

Infrastructure Element



Draft Amendments

Overview

Infrastructure Element

The Future Land Use Element provides the designation of future land use patterns as reflected in the goals, objectives, and policies of the local government comprehensive plan elements.

Language

The language being amended includes Goals, Objectives, and Policies. The text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

Comments

Comments listed under each proposed change indicate why the Goal, Objective, or Policy is being amended.

Please note that Goals, Objectives, and Policies that include non-substantive changes such as organization name changes and grammatical revisions are shown without comments.

INFRASTRUCTURE ELEMENT

Introduction	Added Introduction to cite the Infrastructure Element Requirements.
Goal:	Goal updated to continue the policy through the 2050 Planning Horizon.

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INTRODUCTION

Pursuant to Section 163.3177(6)(c), F.S., the following represents the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies of Highlands County, Florida. All goals, objectives, and policies contained herein shall be adopted by ordinance.

Comment: New section added to state the purpose of the Infrastructure Element.

GOAL 1: TO PROVIDE A HIGH LEVEL OF INFRASTRUCTURE SERVICES TO COUNTY RESIDENTS WITHIN THE ~~2010 TO 2030~~ 2030 TO 2050 PLANNING PERIOD.

Comment: Goal updated to continue this policy throughout the 2050 planning horizon.

- GOAL 2:** TO PROTECT AND ENHANCE ENVIRONMENTAL QUALITY THROUGH ENSURING HIGHER STANDARDS OF WATER, WASTEWATER, SOLID WASTE, AND STORMWATER MANAGEMENT SERVICES.
- GOAL 3:** TO MAXIMIZE UTILIZATION OF EXISTING INVESTMENT AND FACILITIES UNDER BOTH PUBLIC AND PRIVATE OWNERSHIP.
- GOAL 4:** TO COLLABORATE WITH AND SUPPORT THE UTILITY PROVIDERS THAT SERVE THE UNINCORPORATED PORTIONS OF HIGHLANDS COUNTY IN PROVIDING SUFFICIENT POTABLE WATER, IDENTIFIED IN THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE, THAT IS ALLOCATED THROUGH AN EFFICIENT AND EFFECTIVE SERVICE PROVIDER PROGRAM, THAT PROMOTES WATER CONSERVATION AND RECLAIMED WATER USE, AVAILABLE TO ALL NEW DEVELOPMENT AND, WHERE APPROPRIATE, EXISTING DEVELOPMENT THAT IS CONSISTENT.

OBJECTIVE 1: ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

Recognize that properly located, designed and regulated on-site sewage treatment and disposal systems will serve as a means of wastewater treatment in residential areas of less than one dwelling unit per gross acre.

All new residential development with a gross density greater than one dwelling unit per gross acre, new multi-family development, new commercial development, new industrial development, and new public and private meeting places shall be served by a central wastewater system and shall coordinate with the appropriate utility providers that serves the unincorporated portions of the County unless central wastewater is not available within a quarter mile and fewer than three equivalent residential units (ERUs) are generated by the use or as specified in the Land Development Regulations. Connection shall be required in accordance with Florida Statutes and the Florida Administrative Code.

Policy 1.1: LDRs to Comply with State Code

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 Treatment and Disposal Systems" and that the Land Development Regulations reflect the requirements of the Concurrency Management System.

Policy 1.2: 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 on-site wastewater disposal systems 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, 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 wastewater system or by alternative or advanced on-site septic systems as appropriate to conditions.

Policy 1.3: Grey-Water/Black-Water Septic Systems

The County shall continue to investigate 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:

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

Policy 1.4: Septic System Management Program

The County and the Highlands County Health Department may cooperatively seek to develop and implement a pilot septic system management program which evaluates implementation of a larger program for the entire County jurisdiction.

Policy 1.5: Use of the Performance-Based On-Site Wastewater Disposal System

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

When an on-site system is identified as needing replacement, this policy shall apply if the lot is within 300 feet of a surface water body or is 10,000 square feet or less.

OBJECTIVE 2: CENTRAL WASTEWATER SYSTEMS

Recognize that certain land uses and development densities require central wastewater systems and require coordination with utility providers for the unincorporated portions of the County.

