

## 1.9.4 Decision Criteria

A. In reaching a decision regarding the site and development plan as submitted, the Commission shall be guided in its decision to approve, approve with conditions, or to deny by the following considerations:

1. Compliance with all applicable elements of the Comprehensive Plan; [The proposed work is within the Water Reclamation Facility property and considered an upgrade to infrastructure. The equalization tank is designed to balance flows and loads at the WRF by acting as a buffer system in the treatment process; accumulating and storing wastewater when the flow rate is high and releasing it slowly at a controlled rate. This ensures downstream processes receive a constant flow.](#)
2. Compatibility consistent with Section 4 of this LDR; [No buffer screening for noise and lighting is proposed as the proposed work is not expected to increase the noise and lighting beyond what the WRF typically produces. Additionally, the proposed work site is greater than 500 LF from any of the properties boundaries.](#)

[The equalization tank will have an approximate height of 31'-3".](#)

3. General layout of the development including access points, and onsite mobility; [Please see PDF "5.Site Plan" in the original submittal for the site layout. There is no proposed modification to the road and the work is not expected to impact onsite mobility on property as each treatment process has multiple access points from the road that runs through the site.](#)
4. General layout of off-street parking and off-street loading facilities; [Please see PDF "5.Site Plan" in the original submittal. The proposed work is not expected to impact off-street parking and loading facilities as all work will be completed within the Water Reclamation Facility property.](#)
5. General layout of drainage on the property; [The proposed installation is not expected to impact the existing onsite drainage as the total increase in impervious area for the site is 0.13%, which was considered exempt from an Environmental Resources Permit \(ERP\) under Section 373.406\(6\) of the Florida Statutes by the Florida Department of Environmental Protection \(FDEP\). Please see PDF "5a.ERP Exemption" for the exemption approval from FDEP.](#)

6. Adequacy of recreation and open spaces; [Not applicable, the property is not intended for recreational use as it is an active Water Reclamation Facility.](#)
7. General site arrangement, amenities, convenience, and appearance; and [Please see PDF "5.Site Plan" in the original submittal for the site arrangement. The proposed installation is not expected to impact convenience accessing the site itself or the individual treatment processes. Please see JPG "4a.Tank Render" for an example of the proposed tank's appearance. As stated in Item 6, the site is not intended for recreational use so no amenities are included.](#)
8. Other standards, including but not limited to, architectural requirements as may be required. [The proposed installation meets the applicable standards for FDEP Rule 62-620. Please see PDF "5b.FDEP Minor Mod" for the approved FDEP Minor Modification Permit.](#)