the existing facility.

Nearest Sheriff, Fire, and EMS Station

Fire response to the water treatment and storage facility is from the Babson Park County Fire Rescue Station 1, located on Scenic Highway (SR 17), just ½ mile away. This facility does not have ambulance vehicles. The ambulance (EMS) response is from the County’s fire rescue station at the Lake Wales airport. Response times can vary significantly based on many factors but are within the urban levels on average.

Table 3

	Name of Station	Distance	Response Time*
Sheriff	Southeast District Headquarters (4011 Sgt. Mary Campbell Way, Lake Wales)	±10 miles	7 minutes
Fire	Polk County Fire Rescue Station 1 Babson Park (714 N. Scenic Highway)	±½ mile	4 minutes
EMS	Polk County Fire Rescue Station 11 (2029 State Road 60, Lake Wales)	±7 miles	11 minutes

Source: Polk County Sheriff’s Office and Public Safety

**Response times are based on when the station receives the call, not from when the call is made to 911.*

This water treatment plant will be an unmanned facility. Aside from construction, there should be little demand for fire rescue. There are not many combustible features to a water treatment facility of this size.

The site is in the Polk County Sheriff’s Office Southeast District which is headquartered at 4011 Sgt. Mary Campbell Way in Lake Wales. Sheriff response times are not as much a function of the distance to the nearest Sheriff’s substation, but more a function of the overall number of patrol officers within the County. There is even less of a need for law enforcement services than there is for fire rescue at the site of a water treatment facility.

Water and Wastewater Demand and Capacity:

This water production and proposed storage facility will not require any water or wastewater. It will continue to provide water services. The current capacity is 370,100 gallons per day (GPD) which is capable of serving the equivalent of approximately 1,030 single family homes. It has 770 current customers.

A. Estimated Demand and Service Provider:

The site has been a water production facility since the late 1950s. It was recognized on the Future Land Use Map in 2012 and subsequently designated an INST-2 subdistrict. The “X” was added with the adoption of the Southeast Polk Selected Area Plan in 2013. If this site were to be utilized for something else under the INST-2X category, it would likely be more utility intensive than a water treatment plant and ground storage tank. There is such a wide variety of potential INST-2X uses that it is difficult to compare the request to alternatives. For standard analysis protocol, the table to follow assumes government facilities.

Table 4

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted INST-2X	Maximum Permitted in the District INST-2X	Proposed Plan
±1 acre INST-2X			
Permitted Intensity	Class III Utility	10,890 sq.ft. Government Offices	Class III Utility
Potable Water Consumption (GPD)	0 GPD	2,614 GPD	0 GPD
Wastewater Generation (GPD)	0 GPD	2,090 GPD	0 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

As a water storage facility, there will be no demands on the system. There is no office or restroom on site.

B. Available Capacity:

The Babson Park Public Water System is part of Polk County Utilities Southeast Utility Service Area, but it stands alone and is not connected to the overall Southeast Public Water System that includes the South County Jail, Lakeview and Sunray interconnected system. The Babson Park System has two water treatment plants Babson Park #1 on Libby Road and Babson Park #2 on Catherine Road south of the town of Hilcrest Heights.

The Babson Park System has a permitted capacity of 370,100 GPD. There are approximately 770 customers, and it is running at around 54% capacity. As of June 2022, the average system growth rate was three (3) gallons per day. There is approximately 154,000 GPD of uncommitted capacity in the system. That is enough to supply potable water to an additional ±430 single-family homes.

There is no public sanitary service in the area. There is a private system provided by Webber International University. The treatment facility is located on campus and some service lines extend outside to some local businesses but not extensively. The system primarily serves the campus.

C. Planned Improvements:

In addition to the 150,000-gallon ground storage reservoir, this project includes a new high service pump that will reduce disinfection byproduct formation potential. This is the only improvement planned in the Babson Park System.

