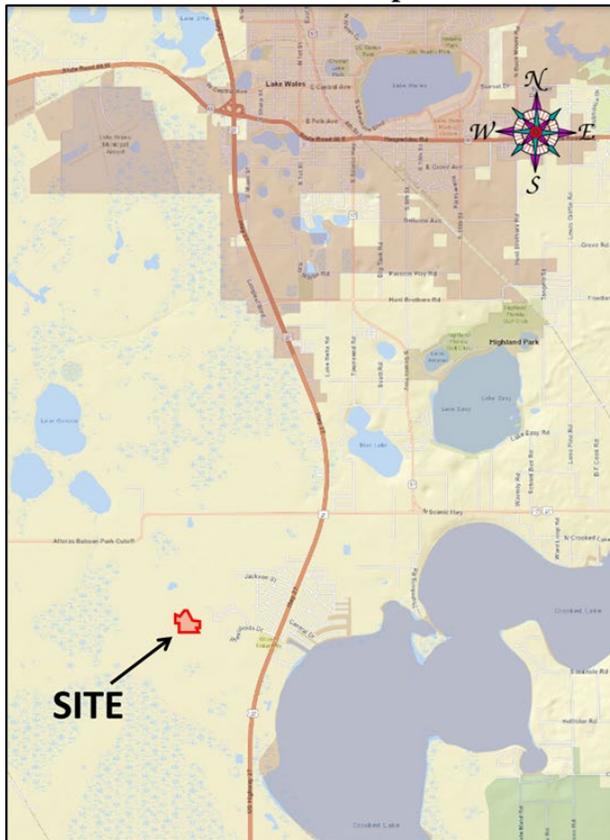


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

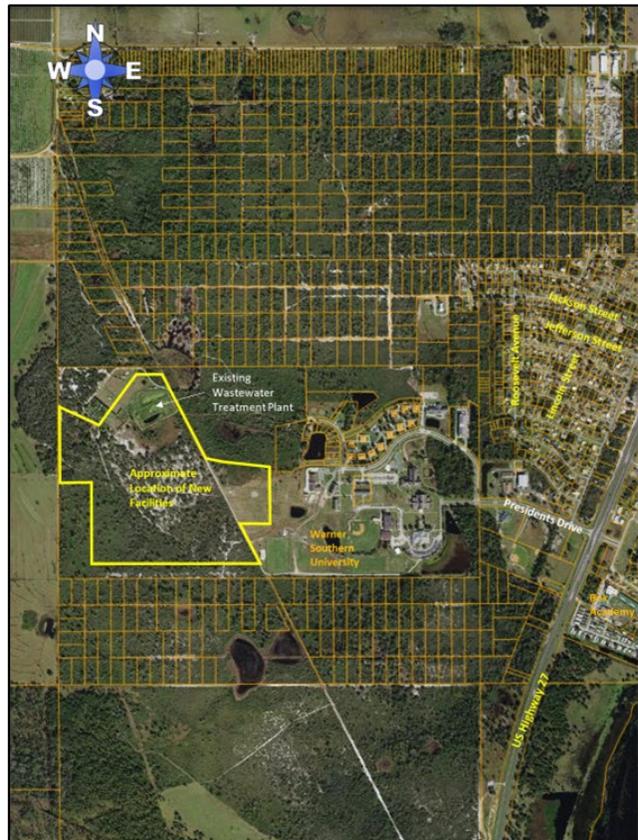
DRC Date: November 30, 2023	Level of Review: Level 3 Review
PC Date: February 7, 2024	Type: Conditional Use
BoCC Date: n/a	Case Numbers: LDCU-2023-58
Applicant: Kim McCranie Carter-Kaye Engineering	Case Name: Warner University Wastewater Plant
	Case Planner: Erik Peterson, AICP

Request:	Conditional Use approval of a 290,000 gallons per day (GPD) Wastewater Treatment Plant in an INST-2X district.
Location:	151 Warner Drive, west of U.S. Highway 27, south of Alturas-Babson Park Cutoff Road, east of the CSX Railroad, west of Fulton Hall, west of the town of Hilcrest Heights, south of the city of Lake Wales, north of the town of Frostproof in Section 34, Township 30, Range 27.
Property Owners:	Warner University Inc.
Parcel Size (Number):	±97 acres (273034-000000-012020)
Future Land Use:	Institutional-2X (INST-X) Southeast Polk Selected Area Plan (SAP)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	Hilcrest Heights 3½ miles
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2020 Aerial Photo



Summary:

Warner Southern University is growing. In the next 10 years, the university will add approximately 300 new dormitory units, a new student center, new dining hall, and a 3,000-seat multipurpose sports field. With these new facilities will come the need for greater wastewater capacity. This request is an expansion of their current system from 86,000 GPD to 290,000 GPD. The new facility will be located approximately 900 feet to the south of the existing facility. The existing facility will then be removed. Wastewater Treatment Facilities are considered Class III Utilities and require Planning Commission approval through a Level 3 Review.

