

**Highlands County
2009 EAR – Comprehensive Plan Amendments
Infrastructure Element
Overview**

Major Amendments

- Objective 1 Establishes a one gross acre minimum for single family homes to have a septic system
- Requires connection to a central wastewater system for new; single family subdivisions, multi-family, commercial, industrial, public and private meeting places
- Policy 1.3 Allows for alternative of advanced on-site septic systems meeting higher standards
- Policy 1.4 Establishes Septic System Management Program coordinated principally through the Public Health Unit, Septic Operators, and the County
- Policy 2.1 Establishes where central wastewater treatment systems area required;
- Land use or Zoning allows for density above 1 du/gross acre
 All mobile home parks and campground districts,
 New commercial and industrial development
 Existing development in priority areas within 1 year of availability
- Requires wastewater lines be installed with the initial development phase
- Policy 4.1 Requires the county to monitor treatment capacities and to factor the assessment into the decision making on specific development proposals
- Policy 4.2 Requires utilities to identify available and expected capacities and deficiencies, and a plan to correct deficiencies
- Policy 4.3 Recognizes Southern Water Use Caution Area (SWUCA) and key strategy of using reclaimed water to limit further impacts
- Policy 5.2 Emphasizes the “Urban Growth Area” – adjacent to the existing developed area of the county as a logical place for the future growth at higher densities which will support the central facilities

- Policy 6.2 Requires connection to a central water system for all new development within a one quarter mile of an existing line
- Policy 6.9 Requires connection to a central water system for multi-family development and subdivision with lots smaller than one gross acre
- Policy 6.9 Requires that the water infrastructure be installed at the initial phase of construction and written guarantee that water will be available to serve prior to the issuance of a Certificate of Occupancy

Minor Amendments

- Policy 2.2 Requires staff to continue to collect / analyze / map location of wastewater treatment systems
- Policies 2.3 – 2.7 Central Sewer Study Committee policies deleted - work outlined is completed
- Policy 3.1 Encourages the extension of central water and sewer systems to identified priority areas
- Policy 6.1 Recognizes the newly adopted Highlands County Water Supply Facilities Work Plan (WSFWP)
- Policy 6.3 Establishes specific improvements for the Placid Utilities service area consistent with the WSFWP
- Policy 6.5 Requires on-going data collection and analysis of the potable water demands
- Requires consistency with the WSFWP
- Policy 8.2 Directs the County to work with the Water Management Districts to identify and correct deficiencies within existing water systems

INFRASTRUCTURE ELEMENT

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GOALS

- 1. To Provide A Higher Level of Infrastructure Services To County Residents. ~~As Growth Occurs And Development Activities Increase, Within The 1998-2010 Planning Period.~~**
- 2. To Protect and Enhance Environmental Quality Through Ensuring Higher Standards of Water, Sewer, Wastewater, Solid Waste, and Stormwater Management Services.**
- 3. To Maximize Utilization of Existing Investment and Facilities Under Both Public and Private Ownership.**

Comment: "Sewer" is being replaced with the more accurate word of "wastewater" throughout the Comprehensive Plan.

Objective 1 ~~Septic Systems Density Threshold~~

~~Recognizing That Existing Development Patterns And Natural Conditions, Properly Designed and Regulated Septic Tanks Will Serve as the a Primary Means of Wastewater Treatment in Residential Areas of Less Than Two One Units per Gross Acre or Greater.~~

~~In All Residential Areas with a Gross Density Greater than One Unit per Acre, All New Multi-Family Development, New Commercial, New Industrial, and New Public and Private Meeting Places Shall be Served by a Central Wastewater Treatment System.~~

Comment: Implements EAR recommendation to establish minimum gross acreage for septic system for single family residential and to require connection to a central wastewater system the listed non-residential uses.

Policy 1.1 LDRs to Comply With State Code

~~Within the Planning Period, the The County shall continue to review and modify, where necessary, its land development regulations to assure that they are in conformance, at a minimum, with Chapter 64 E-6, Florida Administrative Code (F.A.C.) "Standards for On-Site Sewage Disposal Systems" and that the Land Development Regulations reflect the requirements of the Concurrency Management System.~~

Comment: Reflects the need for consistency between the LDRs, the Concurrency Management System, and the Comprehensive Plan.

Policy 1.2 Reserved

Policy 1.3 2 Development Standards for Septic Systems

The County's Land Development Regulations shall, at a minimum, incorporate Chapter 64 E-6 (F.A.C.) standards governing the design and installation of septic systems.

- A. Design engineering standards shall include minimum performance specifications for the placement of septic systems in unsuitable soils and in soils prone to seasonal flooding for determining the size, design and location of drain fields.
- B. Installation standards shall include minimum specifications for the placement of septic tanks above seasonal high water and for minimum setback restrictions from potable wells, natural water bodies, and protected environmental resources.

- C. If individual lots within a residential project cannot meet the requirements of this Policy 1.3, then no development order shall be issued for such lots until provisions for wastewater treatment are made for these lots to connect to a private or public central sewer system or by alternative or advanced on-site septic systems as appropriate to conditions.

Comment: Added language allows for the consideration of an on-site septic system with higher design requirements.

Policy 1.4 3 Grey-Water/Black-Water Septic Systems

~~Within the Planning Period, the~~ The County shall continue to have investigated the engineering feasibility and cost effectiveness of installing grey-water/black-water septic systems for certain new residential construction.

Should the Board of County Commissioners find the merits of such septic systems to be acceptable, the County shall amend its Land Development Regulations to require their installation for all new home-site construction of one gross acre or larger in developments:

1. Which are proposed or approved at a net density between 2.0 and 4.0 units per acre; and
2. Where such home-sites are not or cannot be served by a central sewer system.

Comment: The language is amended to reflect the now on-going status of this policy. The lot size of one gross acre or large is provided for consistency in septic system policies.

Policy 1.4 Septic System Management Program

Highlands County will develop and begin implementing a septic system management program serving the whole County.

- A. The County and the Public Health Unit will complete a pilot septic system management program which evaluates implementation of a larger program for the entire County jurisdiction.
- B. The County and the Public Health Unit will develop and maintain a schedule of septic system maintenance and shall begin implementation as appropriate. Septic systems shall receive periodic operational inspections and maintenance according to the schedule.

- C. The schedule for septic system maintenance compliance will be based on geographic area, size of system, drainfield and groundwater table separation, age of septic system, reported failures, soil types, setback from surface water bodies, water quality reports and results of the pilot program priority areas.
- D. The use of properly constructed and functioning septic systems which are maintained in accordance with the septic system management program will be allowed to operate within high priority areas unless connection to a central wastewater treatment system is required by Policy 2.1.
- E. When an on-site system is identified as needing replacement, Policy 1.5 shall apply if the lot is within 300 feet of a surface water body or is 10,000 square feet or less.
- F. The owner of septic systems shall bear the financial costs of the septic system management program.

Comment: The policy outlines the establishment of a Septic Management Program which is coordinated principally between the County, the Public Health Unit, and the septic operators.