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

- A. All new establishments and residential units that are required by the policies of this objective to be served by a central wastewater system, shall connect to central wastewater collection lines at the time of initial development, but only where the nearest wastewater line is located closer than one-quarter mile from the property line boundary, as measured and accessed via existing easements or rights-of-way consistent with State rules and guidelines.
- B. The County shall continue to review and modify, where necessary, its Land Development Regulations to assure that:
 - 1. Central wastewater systems shall be provided:
 - a. For residential development with densities greater than one dwelling unit per gross acre unless central wastewater is not available within a quarter mile and fewer than three equivalent residential units (ERUs) are generated by the use or as specified in the Land Development Regulations,

- b. For mobile home parks and campground development and districts,
 - c. For all new commercial and industrial development (except as otherwise allowed on septic systems),
 - d. Except as otherwise provided herein, existing developments utilizing on-site wastewater treatment and disposal systems will be required to connect to central wastewater treatment facilities when made available consistent with the requirements of Florida Statutes and the Florida Administrative Code.
- 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 a gross density greater than one dwelling unit per acre shall be served by a central wastewater system.
- 3. All newly constructed private central wastewater systems shall be engineered for eventual integration into a publicly operated interceptor central wastewater network.
- 4. The County shall coordinate with the utility providers for the unincorporated areas to meet the minimum Level of Service standard in the design of wastewater treatment plants 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 wastewater treatment plants shall be included in the LDRs.
- C. Whenever connection to a private or public central wastewater 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 wastewater system available from a utility provider consistent with the requirements of Florida Statutes and the Florida Administrative Code. The County may approve an incremental or phased installation of a central wastewater system to accommodate the development.

Policy 2.2: Survey Wastewater Treatment Facilities

The County staff shall continue to 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 wastewater treatment facility. These areas shall be mapped and kept updated to be used in making concurrency management decisions.

OBJECTIVE 3: EXPANSION OF CENTRAL WASTEWATER TREATMENT SYSTEMS

Act as a catalyst for the expansion of central wastewater systems in unincorporated Highlands County.

Policy 3.1: Central Wastewater Treatment Network

Utility providers are encouraged to extend central wastewater 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 wastewater 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 central wastewater 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.

Policy 3.2: Wastewater Facility Funding

The County shall continue to assess 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 wastewater treatment service.

Policy 3.3: County-Wide Sewer System Master Plan

Based on the results of the Central Sewer Study Committee's Report, the County may consider assisting utility providers that serve the unincorporated portions of Highlands County in the preparation of a master plan for the provision of wastewater treatment facility expansions and or consolidations in the County with specific locations for serving future commercial and industrial development.

Policy 3.4: Wastewater System Consolidation Option

The County should support utility providers as they continue to explore the consolidation of other larger privately owned wastewater systems, and, if possible, the County should consider consolidation proposals from qualified owners of private wastewater systems serving the unincorporated portions of Highlands County.

OBJECTIVE 4: MAINTAIN ADOPTED LEVELS OF SERVICE FOR WASTEWATER TREATMENT

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.

Policy 4.1: Survey and Prioritize Wastewater System Needs

Highlands County shall obtain monthly when available, but no less than quarterly, Florida Department of Environmental Protection (FDEP) reports of total capacity and facility demand for each wastewater utility system to assure that adopted Level of Service Standards are maintained and the Concurrency Management System is up to date.

Policy 4.2: Where deficiencies or impending deficiencies are identified by utility 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.

Policy 4.3: The County shall cooperate with the Southwest Florida Water Management District (SWFWMD) in the implementation of the regulations established for the Southern Water Use Caution Area (SWUCA) by supporting utility providers as they

off-set the use of potable water through an increase in reclaimed water use for non-potable uses.

Policy 4.4: All new residential and non-residential development within the Placid Utilities service area shall install dry lines to accommodate the collection of wastewater and will hook-up when collection mains become available.

OBJECTIVE 5: GROWTH MANAGEMENT THROUGH CENTRAL WASTEWATER SYSTEMS

The County shall implement procedures which discourage urban sprawl and maximize the use of existing facilities, especially areas served by centralized and planned infrastructure.

Policy 5.1: Develop Areas Served by Central Wastewater Systems

In addition to implementing a policy for centralized wastewater systems, the County intends to discourage urban sprawl and provide for the more efficient use of existing central wastewater facilities through a purposeful implementation of the General Growth Management Strategy articulated under Future Land Use Objective 1.

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 reclamation and distribution for irrigation or commercial/industrial use.

Policy 5.2: Central Wastewater Systems

Central wastewater systems shall be required in Sustainable Communities.