Roadways/ Transportation Network

Class III Utilities do not often generate significant amounts of traffic on roadways. They are typically more of a “land intensive” use. This means they can use a lot of land but don’t have as much activity to go with it. This one will have even less impact on roadways than it does now. The site will be developed with a commercial grade driveway access from Libby Road. There is more than ample capacity on the directly affected roadways, even for a use with higher transportation demands.

A. Estimated Demand:

There will not likely be any increase in transportation demand as a result of this approval. This is an existing facility. After construction of the ground storage tank and the water treatment plant upgrades, the site usage will go back to as it was or even less. The facility will be operated through

the County’s supervisory control and data acquisition (SCADA) system. There are no offices or habitable structures planned onsite that will draw personnel beyond the occasional visits for testing and maintenance.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted INST-2X	Maximum Permitted in the District INST-2X	Proposed Plan
±1 acre INST-2X			
Permitted Intensity	Class III Utility	10,890 sq.ft. Government Offices	Class III Utility
Average Annual Daily Trips (AADT)	<1	198	<1
PM Peak Hour Trips	<1	27	<1

Source: Polk County Concurrency Manual

This request will not require either a major or minor traffic study since the average annual daily trip rate (AADT) will be less than 50 trips per day. The access will be improved from its current undeveloped driveway. A commercial driveway will be installed. This will lessen the damage experienced to Libby Road as maintenance vehicles and the periodical chlorine truck visits the site.

B. Available Capacity:

Although the request will have limited impact on the transportation system, it is still pertinent to be aware of available capacity when making land use decisions. However, there is very little information available in this area because traffic volumes are so low that there are few roads tracked for concurrency. Table 6, to follow, provides a brief snapshot of the capacity on the surrounding road network. State Road 17 has plenty of excess capacity and Libby Road is not tracked. It has less than 500 vehicle trips per day according to FDOT estimates.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
5203N	SR 17 (Scenic Highway) From: Seminole Avenue To: Passion Play Road	B	965	D
5203S	SR 17 (Scenic Highway) From: Passion Play Road To: Seminole Avenue	B	955	D
5101N	U.S. Highway 27 From: County Road 630 (Fort Meade Road) To: County Road 640 (Alturas Babson Park Cut-off Road)	C	1,151	D
5101N	U.S. Highway 27 From: County Road 640 (Alturas Babson Park Cut-off Road) To: County Road 630 (Fort Meade Road)	C	1,184	D

Source: Polk County Transportation Planning Organization, Concurrency Roadway Network Database April 2022

C. Roadway Conditions

Libby Road is in “Fair” condition according to Roads and Drainage staff. A commercial driveway will be added to the entrance as part of this ground storage tank and water treatment facility improvements. There will be very little traffic to and from the site after construction is complete. The facility will be operated through the County’s Supervisory Control and Data Acquisition (SCADA) system.

D. Planned Improvements:

There are no roadway improvements planned in the next five years for this area of the County.

E. Sidewalks

There are sidewalks on both sides of State Road 17 (Scenic Highway) but none on Libby Road. The funding of sidewalks on Libby Road is not practical at this time due to the limited space available through the railroad underpass.

F. Mass Transit

There are no mass transit services provided to the Babson Park area. It is not likely that any will be provided in the near future. The water treatment plant is not permanently staffed. It is operated remotely through Polk County's System Control and Data Acquisition (SCADA) system. When staff are needed at the site, they need equipment and have services vehicles.

Park Facilities:

The closest County recreation facility is Babson Park Playground approximately a ½ mile away to the south. The request will not adversely affect the park or its operations. The park has no irrigation system, water fountains, or restroom facilities.

A. Location:

Babson Park Playground is located on 5th Avenue approximately ½ mile from the site ¾ mile walking or driving distance.

B. Services:

A basketball court and a playground.

C. Environmental Lands:

The closest Environmental Lands holding is Scrub Plumb Preserve ½ mile to the southwest. This water storage facility poses no adverse impacts to it.