Policy 1.6-5 Use of the Performance-Based Septic Tank System

A septic drain field is required to be set back not less than 75 feet from wetlands and proximity to surface waters, but may be more where unsuitable soils will preclude a typical septic tank system, except that a setback of less than 75 feet may be allowed if a Performance-Based septic tank system described in Chapter 64 E-6 F.A.C. is utilized as the sewer treatment and disposal system based upon the design and recommendation of an engineer experienced in the design and installation of wastewater treatment systems, as approved by the Health Department for residential development that is outside the reach of a central wastewater treatment system and confronted with the cited environmental issues.

Objective 2 Central Sewer Wastewater Treatment Systems:

Recognize That Certain Land Uses and Development Densities Require Central Sewer Wastewater Treatment Systems

Policy 2.1 Central Wastewater Density Threshold, Development Standards, and Levels of Service

- A. ~~Within the Planning Period, the~~ The County shall continue to review and modify, where necessary, its land development regulations to assure that:

1. ~~The land development regulations conform with the County zoning regulations in requiring central sewer systems for mobile home parks and campground districts.~~

Central wastewater treatment systems shall be required:

- (a) In all areas of Highlands County where land is developed at one or more dwelling units per gross acre,
- (b) For mobile home parks and campground districts,
- (c) For all new commercial and industrial development,
- (d) Existing developments utilizing on-site wastewater treatment and disposal systems in priority areas will be required to connect to central wastewater treatment facilities when it is made available within 365 days of written notification by the utility provider.

Comment: Added language establishes when connection to a central wastewater system is required and provides for the timing of the connection in an existing developed area.

2. When domestic wastewater flows are expected to exceed 10,000 gallons per day per establishment (pursuant to Chapter 64 E-6, Florida Administrative Code) or, notwithstanding the property's zoning district, all new residential subdivisions with gross density greater than one dwelling unit per acre proposing fifty (50) or more dwelling units or lots, and approved for a net density of 4.0 or more dwelling units or lots per acre, shall be served by a central sewer wastewater system.

Comment: Implements EAR recommendation for the requirement to connect to a central wastewater system.

~~*Definition of Establishment:* An establishment is a multi-family, apartment, condominium or townhouse complex, a non-residential commercial or institutional development or place of business or assembly. Inclusive with an establishment are all buildings or structures and the land appertaining thereto, having an owners association or other legal entity which is responsible for maintenance and operation of the development's sewage treatment and disposal facilities.~~

Comment: Relocated to Definitions Section.

3. All newly constructed private central ~~sewage~~ wastewater treatment systems shall be engineered for eventual integration into a publicly operated interceptor sewer network.
4. The County's minimum level of service standard for design of ~~sewage~~ wastewater treatment plants shall be as follows:

RV Park	75 gpcd
Mobile Home Park	100 gpcd
Single-Family Subdivision	120 gpcd
Multi-Family Development	120 gpcd

5. Standards for the proper location, construction, operation, monitoring, reporting, and maintenance of package ~~sewage~~ wastewater treatment plants shall be included in the LDRs.
- B. All new establishments and residential subdivisions, that are required by the policies of this objective to be served by a central wastewater treatment sewer system, shall require all central wastewater collection lines to connect to residential units in a new subdivision and all new establishments at the time of initial development for connection to a central wastewater system. ~~connect to and utilize such system~~ whenever it is within one-quarter mile of the property line boundary, as measured and accessed via existing easements or rights-of-way.

Comment: Language establishes requirement for wastewater treatment lines to be installed at the initial development stage.

- C. Whenever connection to a private or public central ~~sewer~~ wastewater treatment system is refused by an operator; is unavailable at the time of construction; or, whenever connection points to an interceptor are more than one-quarter mile from the property line boundary of the project, the County shall require connection to a central ~~sewage~~ wastewater treatment system within 365 days of ~~at~~ the time such connections become available as provided by written notice of the utility provider. The County may approve an incremental or phased installation of a central ~~sewer-wastewater treatment~~ system to accommodate the development. ~~(Previous INF Policy 1.5)~~

Comment: Language establishes that connection to the central system must be done within 365 days of notice from the utility provider that service is available.

Policy 2.2 Survey Sewage Wastewater Treatment Facilities

~~Within the Planning Period, the The County staff shall continue to complete compilation of compile and analyze data on the entity having operational responsibility, current demand, level of service, and an analysis of the general performance for each identified public and private sewage wastewater treatment facility. These areas shall be mapped and kept updated to be used in making concurrency management decisions.~~

Comment: Language provides direction to the County staff to continue to obtain and provide analysis of wastewater treatment systems, also requires staff to map this data for analysis.

~~Policy 2.3 Provision of Centralized Sanitary Sewer Serving Development With Urban Densities~~

~~By June 1, 2000, the County shall appoint a Central Sewer Study Committee (CSSC) to identify and evaluate the provision of central sanitary sewer to serve the following subdivisions: Sun ‘n Lake Placid, Leisure Lakes, Highlands Park Estates, West Sebring Estates, Orange Blossom Estates, and Avon Park Estates, and other areas throughout County as recommended by the Board of County Commissioners. The appointment of the CSSC shall be authorized and approved by the Board of County Commissioners.~~

Policy 2.4 The Central Sewer Study Committee’s Responsibilities:

~~The committee=s responsibilities shall include, but not necessarily limited to recommendations for:~~

- ~~1. Identifying existing sewer system deficiencies within the County;~~
- ~~2. Conducting a survey, identifying parts, sections, phases, units, subdivisions, rural villages, rural neighborhoods, and suburban neighborhoods within the County with obvious pressures for future development, and identifying the sewer needs of such areas;~~
- ~~3. Establishing priorities for the correction of identified deficiencies;~~
- ~~4. Establishing priorities for the provision of central sanitary sewer for areas designated to receive sewer services based on protection of the health, safety and welfare of the County residents, degradation of surface ground water, results of development and/or redevelopment areas;~~
- ~~5. Establishing appropriate thresholds for the provision of central sanitary sewer in residential developments in a timely manner;~~

6. Identifying the funding mechanisms and sources;
7. Addressing implementation activities and feasibilities; and
8. Establishing interim policies that will guide land use developments in the sanitary sewer priority areas, which include but not limited to, provision of enhanced package treatment plants and/or dry lining of development(s).

Policy 2.5

no title

~~The central sanitary sewer study shall be conducted by a reputable professional body or consultant. The central sanitary sewer study shall be completed, and a recommendation report submitted to the County by June 1, 2002. The County shall send a copy of the completed study to the Department of Community Affairs.~~

Policy 2.6

no title

~~Within six (6) months of the completion of the study December 1, 2002 the County shall amend its Comprehensive Plan to adopt the study, and review implementation of its recommendations.~~

Policy 2.7

no title

~~In the interim (pending the completion of the sewer study), new residential subdivisions with a density equal to or greater than three dwelling units (3 du/ac), shall be limited to 25 acres or 50 units unless an enhanced package treatment plant is provided. In determining whether a development meets or exceeds the 25 acre or 50 unit threshold, all new subdivisions under common ownership and within 2 mile of each other, and which are developed within five (5) years of each other shall be counted. This policy does not apply to developments occurring in the subdivisions and areas listed in Tables 1.6 and 10.1 of the FLUE, and developments approved prior to the effective date of this policy.~~

Comment: The Central Sewer Study Committee was formed and finished conducting their work. Policies 2.2 – 2.7 are no longer needed within the Comprehensive Plan.