The university has a consistent enrollment in the mid-600s. They desire to expand but are limited by the amount of on-campus housing that is available. To increase the enrollment, more facilities and dormitories are needed. To serve them will require an expansion of the wastewater treatment plant. An expansion of over three times its current size will provide adequate capacity for expansion in the near future and expansions in the distant future as the school grows.

This facility will be located well inside the Warner Southern University campus. It will be a significant distance from the nearest private residence (over 1,700 feet). Wastewater facilities of this size make few discernable noises and generate an insignificant amount vehicle traffic. Staff has determined this location to be compatible with the surrounding land uses due to the significant size of the property and distances from any offsite land uses.

Findings of Fact

- *This is a request for Conditional Use approval of a 290,000 gallons per day (GPD) Wastewater Treatment Plant on ±97 acres in an INST-2X district.*
- *The site was approved for an 89,000 gallon per day (GPD) wastewater treatment facility in 1976.*
- *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 INST-2X to the east, A/RR to the north, west and south, and RMX to the northeast. There are no residential structures within over 1,700 feet.*
- *The property is over 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 21, located at located at 14684 U.S. 27, within ¾ mile of the university with direct access to Washington Street. The ambulance is from the County’s fire rescue station at the Lake Wales airport.*
- *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 Park Water system for potable water services. It is managed by the city of Lake Wales.*
- *The site access to the subject property is through the university roadways that connect to a County maintained local residential road and a state maintained arterial roadway.*
- *According to the Transportation Planning Organization, there is adequate capacity on U.S. Highway 27 as well as other roads within the area transportation network.*
- *There are no wetlands and floodplains on the site where the wastewater treatment facility is planned.*
- *The site where the wastewater treatment facility will be located is comprised of Archbold 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 not located within a one-mile radius of an endangered species sighting according to the Florida Natural Areas Inventory, 2002, 2006, &2011.*
- *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-2023-58.**

CONDITIONS OF APPROVAL

Based upon the findings of fact, the DRC recommends APPROVAL of LDCU-2023-58 with the following conditions:

1. This approval shall be for 290,000 GPD Wastewater Treatment Plant on ±97 acres. [PLG]
2. Wastewater treatment effluent may be distributed anywhere within the Warner Southern University property either in spray fields, rapid infiltration basins, or reclaimed water distribution system.
3. The site plan included herein together with the conditions of approval shall be considered the “Binding Site Plan.” Any modifications to LDCU-2023-58, 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) JMC Ranch Improved Pasture</p>	<p>North: Institutional-2X (INST-2X) PUD 76-5 Warner Southern University Existing Wastewater Treatment Facility</p>	<p>Northeast: Residential Medium-X (RMX) Genesis Point Estates Residential Quadruplexes</p>
<p>West: Agricultural/Residential Rural-X (A/RRX) JMC Ranch Improved Pasture</p>	<p>Subject Property: Institutional-2X (INST-2X) PUD 76-5 Warner Southern University Vacant property</p>	<p>East: Institutional-2X (INST-2X) PUD 76-5 Warner Southern University Virginia & JW Holland Hall</p>
<p>Southwest: Agricultural/Residential Rural-X (A/RRX) JMC Ranch Improved Pasture</p>	<p>South: Institutional-2X (INST-2X) PUD 76-5 Warner Southern University Vacant land</p>	<p>Southeast: Institutional-2X (INST-2X) PUD 76-5 Warner Southern University Soccer Fields</p>

The site is over 1,700 feet from the nearest private residence in Genesis Pointe Estates. The other neighboring properties are the university, an active cow pasture, and environmental preservation lands.

Compatibility with the Surrounding Land Uses and Infrastructure:

This wastewater facility expansion is compatible with surrounding land uses and other infrastructure in the immediate area needed and related to the proposed development. The analysis to follow breaks down the components of the surrounding area and provides data to determine how well the proposed use will coexist in the proposed location in a stable fashion over time.