D. Planned Improvements

The playground was recently renovated. There are no planned improvements to park facilities in this area in the County's 5-year capital improvements plan.

Environmental Conditions

There are no significant environmental limitations to development of this property. The site has good soils, is far from nearby surface waters, no wetlands or flood hazard areas, no archeological resources, and has been developed with an elevated water storage facility in the past.

A. Surface Water:

The site is located in the Crooked Lake basin. Although the tank will create an additional ±4,000 square feet of impervious surface, it is a small amount relative to the size of the property (±10%). Combined with the surrounding well drained soils, there will be no significant impacts to nearby surface waters.

B. Wetlands/Floodplains:

There are no wetlands or 100-year flood hazard areas within the vicinity onsite. The nearest flood hazard and wetland areas are along the shore of Crooked Lake over 1,100 feet to the west of the site.

C. Soils:

The site is comprised of favorable soils for development, according to the U.S. Department of Agriculture, Soil Conservation Service (USDA, SCS) Polk County Survey. There are no limitations to a ground storage facility onsite. There was once an elevated storage tank onsite between 1970 and the late 1990s.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Small Commercial Buildings	% of Site (approximate)
Astatula sand (46)	Slight	Slight, but poor filtration	100%

Source: Soil Survey of Polk County, Florida, USDA, Soil Conservation Service

D. Protected Species

There have been several endangered species sightings within one mile of the water treatment plant and proposed ground storage tanks according to the Florida Natural Areas Inventory surveys in 2002, 2006, and 2011. However, this site has been a water treatment plant since the before the early 1960s and there was once an elevated tank on the property between the 1970s and 1990s. As with all projects using federal funds, there will be a required protected species study before construction commences.

E. Archeological Resources:

There are no protected archeological resources in Section 28, Township 30, and Range 28, that the site of these proposed ground storage tanks would adversely impact, according to the Florida Department of State, Division of Historical Resources.

F. Wells (Public/Private)

There are two public wells that provide water to the Bason Park system: this one (#1) and Babson Park #2 site 1½ miles to the southwest. This water storage facility is essential to preventing over pumping of the well.

G. Airports:

The site is over 6½ miles from the edge of the runway for the Lake Wales Municipal Airport. This is not an elevated tank; it is only 28 feet tall. It will pose no threat to aircraft.

Economic Factors:

Growth in the Babson Park water service area had been stagnant until 2022. Recently, three small residential subdivisions have been approved on the west side of the Webber campus. One 36-unit subdivision has come online, and 102 more units are under construction. The system was at 705 connections in 2022. It is anticipated to reach 872 connections by the end of 2024. This equates to an approximately 20% expansion in customer base over the last two years. Although the system has ample permitted capacity to serve the new customers, this new ground storage tank is needed to maintain the quality of service in the system.

Water storage systems provide financial benefits to the utility provider. These tanks act as capacitors to mitigate surge demand which provides more balanced water pressure. There is also less strain on other parts of the system when storage is available. In the long run, maintenance costs are lower, there are fewer pipe bursts, and water outages are less likely.

Consistency with the Comprehensive Plan, LDC, and Other County Ordinances:

The property is located in the Rural Development Area (RDA), which “*is characterized by large open areas, agricultural use, with scattered development and rural centers. Services are limited and mostly found in the rural centers and clustered developments.*” according to POLICY 2.108-A1 of the Comprehensive Plan. Babson Park is a Rural Center. This water treatment facility primarily serves the Rural Cluster Center district.

POLICY 2.125-D1: UTILITIES PERMITTED USES states that “*utility facilities shall be permitted throughout the County in all land use classifications, subject to County approval, to support existing and proposed development.*” The Babson Park water service area has a lot of existing development, and more is likely to come. There are two new residential subdivisions in the service area and Webber International University is likely to expand enrollment in the future. To better serve existing development and additional development in the future, there is a need for more water storage so that efficient flows can be maintained to distribute this water to existing and new customers.