Objective 3

Expansion of Central Wastewater Treatment Sewer Systems

Act as a Catalyst for the Expansion of Central Sewer Wastewater Treatment Systems in Unincorporated Highlands County

Policy 3.1 Sewer Wastewater Treatment Network

~~Pursuant to the recommendations of the Central Sewer Study Committee's report, the County will examine the alternatives of expanded service by municipalities and/or "networking" of privately owned systems to provide centralized sewer service to County residents.~~

Utilities are encouraged to extend central wastewater treatment systems to priority areas identified and mapped by the County.

A. In the case of a utility which provides both central potable water and wastewater treatment services, the utility is encouraged to extend potable water and sanitary sewer lines concurrently.

As an exception to this policy, lines may be extended separately if the service area is primarily composed of one type of service line and is located at a distance from which it would be economically inefficient to require concurrent extensions.

B. When it is necessary for potable water or sanitary sewer lines to be extended through areas designated at less than one dwelling unit / acre in order to provide service to lands located within another priority area, the extension of such lines shall not be construed as justification for development at urban densities adjacent to the extended infrastructure.

Comment: Language builds upon the analysis and mapping of existing wastewater areas and areas where central services are identified as a priority need.

Clarifies that the extension of central services does not in itself provide justification for increasing densities.

Policy 3.2 Sewer Taxing District Option Wastewater Facility Funding

~~Within the Planning Period, the~~ The County will conduct continue to assess an assessment of the feasibility and benefits of establishing additional special benefit districts, or other methods as a means of creating a better investment climate and stimulating growth in specific areas designated for central sewer wastewater treatment service.

Comment: Language reflects the on-going nature of this type of analysis responding to opportunities which maybe present over time.

Policy 3.3 County-Wide Sewer System Master Plan

Based on the results of the Central Sewer Study Committee's Report, the County will, ~~by December 1, 2003,~~ prepare a master plan for the provision of

~~sanitary sewer wastewater treatment facility expansions and or consolidations on the Ridge in the Urban Growth Area with specific locations for serving future commercial and industrial development.~~

Comment: Language directs the County to develop a Master Plan Wastewater Treatment Facilities.

Policy 3.4 Sewer System Consolidation Option

~~Within the Planning Period, the~~ The County will continue to explore the consolidation of other larger privately owned sewer systems, and, if possible, the County will solicit consolidation proposals from qualified owners of private sewer systems.

Comment: Language reflects the on-going nature of the policy.

Objective 4 Correct Sewer System Deficiencies Maintain Adopted Levels of Service for Wastewater Treatment

~~The County Shall Implement Procedures Which Correct Existing Facility Deficiencies.~~

Utilities Shall Wastewater Treatment Facilities Shall Be Maintained, Operated And Monitored So As To Provide Capacity Sufficient To Satisfy Adopted Levels Of Service Established By Policy 2.1 Within This Comprehensive Plan.

Comment: Language now reflects the on-going structure of maintaining the adopted Level of Service standards.

Policy 4.1 Survey and Prioritize Sewer Wastewater Treatment System Needs

~~The County shall appoint a Central Sewer Study Committee (CSSC) by June 1, 2000, to identify any existing sanitary sewer facility deficiencies, as well as address implementation activities for establishing priorities for the correction of such deficiencies by the entity having operational responsibility.~~

Highlands County shall obtain quarterly Florida Department of Environmental Protection reports of total capacity and facility demand for each utility system to assure that adopted Level of Service Standards are maintained and the Concurrency Management System is up to date.

Comment: The policy establish a method for the County to monitor wastewater treatment capacity and to factor the capacity assessment into the decision making on specific development proposals.

Policy 4.2 Where deficiencies or impending deficiencies are identified by utilities providers within Highlands County, the utility provider shall notify Highlands County of their plans to correct deficiencies, allowing these plans to be taken into account in making concurrency determinations.

Comment: *The policy requires the utility to identify available capacity, deficiency, or expected deficiency. It then requires the utility to provide the County with a strategy to correct the deficiency.*

Policy 4.3 The County will cooperate with the SWFWMD in the implementation of the regulations established for the Southern Water Use Caution Area (SWUCA) by off-setting the use of potable water through an increase in reclaimed water for non-potable uses.

Comment: *The policy recognizes the SWUCA and the key strategy to use reclaimed water to limit further impacts.*

Objective 5 **Growth Management Through Sewer Central Wastewater Treatment Systems Support Growth**

The County Shall Implement Procedures Which Discourage Urban Sprawl and Maximize the Use of Existing Facilities, Especially Those Areas Within and Adjacent to the Urban Growth Area.

Comment: *The language recognizes the existing developed area of the County along the Lake Wales Ridge and emphasizes this area as the logical place for future growth which can be served by the existing infrastructure. This policy is consistent with the revised General Growth Management Strategy established in the Future Land Use Element.*

Policy 5.1 **Develop Areas Served By Central Sewer Wastewater Treatment Systems**

In addition to implementing ~~Sanitary Sewer Service~~ a policy for centralized wastewater treatment systems, the County intends to discourage urban sprawl and provide for the more efficient use of existing sanitary sewer facilities through a purposeful implementation of the General Growth Management Strategy articulated under Future Land Use Objectives 1 and 2.

The County shall encourage residential density concentrations, as opposed to large lot, low density residential within the service areas as a means to economically capture wastewater of sufficient quantity for reclaiming and distribution for irrigation or commercial / industrial use.

Policy 5.2 **Central Wastewater Treatment Systems**

Central Wastewater Treatment Systems shall be required in any Sustainable Communities outside the Urban Growth Area.

Comment: The added language continues to build upon the policy structure of creating residential areas at a density that is logical to serve with central wastewater systems. This language assists in addressing the SWUCA, in having residential development which will have sufficient capacity to create an efficient reclaimed water system for irrigation.

Objective 6 **Measures to Assure Drinking Water Quality and Public Health Provide Sufficient Potable Water to Residential and Non-Residential Users Within the Water Service Area.**

Ensure Public Health by Protecting the Water Quality of Potable Wells, Including the Future Possibility of Establishing or Expanding Central Water Systems in the Unincorporated Areas of Highlands County. ~~Within The Planning Period.~~

Policy 6.1 **Explore County Wide Water Delivery System Water Supply Facility Work Plan (WSFWP)**

~~Within the Planning Period, the County shall establish a committee composed of representatives of the county, cities and other major water providers to examine the alternatives of expanded service by municipalities and/or "networking" of privately owned systems to provide centralized potable water service to County residents.~~

Utilize the WSFWP to implement new potable water facilities and to correct projected facility deficiencies of County owned potable water systems as determined by the Plan, and to monitor other water providers serving unincorporated portions of Highlands County.

Comment: The policy recognizes the recently adopted Highlands County Water Supply Facility Work Plan.