OBJECTIVE 6: SUPPORT THE UTILITY PROVIDERS THAT SERVE THE UNINCORPORATED PORTIONS OF HIGHLANDS COUNTY TO ENSURE SUFFICIENT POTABLE WATER CAPACITY IS AVAILABLE TO RESIDENTIAL AND NON-RESIDENTIAL USERS CONSISTENT WITH THE WATER SUPPLY FACILITIES WORK PLAN

UTILIZE THE DATA, ANALYSIS, AND RECOMMENDATIONS OF THE WATER SUPPLY FACILITY WORK PLAN (WSFWP) AS A GUIDE TO MONITOR WATER PROVIDERS SERVING UNINCORPORATED PORTIONS OF HIGHLANDS COUNTY.

Policy 6.1: Water Supply Plan Updates

- A. Highlands County shall coordinate with the staff of the South Florida and Southwest Florida Water Management Districts as Regional Water Supply Plans are updated. The County shall review and update the Highlands

County 10-Year Water Supply Facilities Work Plan (WSFWP) at least every five (5) years, within eighteen (18) months after the adoption of updates to the South Florida and Southwest Florida Water Management District Regional Water Supply Plans. Any changes to occur within the first five (5) years of the WSFWP shall be included in the annual Capital Improvements Plan update to ensure consistency between the infrastructure and Capital Improvements Elements.

- B. The County hereby adopts by reference the Highlands County 10-Year Water Supply Facilities Work Plan (WSFWP) Update 2022-2032, dated August 2, 2022. The WSFWP addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the County.

Policy 6.2: Design Capacities for Public Water Systems

- A. The County shall coordinate with the utility providers that service the unincorporated areas of the County to ensure that the following minimum design standards to residential water systems are maintained:

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

- B. The County shall assist the utility providers to ensure there is 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 20 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 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.

Policy 6.3: Study Existing Public Water Systems

The County staff shall monitor public and private water facilities the entity having operational responsibility in the unincorporated portions of Highlands County as they continue to compile data on 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.

- A. The County shall coordinate with the utility providers to identify and monitor water supply source deficiencies and improvements needed to serve unincorporated portions of Highlands County consistent with the County's 10-Year Water Supply Facilities Work Plan.
- B. The County shall coordinate with the utility providers to identify and monitor water supply demands created by new development within the County for impacts upon public water supply providers and as it pertains to their respective 10-Year Water Supply Facilities Work Plan and the Regional Water Supply Plans of the SWFWMD and the SFWMD.
- C. Where practical, the County shall assist utility providers to decentralize their potable water by locating new wells and associated water supply infrastructure in strategic locations to ensure sufficient water pressures throughout the system and to distribute aquifer draw downs.
- D. The County shall coordinate with and strongly encourage utility providers, wherever possible, to construct loops within their water distribution systems to more evenly maintain consistent water pressure.

Policy 6.4: Water Storage Deficiencies

The County shall work in conjunction with the utility providers that service the unincorporated portions of the County, SWFWMD and SFWMD to eliminate water storage deficiencies. Existing developments having water storage capacity deficiencies shall give priority to the elimination of such deficiencies.

Policy 6.5: Mandatory Connection to Central Water System

Connections to Central potable water systems shall be guided by the following:

- A. Except for lots greater than one gross acre, require connection to the

central water system for all new development within one-quarter mile of an existing water line.

- B. The County shall require that all new development and redevelopment containing dwelling units on lots smaller than one (1.0) gross acre in size to provide potable water as follows:
 - 1. Multi-Family Developments (regardless of parcel size) and subdivisions with lots less than 1 acre in size shall be required to:
 - a. Connect to an existing system; or
 - b. Construct or guarantee to construct an approved central potable water system, or sufficiently upgrade an existing system to serve the entire proposed project.
 - 2. Multi-Family Developments (regardless of parcel size) and subdivisions with lots less than one (1) gross acre in size shall be required to provide or guarantee to provide a central potable water system designed to support all phases of the development to provide for future fire suppression requirements including hydrant connections.
- C. Commercial and industrial uses, utilizing potable water, shall connect to an existing public water system if within 1/4 mile of an available system.
- D. The Town of Lake Placid Utilities, to include the former Placid Utilities and Highway Park Utilities shall endeavor to provide potable water service to all existing residences and businesses within the unincorporated portion of its prescribed service area, scheduled by an annual update of the Water Supply Facilities Plan. Each new residence and business developed within the unincorporated portion of the Town of Lake Placid Utilities Service Area shall be required to connect to public potable water services, and where available, shall have access to reclaimed water for irrigation and industrial/commercial use.
- E. The County shall require all residences within the unincorporated portion of the Town of Lake 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, to connect to the potable water system, when it becomes available, within a time certain established by the Board of County Commissioners.