Table 9, to follow, provides an analysis of the proposed request when compared to typical policies of the Comprehensive Plan selected by staff for evaluation of development proposals. Based upon this analysis, the proposed request is consistent with relevant policies of the Polk County Comprehensive Plan.

Table 9

Comprehensive Plan Policy	Consistency Analysis
<p>POLICY 2.102-A2: COMPATIBILITY - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.</p>	<p>The water tank will not be overly large or place nearby properties in the shade like an elevated tank would do. While it will be located at the top of a hill, it will stand no taller than 28 feet above grade which is the height of a typical residential dwelling. The tank will not make significant noise and will be setback 50 feet or more from the nearest property line.</p>
<p>POLICY 2.102-A1: DEVELOPMENT LOCATION – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing Communities.</p>	<p>This potable water storage tanks are needed to enable more “contiguous and compact growth patterns.”</p>
<p>POLICY 2.102-A3: DISTRIBUTION - Development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.</p>	<p>This request is in the heart of the County’s Babson Park water service area. This is a greatly needed component of the overall distribution of potable water throughout the network. This will improve the operation of the system and contribute to more consistent water pressure.</p>
<p>POLICY 2.102-A4: TIMING - The development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.</p>	<p>This site has been used for a water treatment plant since the early 1960s or sooner. The County came into ownership of it in December of 1972. There once was an elevated water storage facility onsite between late 1970 and late 1990. This ground storage facility is needed to serve current development as well as potential future development.</p>
<p>POLICY 2.102-A15: ADEQUATE PUBLIC FACILITIES - The County will direct new growth to areas where adequate public facilities exist or are planned; and ensure that essential services are in place to provide for efficient, cost effective response times from the Fire Department, Sheriff’s Department, and Emergency Management Service (EMS).</p>	<p>The subject property is located within an area of the County that has adequate public safety services as identified in the staff report. Ground storage reservoirs are essential to maintaining adequate water pressures in a water system so that fire hydrants have adequate flow for their emergency use.</p>

Land Development Code (LDC) Section 401.08, Table 401.08.01, Use Table for Standard Land Use Districts for the Southeast Polk Selected Area Plan lists Class III Utilities as a Level 3 Conditional Use in the Institutional-2X (INST-2X) districts. A Level 3 Review is approved by the Planning Commission under the criteria listed in Section 906.D.7 of the LDC