Policy 7.16.2 Design Capacities for Public Water Systems

A. ~~Upon adoption, the~~ The County shall apply the following minimum design standards to residential water systems:

RV Park	75 gpcd
Mobile Home Park	100 gpcd
Single Family Residential	120 gpcd
Multi-Family Development	120 gpcd

B. The County shall require a total project water storage capacity (in combination with standby pumping capacity) of at least 50% of the maximum daily water system demand.

Minimum water pressure for fire-flows shall be 35 pounds per square inch, with minimum flow capacity as follows:

Residential	500 gallons per minute
Commercial	750 gallons per minute
Industrial	1,000 gallons per minute

on the calculated fire flow rate based on a higher psi

- C. The County shall continue to administer ~~within the Planning Period~~ Land Development Regulations which require new development or redevelopment to meet or exceed the above standards, unless greater or lesser flows/capacities are demonstrated to be required or adequate to serve the project.
- D. Require connection to the central water system for all new development within one-quarter mile of an existing water line.

Comment: The added language implements the EAR recommendation for connection to a central water system.

Policy 7.1 was relocated.

Policy 6.23

County Potable Water Systems **Special Benefit Districts For Central Water Service**

Improvements to the county owned Placid Utilities and Highway Park Potable Water Systems shall be planned and programmed in accordance with the Water Supply Facilities Work Plan.

~~By June 1, 2000, conduct an assessment of the feasibility and benefits of establishing additional special benefit districts as a means of creating a better investment climate and stimulating growth in specific areas designated for central water service.~~

Comment: The policy recognizes the adopted WSFWP and the commitments to make improvements consistent with the Plan.

- A. Placid Utilities, comprising the potable water plants located in Tomoka Heights and Highway Park, shall endeavor to provide potable water service to all existing residences and businesses within its prescribed service area.
- B. Each new residence and business developed within the Placid Utilities Service Area shall be required to have public potable water services, and

where available access to reclaimed water for irrigation and industrial / commercial use.

- C. The County shall require all residences within the Placid Utilities Service Area, that are using intercept devices provided by the Department of Environmental Protection and the Department of Health, due to well-water contamination, shall be required to hook-up to its potable water system, when it becomes available, within a time certain established by the Board of County Commissioners.
- D. The County will proactively investigate the opportunities for grant – in – aid provided by the various state agencies responsible for water quality control toward implementing programs for domestic hook-ups to public potable water systems.
- E. The potable water Level of Service (LOS) for Placid Utilities and Highway Park shall be consistent with INF Policy 6.2.
- F. The County shall assist in enabling the transition from on-site potable water wells to its public system through selected adjustments to hook-up fees and user rate schedules.
- G. The County, wherever it has assumed the responsibility to provide water to areas subject to surficial aquifer contamination, shall continue to plan for and provide potable water service to existing and proposed development within its selected service areas.

Comment: A. – G. lay out specific improvements and requirements for the Placid Utilities service area consistent with the WSFWP.

Policy 8.26.4 **Water Storage Deficiencies**

Existing developments having water storage capacity deficiencies shall give priority to the elimination of such deficiencies. Efforts to correct these deficiencies shall be made on the basis of maximizing the use of existing facilities, economic feasibility, and best preventative maintenance practices.

The County shall work in conjunction with the SWFWMD and SFWMD to eliminate these deficiencies.

Comment: The language provides guidance on how to eliminate capacity deficiencies and directs the County to coordinate with the appropriate Water Management District.

Policy 6.35

Study Existing Public Water Systems

~~Within the Planning Period, the~~ The County staff shall ~~complete compilation of~~ continue compiling data on the entity having operational responsibility, current demand, level of service, and an analysis of the general performance for each identified public and private potable water facility. The information generated by this survey shall be used as reference material for implementing Future Land Use Policy 6.2.

Comment: The amended language reflects the on-going nature of data compilation and analysis to understand current trends and capacities. Land Use Policy 6.2 calls for mapping of well locations.

- A. The County shall monitor water supply source deficiencies and improvements by other local water providers serving unincorporated portions of Highlands County as tracked by the Water Supply Facilities Work Plan.
- B. The County shall monitor water supply demands created by new development within the County for their impacts upon other public water supply providers and as it pertains to the Regional Water Supply Plans of the SWFWMD and the SFWMD.

Comment: Language reflects the County's role in maintaining consistency with the WSFWP.

- C. Where practical, the County shall decentralize its potable water system by locating new wells and associated water supply infrastructure in strategic location to assure sufficient water pressures throughout the system.
- D. The County will, wherever possible, construct the water distribution systems comprising loops to more evenly maintain consistent water pressure.

Comment: Language outlines two methods to help maintain consistent water pressure throughout the system.

Policy 6.46

Wellhead Protection Zones

- A. For a use or development activities activity known to adversely affect the water quality of public water supplies, the County shall require a "Wellhead Protection Zone" around all public potable water wells and entirely on the affected property whenever possible. Existing land uses and activities as of the effective date of this policy (May 2, 1994) shall be considered a legal nonconforming use. according to the provisions of Future Land Use Policy 1.3.F.16.

1. **Zone of Exclusion is that area ~~W~~within a 200 foot radius around an affected wellhead (called the "Zone of Exclusion"),**

Only the following future land uses and development activities shall be allowed:

- a. Uses functionally related to the water supply system;
- b. Open space, parks, playgrounds, playing courts, open air shelters, and other similar recreation facilities; and,
- c. One single-family dwelling unit per parcel or tract or lot that may be entirely or partially within this Zone of Exclusion, provided that it was created on or before the effective date of the adoption of this policy and provided that the residence cannot feasibly or practicably be located outside this Zone.

No parking areas, structures, or impervious surfaces - except for those listed above or accessory to residential uses - shall be allowed in this Zone of Exclusion.

2. **Zone of Control is that area ~~W~~within a 600 foot radius around an affected wellhead (called the "Zone of Control"),**

All the land uses and activities listed below shall be prohibited:

- a. The bulk storage, processing, or disposal of off-site generated hazardous waste, special solid waste (as defined by County ordinance), and medical waste;
- b. Sanitary sewer system lift stations, wastewater treatment plants, percolation ponds, and sludge or septic land application sites;
- c. Landfills, landfill operations, open dumps, junkyards, and the processing or disposal of solid waste which is not generated at the site;
- d. Mines and mining operations which intersect or disturb the groundwater table;
- e. The bulk storage, mixing, processing, production, or disposal of:

(1) Any pesticide for which an area of groundwater contamination has been delineated by the Florida

Department of Environmental Protection within Highlands
County under Chapter 17-524 F.A.C.; and,

(2) Sewage and sludge.

- f. The bulk storage or disposal of pesticide containers;
- g. Agricultural and industrial processing plants;
- h. Feed lots or other concentrated livestock yards or facilities;
- i. The bulk storage, mixing, processing, production, or disposal of substances listed in the federal Comprehensive Environmental Response Compensation Liability Act (CERCLA) in 40 CFR Part 302, Table 302.4 which are known to pollute or contaminate groundwater; and,
- j. The application of fertilizers, except if done in accordance with application rates recommended by IFAS or in accordance with the Best Management Practices published by IFAS, whenever applicable.