A. Land Uses:

This facility will be located well inside the Warner Southern University campus. It will be a significant distance from the nearest private residence (over 1,700 feet). Wastewater facilities of this size make few discernable noises and generate diminimus vehicle traffic. It's location is close to the existing plant location. It is clearly compatible with its surrounding land uses by definition.

B. Infrastructure:

This request is to improve the capacity of the existing wastewater system, a vital element of urban infrastructure. This system expansion will enable the university to continue its expansion plans. Other needed

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.”

infrastructure is available. The only concern is that the potable water system will be a limiting factor. There is capacity in the system, but not as much as the wastewater system expansion will support. There will need to be some expansion planning for the Park Water system in the future. This utility is under the City of Lake Wales ownership now.

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	±6 miles, ±9¼ miles driving distance
<i>Closest:</i> Babson Park Elementary School	±5 miles, ±5½ miles driving distance
<i>Zoned:</i> McLaughlin Middle	±4½ miles, ±6 miles driving distance
<i>Closest:</i> Bok Academy Middle School	±0.6 miles driving distance
Frostproof Senior High School	±5 miles, ±5½ miles driving distance

Source: Polk County School Board GIS

This wastewater treatment facility will pose no potential adverse impacts upon any nearby schools. It will help Bok Academy Middle School because it is currently served by the existing facility.

Nearest Sheriff, Fire, and EMS Station

Fire response to the wastewater treatment facility is from Polk County Fire Rescue Station 21, located at 14684 U.S. 27, just ¾ mile up Washington Street from the university. 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 21 Caloosa Lake (14684 U.S. 27)	±¾ miles	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 will be an unmanned facility. Aside from construction, there should be little demand for fire rescue. There are not many combustible features to a wastewater 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 at a wastewater treatment facility.

Water and Wastewater Demand and Capacity:

This wastewater treatment facility will not require any water or wastewater. It will provide wastewater services. The current capacity is 86,000 gallons per day (GPD) which is capable of serving the equivalent of approximately 320 single family homes. The new facility will provide 290,000 GPD, which is a level of service equivalent to approximately 1,075 single family homes.

A. Estimated Demand and Service Provider:

Park Water Company provides potable water to Warner Southern University. Park water is now owned and managed by the city of Lake Wales. The existing wastewater treatment plant does not receive potable water. It uses a raw water well for its water needs. If this site were to be utilized for something else under the INST-2X category, it would likely be more utility intensive than a wastewater treatment plant. 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
±97 acres INST-2X			
Permitted Intensity	vacant	1,056,330 sq.ft. Government Offices	Class III Utility
Potable Water Consumption (GPD)	0 GPD	253,520 GPD	0 GPD
Wastewater Generation (GPD)	0 GPD	202,815 GPD	0 GPD

Source: Polk County Concurrency Manual & Polk County Utilities

The wastewater Treatment plant will add to the wastewater capacity and not detract from the available potable water capacity.

B. Available Capacity:

Park Water Company is permitted to draw up to 393,000 GPD from their well system, according to the Southwest Florida Water Management District General Permits Viewer. Their average flow is 302,000 GPD, which puts the system at 76% capacity. The Park Water Company system can potentially serve up to 1,100 units. They currently have 752 connections serving an estimated population of 1,948 people, according to the Florida Department of Environmental Protection Basic Facility Report for 2022.

The current capacity of the existing wastewater treatment plant is 86,000 gallons per day (GPD). The new facility will provide 290,000 GPD which is a 337% increase. The average enrollment in the university has been 644 students in the Fall Semester for the last five years. But not all of them live on campus. It is estimated that a student living on campus consumes approximately 110 GPD. This expansion could enable on campus enrollment to reach approximately 2,350 students.

C. Planned Improvements:

There are no specific plans for expansion or improvements in the Park Water system in the current Lake Wales Capital Improvements Program (CIP). Aside from the university, the system’s growth rate has not demonstrated a need for expansion. Over the long-term, both the city and the County should make efforts to promote future camps expansions. Academic institutions are a significant

economic development asset. If the wastewater system is expanding, it will be just as important to expand the potable water system.