- F. Wherever a utility provider has assumed the responsibility to provide water connections in areas subject to surficial aquifer contamination, the utility provider shall continue to plan for and provide potable water service to existing and proposed development within its selected service areas.
- G. The County shall encourage utility providers to proactively investigate the opportunities for grant-in-aid, provided by the various state agencies responsible for water quality control, and to implement programs for domestic hook-ups to public potable water systems.
- H. 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.
- I. Private drinking water systems shall be required to meet the level of service standards set forth in Infrastructure Policy 6.2.
- J. Commercial and industrial uses, utilizing potable water, shall connect to an existing public water system if within 1/4 mile of an available system.
- K. 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.

Policy 6.6: Wellhead Protection Zones

- A. For a use or development 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 within the Protection Zone as of the effective date of this policy (May 2, 1994) shall be considered a legal nonconforming use.
 - 1. *Zone of Exclusion* is that area within a 200-foot radius around an affected wellhead.

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, 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 within a 600-foot radius around an affected wellhead.

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 Land Development Regulations), and medical waste;
- b. Central Wastewater 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:
 - i. Any pesticide for which an area of groundwater contamination has been delineated by the Florida Department of Environmental Protection within Highlands County under Chapter 62-524 F.A.C.; and,
 - ii. 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 the Institute of Flood and Agriculture Services (IFAS) or in accordance with the Best Management Practices published by IFAS, whenever applicable.
 - 3. Within the Zone of Control, the 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 shall request that the Department of Agriculture and Consumer Services (DACS) review the pesticide in order to determine whether additional DACS 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, F.A.C.

Policy 6.7: LDRs for Wellhead Protection Zones

The County shall continue to administer development standards within its Land Development Regulations which are consistent with the provisions of Policy 6.6 relating to wellhead protection zones.

Policy 6.8: Clearinghouse Procedures for Public Water Systems

- A. Any development application which involves the construction of a new, or retrofit of an existing public potable water well system, as defined by Chapters 62-532, 62-550 & 62-555, F.A.C., shall be forwarded 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);
 - 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 shall be 30 calendar days of receipt of the application to respond. In the event that the agency does not respond within this time-frame, the County shall advise the applicant of their responsibility to obtain appropriate state and federal permits.

Policy 6.9: Reserved

Policy 6.10: Additional Task for Sewer and Water

The findings of the County's Comprehensive 1993 Sewer and Water Study shall be considered for incorporation into any future studies by utility providers and shall 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 6.11: Support Quality of Water Improvement Project (QWIP)

The County shall coordinate with the Water Management Districts to identify candidate projects for the QWIP.

Policy 6.12: Promote Public Health Risk Education

The County shall assist the Florida Department of Health in distributing pertinent data, such as health risk information, well location and testing for water potability to households which draw potable water from shallow or surficial wells, where groundwater may be contaminated.

Policy 6.13: Community-Wide Potable Water/Wastewater Monitoring

The County shall continue to implement an on-going monitoring program, which it will initiate in conjunction with the utility directors of the municipalities of Avon Park, Sebring and 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 resources.

OBJECTIVE 7: POTABLE WELL DESIGN AND WATER QUALITY STANDARDS

Establish minimum design, construction, and water quality standards for all potable water wells.

Policy 7.1: 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 7.2: State Certification to Drill Water Wells

The County shall require all water wells to be installed by State certified well drillers as a condition of Building Permit approval.

Policy 7.3: 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 keep current the designation and mapping of its Well Head Protection Areas on the FLU Map 10-Highland County Public Water Supply Map within its Future Land Use Map Series.

OBJECTIVE 8: CONSERVE POTABLE WATER RESOURCES

The County shall support procedures which provide for conservation of potable water resources.

Policy 8.1: Establish Water Conservation Program

- A. The County shall continue to investigate and implement programs and procedures to address conservation of potable water resources through treated water reuse, stormwater treatment areas 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 are 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, and promotion of programs to conduct voluntary home audits for water leakage.
- C. The County will continue to support the Agriculture community in its ongoing efforts to increase its water efficiency through the implementation of established programs in cooperation with the Florida Department of Agriculture and Consumer Services, the WMD's, UF Institute of Food and Agricultural Sciences, and United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

Policy 8.2: Coordinate and Enforce Water Restrictions

- A. The County shall continue to coordinate with the South and Southwest Florida Water Management Districts in promoting public education programs and outreach, campaigns and demonstration projects, about

water conservation techniques and the use of low impact development principles.