3. **Within the Zone of Control, the following land uses and activities listed below shall be restricted:**

- a. Industrial land uses and development activities not covered above, including the installation of infrastructure in support of such development, excepting that which is necessary for well construction, appurtenant operational and distribution facilities, and well maintenance activities; and,
- b. Golf courses, citrus groves, caladium fields, plant nurseries, or other commercial food crop cultivation or high intensity agriculture operation.

B. For purposes of implementing this policy, the setback standards and prohibitions expressed in paragraph "A" above shall not apply to existing land uses or activities around non-public potable wellheads. The term "existing" in this context shall mean prior to the effective date of this policy's adoption. If, however, the existing land use or activity changes status after the effective date of this policy's adoption, the setback standards and prohibitions shall apply henceforward to the property.

C. For the purpose of implementing this policy, a public potable water well shall mean any well connected to a public or private potable water supply system which has 15 or more service connections or regularly serves a

minimum of 25 persons daily at least 60-days per year, as defined by Chapter 62-550 F.A.C.

- D. The setback standards expressed in paragraph "A" may be increased or decreased on the basis of specific hydrological data which supports an expansion or a reduction of the area encompassed by a Wellhead Protection Zone. Furthermore, these setback standards may be reduced or increased in specific instances where the governing regulations of State permitting agencies prescribe a setback distance from the wellhead.
- E. Should groundwater contamination be traced to the use of labeled pesticides, the County will request that the Department of Agriculture Consumer Affairs (DACA) review the pesticide in order to determine whether additional DACA restrictions are necessary to protect groundwater from further contamination by the use of such pesticide.
- F. Public potable water wells shall be abandoned in accordance with Chapter 62.532.440, F.A.C.

Policy 6.57

LDRs for Wellhead Protection Zones

The County shall continue to administer, ~~within the Planning Period,~~ development standards within its land development regulations which are consistent with the provisions of Policy ~~6.4~~ 6.6 relating to wellhead protection zones.

Policy 6.68

Clearinghouse Procedures for Public Water Systems

- A. ~~Upon adoption, any~~ Any development application which involves the construction of a new or the retrofit of an existing public potable water well system, as defined by Chapters 62-532, 62-550 & 62-555, F.A.C., shall be sent to the following agencies for regulatory review prior to the County taking action on the affected application:
 - 1. Florida Department of Environmental Protection (DEP);
 - 2. Florida Department of Health (FDH) and; and, Florida Department of Children and Families (FDCF);
 - 3. South Florida or Southwest Florida Water Management District (SFWMD or SWFWMD).
- B. The County shall condition its development order based upon the permit requirements expressed by any of these agencies which respond within 30 calendar days. In the event that the agency does not respond within this

time-frame, the County will advise the applicant of their responsibility to obtain appropriate State and federal permits.

Policy 6.79

Mandatory Connection to Public Water System

Upon adoption, the County shall require that all new development and redevelopment containing dwelling units or lots smaller than one (1.0) gross acre in size to provide potable water as follows:

A. Multi-Family Developments ~~of fifty (50) or more dwelling units (regardless of parcel size) and subdivisions with or 50 or more lots smaller than 1 acre in size shall be required to:~~

~~Connect to an existing system if it is within 1/4 mile of the project unless refused by the operator of the system; or~~

~~Connect to an available system beyond the 1/4 mile limit; or~~

~~Construct or guarantee to construct an approved public potable water system, or~~

~~Sufficiently upgrade an existing system to serve the entire proposed project.~~

B. Multi-Family Developments ~~consisting of 50 through 149 dwelling units (regardless of parcel size) and subdivisions with or 50 through 149 lots smaller than one (1) gross acre in size shall be required to provide or guarantee to provide a public potable water system designed to provide for future fire suppression requirements including hydrant connections as a part of the initial improvements for the entire proposed development.~~

Comment: The amended language has been simplified and reflects the EAR recommendation to require connection to a central water system for multi-family development and subdivisions with lots smaller than one acre and to ensure the infrastructure is in place as part of the initial development.

~~C. Developments with 150 or more dwelling units (regardless of parcel size) or 150 or more lots smaller than 1 acre in size shall be required to provide or guarantee to provide potable water system having fire suppression capability with hydrants as a part of the initial improvements for the entire proposed project.~~

~~D. Developments of less than 50 dwelling units (regardless of parcel size) or less than 50 lots smaller than 1.0 acre in size shall not be required to meet the requirements of this policy, but phased~~

~~developments shall be required to comply with this policy retroactively as the number of accumulative dwelling units/lots reaches thresholds described in this policy (i.e. an initial 25 lots of a 50 lot subdivision shall be required to comply with A.1. and 2. of this policy for all 50 lots when the additional 25 lots are developed). This requirement shall be vested in the land and not the developer.~~

Comment: The language in C and D above is no longer applicable since new residential development will have to meet the new higher standard established in A and B above.

- C. Incremental installation of the potable water and fire suppression system to accommodate phased development may be allowed upon approval by the Board of County Commissioners.
- D. Private drinking water systems shall be required to meet the level of service standards set forth in Infrastructure Policy ~~7.1.~~ 6.2
- E. Commercial uses, utilizing potable water, shall connect to an existing public water system if within 1/4 mile of an available system.
- F. The Developer shall provide all water infrastructure at the time of initial construction to allow all new and redeveloped residential units, and new and redeveloped commercial uses, to be served by new central water facilities. Pursuant to F.S. 163.3180, prior to the issuance of a building permit, the Developer shall submit written guarantee from the water supplier to ensure adequate water supplies will be available by the date of issuance of a Certificate of Occupancy and no Certificate of Occupancy shall be issued until potable water is available to the unit.

Comment: The added language requires the water infrastructure to be installed at initial construction and requires written guarantee that water will be available to serve the unit prior to the issuance of a Certificate of Occupancy.

Policy 6.810 Additional Task for Sewer and Water Study

The findings of the County's comprehensive 1993 Sewer and Water Study shall be incorporated into any future studies and include a cost-benefits and feasibility analysis for a County-wide central water distribution network, whereby water mains would be extended to connect households on private shallow wells to public water systems with deep wells.

Policy 6.9 ~~Water Storage Deficiencies:~~

~~Existing developments having water shortage capacity deficiencies shall have until July 1, 2001, to address the elimination of any such deficiencies. Efforts~~

~~to correct these deficiencies shall be made on the basis of maximizing the use of existing facilities, economic feasibility, and best preventive maintenance practices.~~

Comment: The substance of this policy is now contained within the policies related the Water Supply Facilities Work Plan recently adopted by the County.

Policy 6.1011 Support Quality of Water Improvement Project (QWIP)

Information from the County's comprehensive 1993 Sewer and Water Study (see Capital Funding Strategy (CFS) Improvements—Element 10-year Schedule) shall be incorporated into future studies, more specifically the Central Sewer Study, within the Planning Period and together transmitted to the Southwest Florida Water Management District for consideration and identification of those public wells which may be candidates for their "Quality of Water Improvement Project" well plugging program.