This request is a planned expansion of the Warner Southern University’s wastewater treatment plant. According to the applicant, Warner University is expected to grow significantly over the next ten years. Specifically, we are looking at the following construction projects between now and 2034:

- The construction of a 196-bed residence hall.
- The construction of a 3,000-seat stadium at the front of campus for viewing of the new multi-use Athletic Turf Field.
- The construction of a new Student Center and Dining Hall.
- The construction of an additional 100-bed residence hall.

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. The site is developed with a commercial driveway access to a private local residential road. There is more than ample capacity on the directly affected roadways, even for a use with higher transportation demands.

A. Estimated Demand:

It’s difficult to compare the traffic impacts of a wastewater system to anything else. It’s even harder to compare it against the many possible land uses that can locate in an INST-2X district. Wastewater treatment plants in the sizes currently planned and existing require very little operational labor. They are often operated remotely and only visited periodically for maintenance. On the other hand, the INST-2X district can be occupied by schools of Kindergarten through College, government offices, college dormitories, corporate or religious lodges and retreats, landfills, and jails. With so many different uses, there’s really no way provide a meaningful analysis as to the maximum amount of development impact in the district compared to the proposed use.

Table 5

Subject Property	Estimated Impact Analysis		
	Demand as Currently Permitted INST-2X	Maximum Permitted in the District INST-2X	Proposed Plan
±97 acres INST-2X			
Permitted Intensity	vacant	1,056,330 sq.ft. Government Offices	Class III Utility
Average Annual Daily Trips (AADT)	0	19,164	<1
PM Peak Hour Trips	0	2,780	<1

Source: Polk County Concurrency Manual

In the end, the land has very little use without the provision of potable water and wastewater services. This request will not require a major or minor traffic study since the average annual daily trip rate (AADT) will be less than 50 trips per day. The access is through a private local residential road.

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. Table 6, to follow, provides a good snapshot of the capacity on the surrounding road network. U.S. Highway 27 is the only facility of significant traffic in the area and the university connects to it directly. On average, 18,500 vehicles pass by Warner Southern University each day.

Table 6

Link #	Road Name	Current Level of Service (LOS)	Available PM Peak Hour Capacity	Minimum LOS Standard
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

There is more than adequate capacity in the network. This is the least traveled portion of U.S. Highway 27 in Polk County.

C. Roadway Conditions

Access to the wastewater treatment facility is only a compacted soil driveway. That is all that is needed due to minimal traffic to the site. The portion of U.S. Highway 27 along the frontage of Warner Southern University is in fair condition and was last resurfaced in 2010.

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 within the Warner Southern University campus. They are not needed for the wastewater treatment plant.

F. Mass Transit

There are no mass transit services provided to the Warner Southern University area. If these improvements lead to more on-campus housing and that results in a higher enrollment, there may one day be enough mass transit demand to provide services to the campus.

Park Facilities:

The closest County recreation facility is Babson Park Playground approximately 6 miles away on the other side of Crooked Lake. The request will not adversely affect the park or its operations.

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 Crooked Lake West abutting the site of the existing wastewater treatment plant. Moving the wastewater facility farther away 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 applicant has selected the best location for a wastewater treatment plant on the entire ±360-acre Warner Southern University campus. It has good soils, is far from nearby surface waters, no wetlands or flood hazard areas, no recent endangered species sightings, or archeological resources.

A. Surface Water:

The first impression is that drainage from the site flows into Crooked Lake due to proximity, but it does not. The proposed wastewater treatment site is located within the Peace Creek Tributary Canal Basin. This basin flows to the Peace River. The site is slightly higher than the properties around it. This is chosen because of its potential percolation qualities. There is very little impervious surface associated with wastewater treatment plants. The wastewater effluent will be of a high quality due to three separate levels of treatment (anaerobic, aerobic, and filtration) The effluent is designed to percolate onsite through rapid infiltration basins. No effluent will be directed towards any surface waters. This proposed facility will have no adverse impacts upon the quality of nearby surface waters.

B. Wetlands/Floodplains:

There are no wetlands or 100-year flood hazard areas within the vicinity of the area planned for the new wastewater treatment plant. The rapid infiltration basins and tentative spray field locations are also outside of the flood hazard or wetland areas.

C. Soils:

The site is comprised of mostly favorable soils for development with less than 10% of the site compromised by severely limited soils, according to the U.S. Department of Agriculture, Soil Conservation Service (USDA, SCS) Polk County Survey. The applicant proposes to place the new wastewater treatment system on better soils than the former one.