Table 10

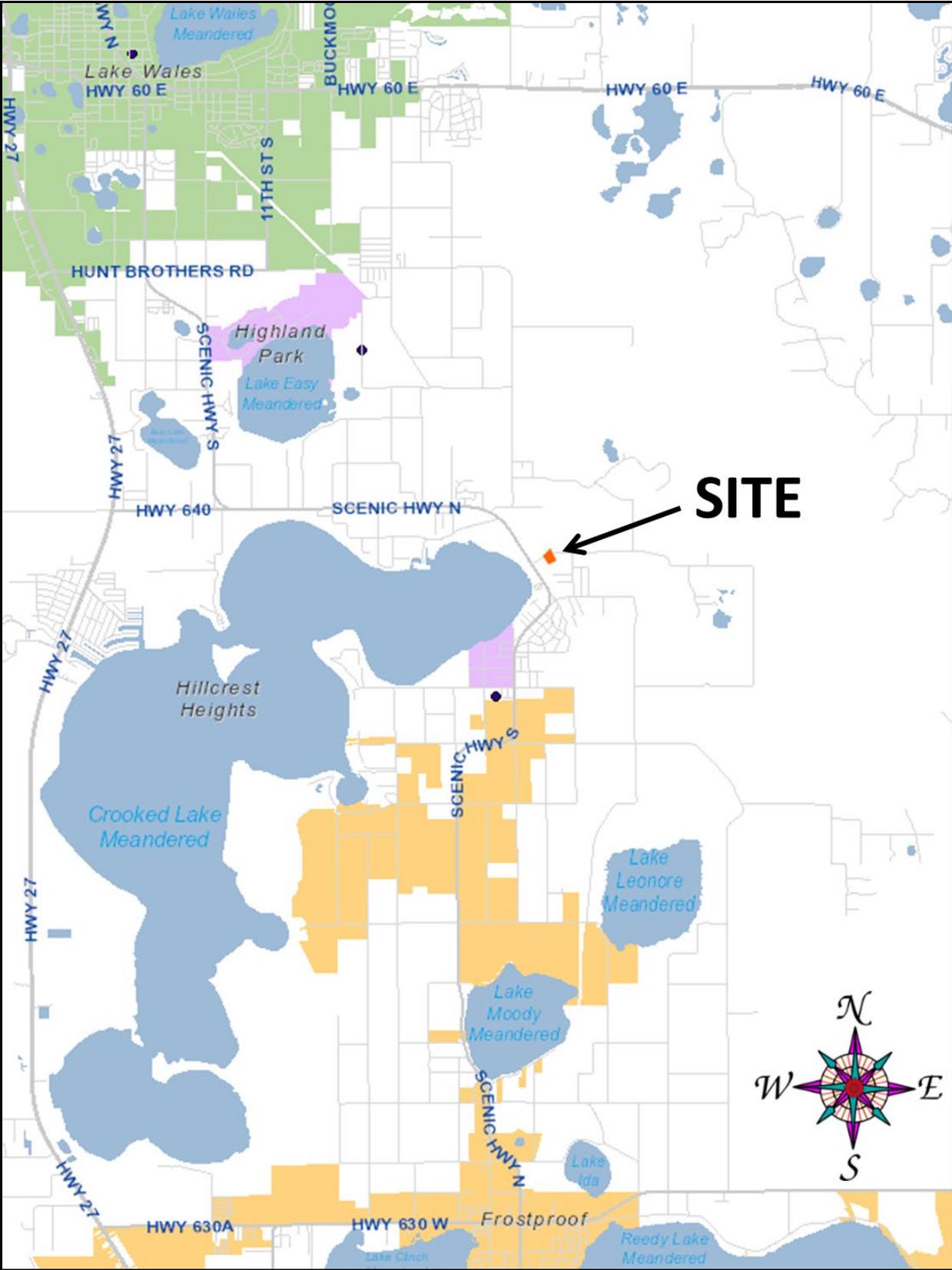
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 401.08 (Southeast Polk SAP), 303, Class III Utilities and 906.D Level 3 Review Procedures.</i>
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	<i>Yes, this development is consistent with the Comprehensive Plan because POLICY 2.125-D1 states “utility facilities shall be permitted throughout the County in all land use classifications”</i>
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	<i>The surrounding properties are currently vacant or under agricultural use. The proposed height of the water storage tank is 28 feet which is the same as a standard residential dwelling. The tank will also be setback more than 50 feet from the nearest property line.</i>
How the concurrency requirements will be met if the development were built.	<i>Ground storage water tanks generate an insignificant amount of vehicle travel, require no school or park capacity, must be designed to meet drainage requirements, and are a concurrency facility on their own.</i>

The request meets all conditions in Section 303 of the LDC for Class III Utilities in an INST-2X land use district. These conditions are listed in the Findings of Fact on page 3 of this report.