Comment: The name of "Capital Funding Strategy" is being used throughout the Comprehensive Plan to better reflect the nature of the Capital Improvement Program and Capital Improvement Element.

Policy 6.11 Wellfield Location Plan

~~By July 1, 2000, Highlands County shall map potable water facilities for the purpose of identifying existing and future sites.~~

Comment: This effort is now part of the Water Supply Facilities Work Plan.

Policy 6.12 Promote Public Health Risk Education

So that households, which draw potable water from shallow or surficial wells where groundwater may be contaminated, are informed of health risks, the County shall ~~by July 31, 1999,~~ assist the Florida Department of Health in distributing pertinent information, such as well location and testing for water potability.

Policy 6.13 Community-Wide Potable Water / Wastewater Monitoring

~~By April, 2008, the~~ The County will ~~establish and continue to implement~~ an on-going monitoring program, which it will initiate in conjunction with the utility directors of the Cities of Avon Park and Sebring and the Town of Lake Placid, tracking the cumulative disposition of the committed water demand, the permitted capacities and the available or excess capacities, as well as wastewater treatment capacities, as planning tools to determine the efficacy of future development requests within the County that might draw upon these ~~water resources, if available, and a reality check for premature development.~~

Comment: Corrects syntax. Provides for an on-going policy.

Objective 7 Potable Well Design and Water Quality Standards

Establish Minimum Design, Construction, and Water Quality Standards for All Potable Water Wells

Policy 7.21 Construction Standard for Deep Water Wells

The County shall continue to direct applicants to the minimum construction standards requiring that all water wells extending deeper than the surficial aquifer be cased and continuously grouted from the surface to the confining layer of that aquifer, consistent with the permit requirements of both the South Florida and the Southwest Florida Water management Districts.

Policy 7.32 State Certification to Drill Water Wells

~~Effective upon adoption, the~~ The County shall require all water wells to be installed by State certified well drillers as a condition of Building Permit approval.

Policy 7.43 Identification of Well Head Protection Areas

In lieu of the completion of the Water Management Districts' Cones of Influence study for Highlands County, pursuant to Section 373.0391 F.S., the County shall, within the Planning Period, revise affected policies to focus on the designation and mapping of Well Head Protection Areas on the Future Land Use Map Series.

Comment: To be mapped and included in the FLUM series.

~~Objective 8 Correct Water System Deficiencies~~

~~The County Shall Implement Procedures Which Provide For The Correction Of Existing Facility Deficiencies.~~

~~Policy 8.1 Survey And Prioritize Water System Needs~~

~~Within the Planning Period, the~~ The County shall identify any existing potable water facility deficiencies, as well as address implementation activities for establishing priorities for the correction of such deficiencies by the entity having operational responsibility.

Comment: Language moved into Objective 6 policies.

Objective 9 **Water Systems Support Growth**

~~In Order to Direct New Development to Appropriate Locations The County Shall Implement Procedures Which Discourage Sprawl And Maximize The Use Of Existing Facilities Including Centralized Water and Wastewater Treatment Facilities.~~

Comment: Unnecessary Objective and Policy.

Policy 9.1 **Develop Areas Served By Central Water Systems**

~~In addition to implementing Potable Water Service policy, the County intends to discourage urban sprawl and to provide for the more efficient use of existing potable water facilities through a purposeful implementation of the growth management strategy articulated under Future Land Use Objectives 1 & 2 and supporting policies.~~

Comment: Unnecessary Objective and Policy.

Objective 108 **Conserve Potable Water Resources:**

~~The County Shall Implement Support Procedures Which Provide For Conservation Of Potable Water Resources.~~

Policy 10-8.1 **Establish Water Conservation Program**

- ~~A. Within the Planning Period, the The County shall continue to investigate and implement ~~establish~~ a programs and procedures to address conservation of potable water resources through treated water reuse and other methods.~~
- B. The County shall consider implementing other water conservation strategies in tandem with Water Management District programs. Such programs may include, but not be limited to, water reuse measures for both urban and agricultural land applications, code requirements for the installation of low-flow restrictors and other water conserving devices in new construction, tertiary treatment methods for publicly operated sewage plants, and promotion of Water Management District programs to conduct voluntary home audits for water leakage.

Policy 108.2 **Coordinate And Enforce Water Restrictions**

- A. The County shall continue to coordinate with the South and Southwest Florida Water Management Districts in promoting semi-annual public education programs, campaigns and demonstration projects, preferably prior to the wet and dry seasons, about water conservation techniques.

B. The County will continue to enforce water restrictions on lawn irrigation and will continue to promote xeriscape installations for new development via its land development regulations.

~~C. Reserved~~

Objective ~~11.2~~ Solid Waste Disposal Capacity

Assure Adequate Solid Waste Disposal Capacity for All Residents of the County by Meeting Scheduled Capacity Increases.

Policy ~~11.1~~ Reserved

Policy ~~11.2~~ 9.1 County Solid Waste Management Center (SWMC)

~~Within the Planning Period, four DEP permitted double synthetic-lined 10 acre disposal cells, the initial phase of the County's new 987 acre Class I landfill facility, The County shall continue to operate a Class I landfill facility, providing for the long-term disposal needs of County residents, visitors, and business, with a total of 28 years of disposal capacity. The cells will be installed sequentially as required, with leachate collected and treated by an on-site waste water treatment plant.~~

Comment: The detailed language has been removed to reflect the long term, on-going nature of operating a Class I landfill.

Objective ~~12~~ Prevent Over-Allocation Of Landfill Capacity

~~**Provide A Means Of Preventing Over-Allocation Of Landfill Capacity By Implementing A Master Solid Waste Disposal Plan Which Will Utilize 240 Acres Of Land Sufficient To Meet The Needs Of The County For 100 Years.**~~

Comment: The objective is redundant with above Objective 11. The landfill needs to be expanded consistent with state law which includes capacity reviews to ensure that a community will not exceed capacity limits.

Policy ~~12.19.2~~ Level of Service for Solid Waste

The County's level of service (LOS) for ~~the~~ household Solid Waste Management Center facilities shall be 5.21 pounds/person/day.

The target of 3.75 pounds/person/day or less shall be sought, after diversion of household recyclables.

Comment: The added language clarifies that the target is to be 3.75 or less pounds/person/day.

Policy ~~12.2~~ 9.3 LDRs to Establish LOS for Solid Waste

~~Within the Planning Period, the~~ The County shall continue to administer, within its land development regulations the requirement, that prior to permitting a proposed project, the County shall have available capacity for 5.21 lbs./person/day of solid waste consistent with INF Policy 9.2 ~~FLU Policy 1.7.~~ with an amendment to the applicable LDRs pertaining to the target of 3.75 lbs./person/day after recyclables are diverted.

Comment: Recycle target is established in above policy.

Policy ~~12.3~~ 9.4 Recycling Target

~~Within the Planning Period, R~~reduce the average 5.21 lbs./person/day input to the landfill by 30% through public education and participation in recycling, ~~consistent with FLU Policy 1.7.B.~~

Policy ~~12.4~~ 9.5 Solid Waste Management Center Maintenance Enterprise Fund

Monies derived from fees charged to all users of the Solid Waste Management Center (SWMC) shall be used to construct, operate and shut-down each cell at capacity.