Table 8

Soil Name	Septic Tank Absorption Field Limitations	Limitations to Small Commercial Buildings	% of Site (approximate)
Archbold Sand (83)	Moderate: wetness.	Slight	90%
Narcoossee Sand (74)	Severe: wetness, poor filter	Severe: wetness.	10%

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

D. Protected Species

There have been no sightings within one mile of the proposed wastewater treatment plant site according to the Florida Natural Areas Inventory surveys in 2002, 2006, and 2011. A more in-depth protected species study will be required for both the Environmental Resource Permit (ERP) from the Florida Department of Environmental Protection as well as the federal agency providing the funding for the project.

E. Archeological Resources:

There are no protected archeological resources in Section 34, Township 30, and Range 27, 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 irrigation wells on campus to support the landscaping and ballfield turf. There are no potable water wells nearby. The campus is served potable water from Park Water Company which is owned and managed by the City of Lake Wales through the city utility department. The wellsite is over 1¼ from the university’s proposed new wastewater treatment facility.

G. Airports:

The site is over 4½ miles from the edge of the runway for the Lake Wales Municipal Airport. Wastewater Treatment Plants are typically close to grade and pose no threat to aircraft.

Economic Factors:

Colleges and Universities are major economic generators for a community. They not only provide basic economic sector job creation, but they also improve the quality of the local workforce that attracts skilled businesses. This campus stimulates the local economy in many ways. It attracts students to the area that consume local goods and services. It also produces skilled labor that often remains in the community for a period of time. These labor resources lead to greater economic development. The primary element that any employer looks to when deciding where to locate a new business or industry is labor; both in quality as well as quantity. Increasing the quality of the labor force attracts businesses that provide higher wages. From an economic development standpoint, a community should do everything in their power to support colleges and universities. Approval of this wastewater treatment plant expansion is imperative to the further success of Warner Southern University.

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. Warner University abuts a Rural Center. Also, some of the Warner Southern University property is within a Utility Enclave Area (UEA) which are “those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer system in excess of 400,000 GPD. UEAs are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Areas.”

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.” Founded as Warner Southern College in 1968 by Church of God pastors and laity, the institution became known as Warner University in 2008. The campus includes approximately 360 acres and has an average enrollment of 640 fulltime students over the last five years. This facility expansion is needed to expand their on-campus housing, dining facilities, classrooms, and sports facilities.

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 proposed new wastewater treatment facility is planned to be located south and more interior to the university property than the existing facility. This increases the compatibility of the plant with its neighboring properties. Additionally, the closest of site properties are owned by the Board of County Commissioners. The closest residential property is over 1,600 feet away from the plant site. There is no need for additional screening and buffering because there is ample foliage and other structures between them.</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>Nothing can be a more compact use than a university campus with classrooms, auditoriums, dormitories, and dining halls. All of which need wastewater treatment to develop. This plant is a necessity for a “compact growth pattern” to occur.</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 new facility is needed to serve the approved land uses on the university campus.</p>

Comprehensive Plan Policy	Consistency Analysis
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.	The university is growing in student attendance. More students require more housing and restroom facilities. These facilities need a way to dispose of wastewater in an efficient way. The existing plant is nearing capacity. This new facility will expand capacity and run more efficiently than the current one.
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).	A wastewater system of this size is not staffed with personnel on a regular basis and there are very few flammable components. There will not be significant demands for public safety services at this wastewater treatment plant.