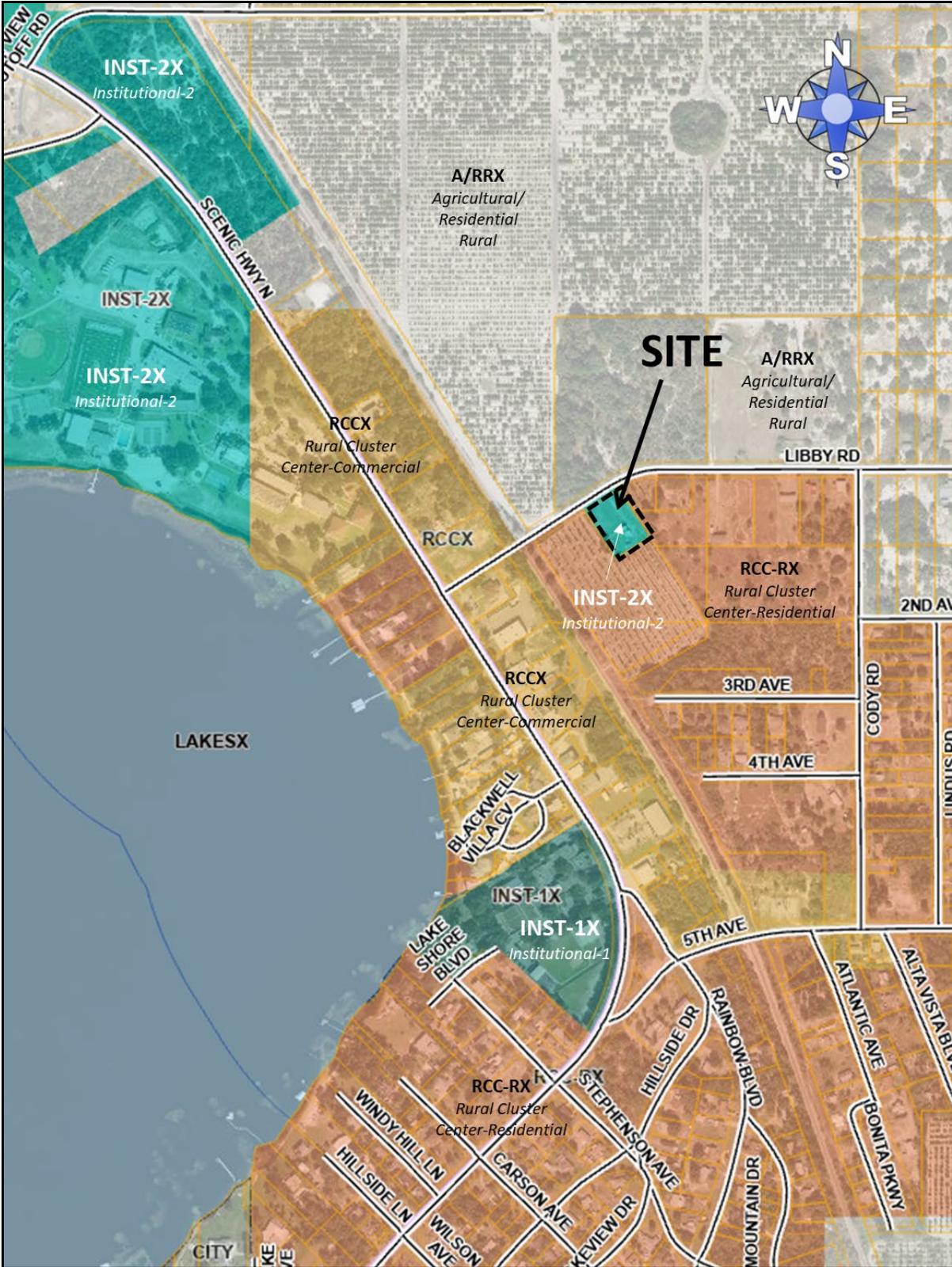
Comments from other Agencies: The Polk County Utilities, Land Development Engineering, County Surveyor, Polk County School Board, and the Polk County Public Safety Division contributed to the drafting of this report.

Exhibits:

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2021 Satellite Photo (Context)
- Exhibit – 4 2021 Satellite Photo (Close-up)
- Exhibit – 5 Site Plan



Location Map



Future Land Use Map



2020 Satellite Photo (Context)



2020 Aerial (Close Up)