Policy ~~12.5~~ 9.6 Construction and Demolition Wastes

The Solid Waste Management Center (SWMC) shall, ~~within the Planning Period, accommodate access to the facility for~~ construction and demolition debris (C&D), generated within the County, ~~and encourage the use of private recycling facilities, while a new Recovered Materials Processing Facility (RMPP) is being constructed.~~

Policy ~~12.6~~ Conservation of Solid Waste Landfill Capacity

~~The County's Solid Waste Management Center (SWMC) shall effect operations that utilize heavy refuse compaction equipment to reduce the interstitial structure of solid waste to the maximum density, and employ the use of an automatic artificial membrane or tarp operation that substitutes for the daily soil cover as an additional measure to conserve volume in the landfill.~~

Comment: This does not need to be a policy in the Comprehensive Plan. It reflects the on-going operational methods of the landfill.

Objective-~~13~~ 10 **Recycling Program**

The County Shall Coordinate With Its Incorporated Areas on Extending and Increasing Solid Waste Landfill Capacities through Recycling Programs.

Policy-~~13~~ 10.1 **Distribute Public Information**

The County shall continue to provide public information and coordination to municipalities through a Recycling coordinator.

Policy ~~13~~-10.2 **Recycling Drop Points**

The County shall maintain at least one recycling drop-off center in each municipality.

Policy ~~13~~-10.3 **Public Education Efforts**

The County shall continue public education efforts through its Recycling Coordinator, including provision of recycling curriculum materials for schools, and public appearances in the community.

Policy ~~13~~-10.4 **Recycle County-Wide**

Recycling facilities shall be available on a County-wide basis, with increased emphasis on recycling multiple materials consistent with INF Policy 9.4 ~~FLU Policy 1.7.B~~.

~~The land development regulations pertaining to recycling shall be amended, within the Planning Period, to establish performance standards for recycling all materials, including construction and demolition debris. Replace the existing RMPF at the closed DeSoto City landfill, which was limited to processing 10 tons of material daily, with the construction of a new Recovered Materials Processing Facility (RMPF) at the County's Solid Waste Management Center by the year 2000 capable of accommodating 20 tons of material per day.~~

Comment: The language has been deleted since the facilities have been updated.

Objective ~~14~~-11 **Prohibit Incineration of Certain Wastes and Their Imports to Landfill Sites**

Highlands County Will Prohibit the Construction of any Treatment or Incineration Facilities Which Handle Hazardous, Solid, Radiological and Pathological Wastes Generated Outside Highlands County, and Will Prohibit the Importation of Such Wastes For Disposal in any Landfill

Sites Within the County, Including Its Incorporated Jurisdictions. Hazardous Waste Shall Mean Any Substance, Chemical, Material, Refuse, or Product Which is Listed or Defined as Hazardous Pursuant to Chapter 62-739, Florida Administrative Codes

Policy 14-11.1 Ordinance Prohibiting Treatment or Incineration of Certain Wastes

The County shall continue to enforce an ordinance prohibiting the construction of any treatment or incineration facility designed to handle any hazardous, solid, radiological, or pathological waste not generated inside Highlands County, and to prohibit the importation or treatment of hazardous, radiological, or pathological wastes resulting from any industrial or medical activity occurring outside of Highlands County.

Policy 14-11.2 Landfills Not To Contain Certain Wastes:

Sanitary landfill sites within the County shall not be a repository for any hazardous, solid, radiological, or pathological waste materials which are generated outside of Highlands County or transported into Highlands County for processing or disposal.

Policy 14-11.3 Hazardous Waste Defined

A. For purposes of County regulation, permit procedures, or enforcement, hazardous waste shall be defined to include any industrial or medical by-product, refuse, waste material, biomass, chemical, or substance which is unsuitable for reuse, re-manufacturing or recycling and which requires extraordinary measures or precautions for its containment, storage, transportation, or disposal as a means to protect:

1. Public health and safety;
2. The naturally occurring ecology of the County;
3. The purity of local aquifers and the quality of groundwater recharge occurring on the Lake Wales ridge; and,
4. The productivity and usefulness of private property.

B. Hazardous waste is further defined for the purposes of this policy as including, but not being limited to, any noxious, poisonous, carcinogenic, contaminated, radioactive, or pathological refuse, by-products, or precipitates resulting from any process to treat or incinerate industrial or medical wastes generated outside Highlands County.

Policy 14-11.4 Interagency Hazard Use Mitigation Report Recommendations

Consistent with 9J-5.006(3)(b)6, F.A.C., coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that have been filed with the County and are determined to be appropriate. Reviews will be conducted annually to determine response to any reports filed with the County or by the County.

Objective 15 Stormwater Management Data Base

~~The County Shall Implement Procedures Which Provide For The Collection Of Data, And Its Review And Analysis In Order To Coordinate The Provision Of Stormwater Management Facilities~~

Policy 15.1 Inventory And Map Drainage Service Areas

Comment: Objective and policy incorporated into Objective 12

Objective 16-12 Correct Drainage Facility Deficiencies

~~The County Shall Implement Procedures Which Correct Existing Drainage Facility Deficiencies And Preserve Capacity.~~

Policy 16 12.1 Identify Priority Drainage Projects ~~In CIP~~ in the Capital Funding Strategy

~~Within the Planning Period, the~~ The County shall continue to prepare a list of drainage improvements for consideration and incorporation into its Capital Funding Strategy (CFS) ~~Improvements Program (CIP).~~

Candidates for this list shall be based upon existing service area impacts and an assessment of operational performance deficiencies ~~determined from the inventory established in INF Policy 15.1.~~ Priority consideration shall be given to those improvements which correct major problems to, or maintain the operating capacities of, existing drainage facilities.

The County shall maintain, on a continual basis, an inventory of existing and newly constructed major drainage facilities and shall map their geographic service areas. ~~within the Planning Period.~~ This Drainage Facility Inventory shall include a directory of operators and shall record the predominant land uses served by each facility, their operational status on an annual basis, and their design capacity.

Policy 12.2 **Conduct Drainage Study**

The County shall conduct a county-wide drainage study with the assistance of the SWFWMD and the SFWMD.

Objective 17 **~~Flood Control And Water Quality~~**

~~The County Shall Establish A Workable Process To Ensure That Flooding Will Be Controlled In Accordance With Water Management District Or Florida Department Of Transportation Guidelines And That Receiving Water Quality Is Maintained In Accordance With State Standards For All Individual Development Projects.~~

Comment: The language is redundant to the other associated policies for revised Objective 12.

Policy ~~17.1~~12.3 **Level of Service for Stormwater Run-Off**

The County shall continue to review and modify, where necessary, its land development regulations to require new development to utilize the appropriate SWFWMD, SFWMD, or FDOT drainage procedures and methods to ensure that post-development run-off will not exceed pre-development run-off for a minimum 25-year/24-hour storm event., and that

Best Management Practices shall be utilized to meet state water quality standards and the following minimum level of service standards:

New Development:

SWFWMD LOS: 25-year/24-hour storm event
(peak discharge, 25-year/24-hour)

SFWMD LOS: 25-year/24-hour storm event
(peak discharge, 25-year/36-hour).