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

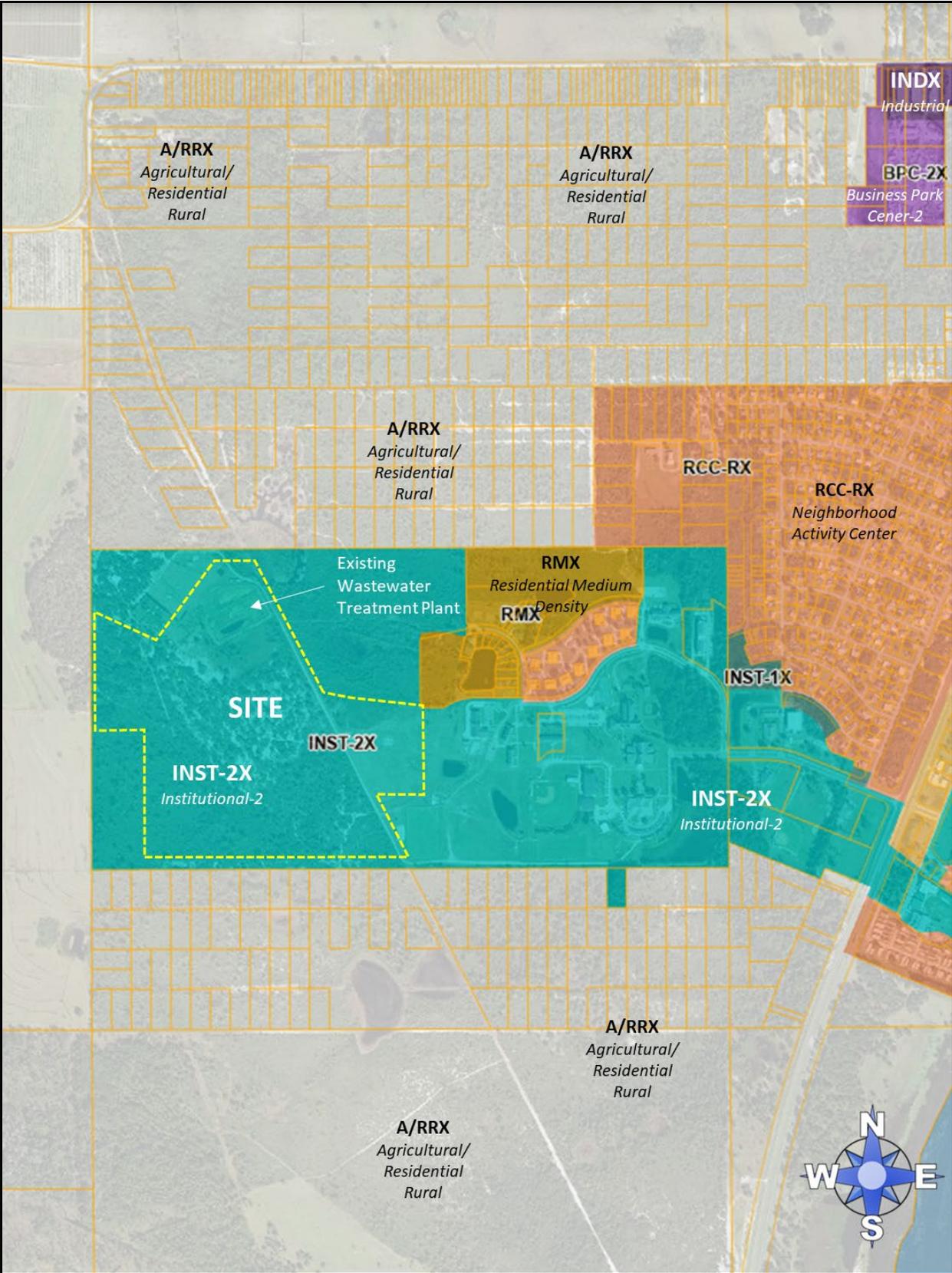
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	<i>Yes, this request is consistent with the LDC, specifically Sections 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 proposed location of the wastewater treatment plant is tucked away far from any neighboring properties outside of the university campus. It is farther away from neighboring properties than the location of the current wastewater treatment facility.</i>
How the concurrency requirements will be met if the development were built.	<i>Wastewater treatment plants 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:

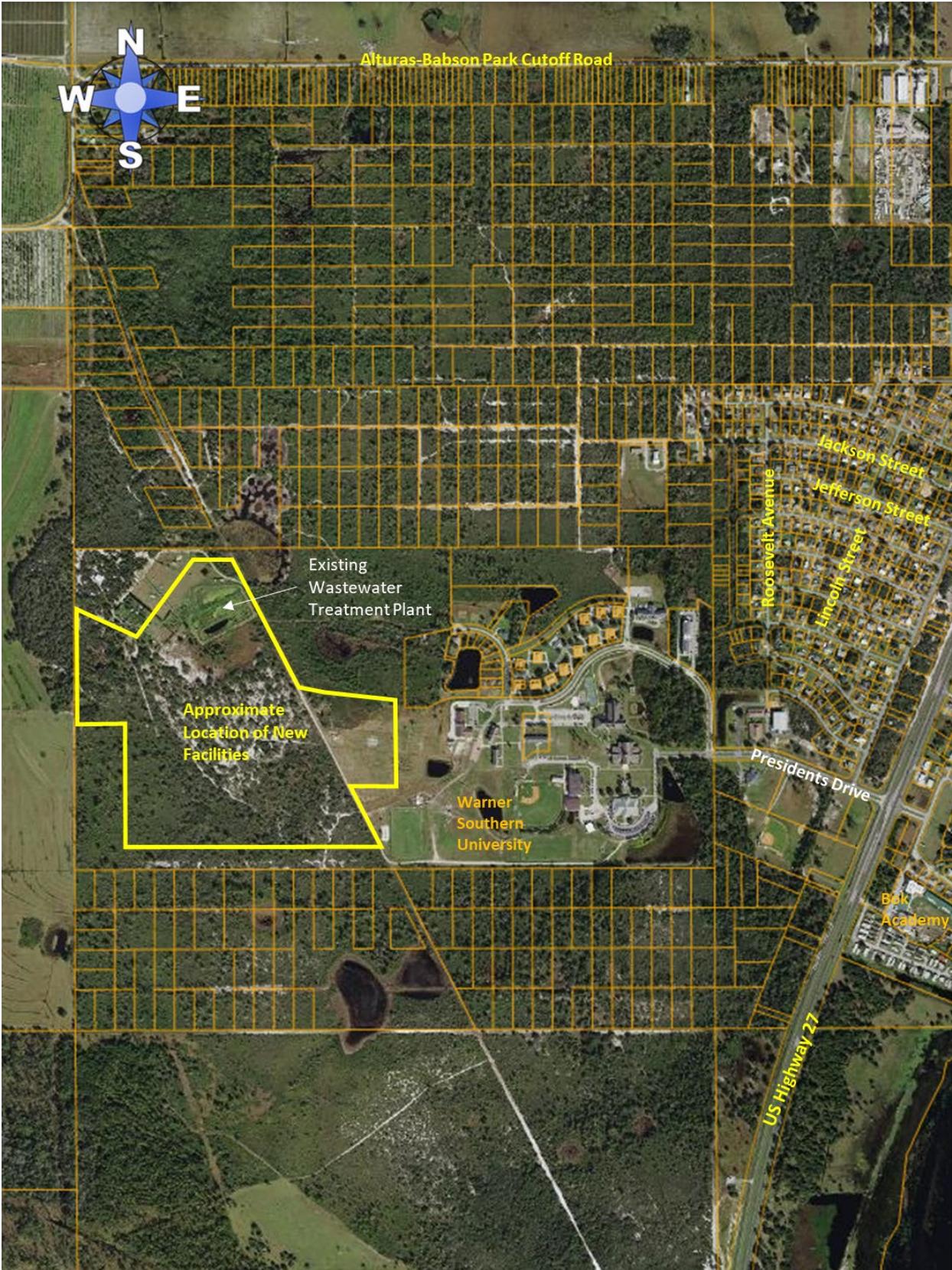
- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2021 Satellite Photo (Context)
- Exhibit – 4 2020 Aerial with Parcels (Close-up)
- Exhibit – 5 Site Plan



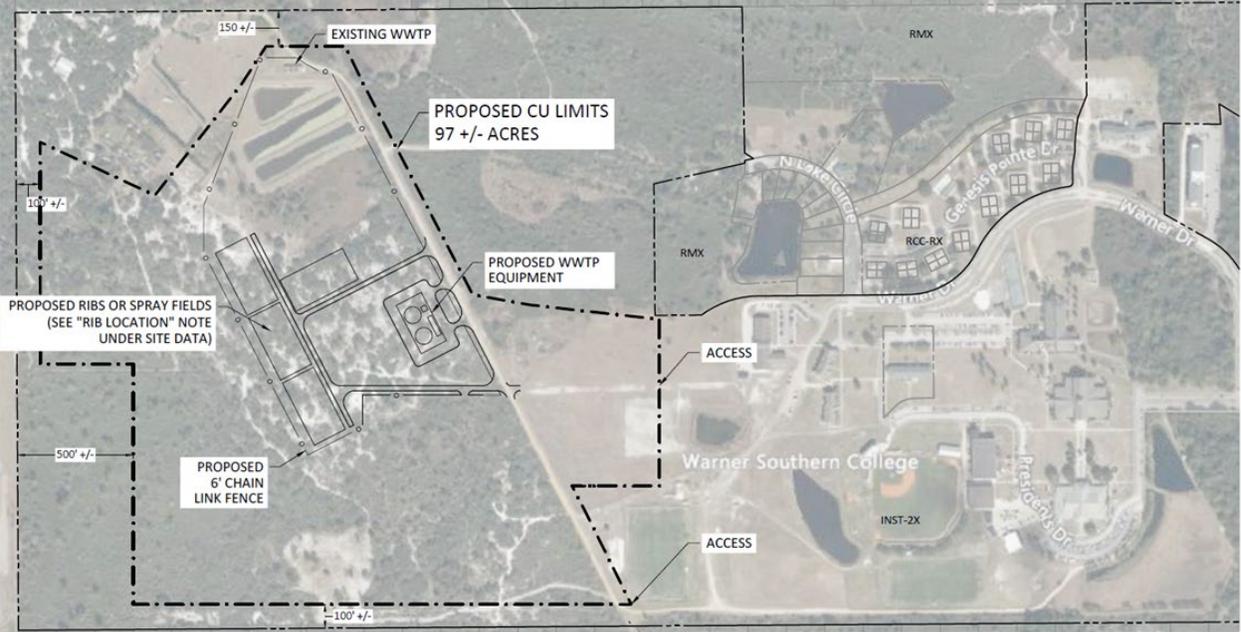
Future Land Use Map



2021 Satellite Photo (Context)



2020 Aerial with Parcel Lines (Close Up)



SITE DATA	
OWNERSHIP	WARNER UNIVERSITY, INC.
PARCEL ID:	PART OF PARCEL: 273034-000000-012020
LAND AREA:	97 +/- ACRES (CU LIMITS)
EXISTING FLU:	INST-2X(INSTITUTIONAL) SE VILLAGE SAP WITHIN RDA
PROPOSED FLU:	INST-2X(INSTITUTIONAL) SE VILLAGE SAP WITHIN RDA
DEVELOPED USE:	EXISTING WASTEWATER TREATMENT FACILITY
ACTIVITY SETBACKS:	NORTH - 150' PROPOSED / 100' REQUIRED SOUTH - 500' PROPOSED / 100' REQUIRED EAST - N/A WEST - 500' PROPOSED / 100' REQUIRED
FLOOD ZONE:	THIS SITE LIES IN FLOOD ZONE "X" PER NFIP FIRM PANEL #12105C0730G DATED 12/22/2016
LANDSCAPE BUFFERS:	SEPARATION DISTANCES COMPLY WITH THE LAND DEVELOPMENT CODE SECTION 303 UTILITIES PART 7C AND SECTION 720. NO BUFFERING IS PROPOSED.
CAPACITY	290,000 GPD WASTEWATER TREATMENT PLANT
RIB LOCATIONS	LOCATION OF THE PROPOSED RIBS OR SPRAY FIELDS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHIN THE CU BOUNDARY LIMITS ONCE DETAILED DESIGN IS COMPLETED.

- PERMITTED NOISE LEVELS**
- THE FOLLOWING ARE MAXIMUM AVERAGE NOISE LEVELS WHICH SHALL BE PERMITTED AT THE UTILITY SITE'S PERIMETER ON ANY GIVEN DAY, WHEN A PROPOSED UTILITY LOCES AS INDICATED:
 - A. NEXT TO A RESIDENTIAL USE OR RESIDENTIAL DISTRICT: 65dB
 - B. NEXT TO A COMMERCIAL, NON-RESIDENTIAL USE OR DISTRICT: 70dB
 - C. NEXT TO AN INDUSTRIAL, NON-RESIDENTIAL DISTRICT OR USE: 80dB

LEGEND

- - - - - EXISTING PROPERTY BOUNDARY
- EXISTING CONDITIONS TEXT
- o EXISTING SPOT ELEVATIONS
- EXISTING CONTOURS
- w EXISTING POTABLE WATER
- d EXISTING STORM SEWER
- s EXISTING SANITARY LINE
- ohe EXISTING OVERHEAD WIRES
- ugt EXISTING BURIED TELEPHONE LINE
- fm EXISTING BURIED FORCE MAIN
- - - - - PROPOSED RIGHT-OF-WAY
- TEXT PROPOSED CONDITIONS TEXT
- o PROPOSED FENCE LINE
- - - - - PROPOSED CU AREA
- . . . - JURISDICTIONAL WETLAND LINE
- - - - - 25' WETLAND BUFFER
- - - - - 100-YR FIRM




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Site Plan