Note: Direct discharges into designated outstanding Florida waters shall require a treatment area one and one-half (1.5) times that otherwise required.

Existing Development:

Interim LOS: 10-year/24-hour storm event.

Policy 17.2-12.4 LDRs for Stormwater to Comply With State Law

Within one year of the revisions to Chapter 17-40, the County shall modify its land development regulations to meet any new stormwater management plan requirements, standards and criteria.

Policy 17.3-12.5 Study How Storm Events Affect Lakes and Drainageways

Within the Planning Period, the County shall request the Highlands County Soil and Water Conservation District/ NRCS to request the SWFWMD and the SFWMD to conduct a study of the impact of various storm events on the major County lakes and drainage-ways. If the SWFWMD and/or SFWMD are unable to complete the study, the SWCD/NRCS shall determine who will complete the proposed study.

Policy 17.4-12.6 LDRs Based on Results of Policy 17.3 12.5 Study

Within one year of the above study results, the County shall amend its land development regulations to:

Establish supplementary setback requirements for lakes to avoid flooding of habitable structures; and,

Regulate site modification and construction activities that would reduce the hydraulic efficiency of 10-year/24-hour storm event flow ways, consistent with Water Management District and Florida Department of Environmental Protection requirements.

Policy 17.5-12.7 Stormwater Retention/Discharge Standards

In order to limit stormwater pollution pursuant to receiving water quality standards established in Chapter 17-302 F.A.C., all new development and redevelopment shall be designed to conform with surface water management rules of the Southwest Florida Water Management District (SWFWMD) under Chapters 40D-4 and 40D-40 F.A.C. -or- the South Florida Water Management District (SFWMD) under Chapters 40E-4 and 40E-40, F.A.C.

Vegetated swales or discharge into an approved stormwater management system may be used to satisfy retention or detention requirements, provided that State water quality standards are met prior to discharge.

Individual lots which are not part of a subdivision or which exist as isolated vacant lots within developed subdivisions (and would therefore constitute infill lots) shall utilize standardized vegetated swales or other detention / retention facilities which are estimated to achieve this policy criteria.

Upon adoption, these water quality and quantity standards shall apply to all new development and redevelopment, regardless of size. As a means to assure compliance, a drainage plan showing all drainage improvements and facilities, including swales, shall be submitted with Improvement Plans for plats and site plans.

Policy ~~17.6~~12.8 Maintenance Coordination of Private Drainage Systems

~~Within the Planning Period, the~~ The County will list those private drainage systems, identified in INF Policy 12 ~~16.1~~ that can be coordinated into a scheduled maintenance program, for the purpose of sustaining these functional drainage systems operating at their designed capacity as integral links within their respective drainage basins.

Objective ~~18~~ 13 Maximize Use of Existing Stormwater Facilities

The County Shall Implement Procedures Which Maximize the Use of Existing and Planned Stormwater Management Facilities.

Policy ~~18.1~~ 13.1 Existing Stormwater Facilities to Support Growth

~~Within the Planning Period, the~~ The County shall continue to administer its land development regulations to maximize the use of existing stormwater management facilities, as well as seek partnership opportunities for the joint location and use of stormwater facilities between public and private entities.

Comment: Provides direction to seek opportunities to oversize stormwater ponds to provide for both public and private development needs in a more cost efficient manner.

Objective ~~19~~ 14 Protect Natural Drainage Features

The County Shall Coordinate Its Development Review Functions And Establish Procedures By Which To Assure Protection Of Natural Drainage Features In Accordance With Water Management District Practices.

Policy ~~19~~14.1 Coordinate Protection Measures with Water Management Districts

The County shall continue to coordinate with SWFWMD and SFWMD in implementing stormwater management measures for new development or redevelopment in order to protect natural drainage features. Areas for which land development regulations have been adopted for local implementation include:

- A. Consideration for development regulations governing building setbacks from water bodies, waterways or channels;

- B. Design standards for paved roadways;
- C. Requirements for pervious parking lot surfaces;
- D. Natural vegetative buffers or swales to protect lakes, wetlands, and riparian features; and
- E. Special requirements for SWIM waters, as deemed appropriate with SWFWMD or SFWMD plans.

Objective 20 **Public School System**

~~The County Shall Coordinate Its Residential Development Review Functions with the School Board and Cooperate in the Provision of Adequate and Efficient Schools.~~

Policy 20.1 **Coordination and Cooperation Mechanisms with the School Board**

~~The County shall coordinate and cooperate with the School Board to ensure that schools are provided commensurate with growth and funding and the increased demand for services generated by development is consistent with the Comprehensive Plan. Key coordinating elements shall include:~~

- ~~1. Promotion of joint infrastructure with collocated public facilities such as parks, libraries and community centers, with schools to the greatest extent possible;~~
- ~~2. Consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;~~
- ~~3. Ensuring the provision of adequate infrastructure, such as water, wastewater, and transportation on and off site, normally associated with new or expanded schools where consistent with the state law restrictions on expenditures by the School Board; and,~~
- ~~4. Consideration of future inclusion of the School Board's Educational Plant Survey and Capital Improvement Program in the Comprehensive Plan or Technical Support Documentation to provide the public with accessible information and effective coordination and cooperation regarding educational infrastructure.~~

~~The means and methods of coordination and cooperation will vary based upon many factors; however, those means and methods shall be defined in Land Development Regulations (LDRs) mutually agreed upon by the School~~

~~Board and the County. Such LDRs shall define land use categories in which schools are an allowable use and set appropriate location criteria to guide the siting of schools within the allowable land use categories. Generally, schools shall be allowed in the following Future Land Use classifications: *General Agriculture* (to serve the rural population to the greatest extent possible), *Low Density Residential*, *Medium Density Residential* and *Public/Quasi Public Facility Uses*.~~

~~Parallel to the requirements found in the new Public Schools Facilities Objective, coordination mechanisms are to include, within the confines of the LDRs, coordination at the staff level including, pursuant to Section 163.3174(1), Florida Statutes, a representative from the School District appointed by the Superintendent or appropriate intergovernmental comment and review entities; public school site review in accordance with the statutory site plan approval procedure of Section 235.19 et seq. Florida Statutes and as implemented in the LDRs; directing through the LDRs that applicants for proposed residential approvals advise the County and the School Board of pertinent information regarding school impact with State of School Needs; within a reasonable time to comply with the appropriate deadlines reasonably established by the County for every proposed project consisting of 50 or more units, and pursuant to Section 235.19, et seq. determine the adequacy and availability of public schools based upon the School Board's General Education Facilities Report; and, implementation of Section 163.3180, Florida Statutes.~~

~~At any time, if the County staff and the School Board staff cannot resolve an issue, either the School Board or the Board of County Commissioners may request a joint meeting and invite the other body to meet with them at a mutually convenient time and place to resolve such issue.~~

Comment: The above Objective and Policy has been incorporated into the recently adopted School Facilities Element.