- B. The County shall continue to enforce water restrictions on lawn irrigation and shall continue to promote Florida Friendly Landscape installations for new development via its Land Development Regulations.

OBJECTIVE 9: SOLID WASTE DISPOSAL CAPACITY

Assure adequate solid waste disposal capacity for all residents of the County by meeting scheduled capacity increases.

Policy 9.1: County Solid Waste Management Center (SWMC)

The County shall continue to operate a Class I landfill facility, providing for the long-term disposal needs of County residents, visitors, and businesses.

Policy 9.2: Level of Service for Solid Waste

The County's level of service (LOS) for household Solid Waste 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.

Policy 9.3: LDRs to Establish LOS for Solid Waste

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 Policy 9.2 with an amendment to the applicable LDRs pertaining to the target of 3.75 lbs./person/day after recyclables are diverted.

Policy 9.4: Recycling Target

The County shall work to reduce the average 5.21 lbs./person/day input to the landfill in efforts to help achieve the State of Florida's recycling and reduction goals. This can be achieved through public education and participation in recycling and other techniques to reduce the waste stream.

The Land Development Regulations shall establish performance standards for recycling all materials, including construction and demolition debris.

Policy 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 9.6: Construction and Demolition Wastes

The Solid Waste Management Center (SWMC) shall accommodate construction and demolition debris (C&D) generated within the County.

OBJECTIVE 10: RECYCLING PROGRAM

The County shall increase its solid waste landfill capacities through recycling programs and support the incorporated areas in their recycling efforts.

Policy 10.1: Distribute Public Information

The County shall continue to provide public information and coordination for public awareness programs to increase recycling participation.

Policy 10.2: Recycling Drop Points

The County will provide at least one recycling drop-off center within the jurisdictional boundary of the City of Sebring and the Town of Lake Placid until the governing body of each jurisdiction develops its own recycling program.

Policy 10.3: Public Education Efforts

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

Policy 10.4: Curbside Recycling

The County has implemented curbside recycling within its unincorporated portions of the County, with increased emphasis on recycling multiple materials consistent with Policy 9.4.

OBJECTIVE 11: PROHIBIT INCINERATION OF CERTAIN WASTES AND THEIR IMPORTS TO LANDFILL SITES

Highlands County shall prohibit the construction of any treatment or incineration facilities which handle hazardous, solid, radiological and

pathological wastes generated outside Highlands County, and shall 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 11.1: Land Development Regulations Prohibiting Treatment or Incineration of Certain Wastes

The County shall continue to enforce Land Development Regulations 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 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 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 11.4: Interagency Hazard Use Mitigation Report Recommendations

The County shall 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 shall be conducted annually to determine response to any reports filed with the County or by the County.

OBJECTIVE 12: CORRECT DRAINAGE FACILITY DEFICIENCIES

The County shall implement procedures which correct existing drainage facility deficiencies and preserve capacity.

Policy 12.1: Identify Priority Drainage Projects in the Capital Funding Strategy

The County shall continue to prepare a list of drainage improvements for consideration and incorporation into its Capital Funding Strategy (CFS).

Candidates for this list shall be based upon existing service area impacts and an assessment of operational performance deficiencies. 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. 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 work cooperatively with the Water Management Districts and the municipalities to locate funding for a county-wide drainage study.

Policy 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.

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 12.4: LDRs for Stormwater to Comply with State Law

The County shall modify its Land Development Regulations to meet any new stormwater management plan requirements, standards and criteria as soon as practicable.

Policy 12.5: LDRs Based on Results of Policy 12.2 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 12.6: Stormwater Retention/Discharge Standards

In order to limit stormwater pollution pursuant to receiving water quality standards established in Chapter 62-302 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 12.7: Maintenance Coordination of Private Drainage Systems

The County will list those private drainage systems, identified in Policy 12.1 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 13: MAXIMIZE USE OF EXISTING STORMWATER FACILITIES

The County shall implement procedures which maximize the use of existing and planned stormwater management facilities.

Policy 13.1: Existing Stormwater Facilities to Support Growth

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.

OBJECTIVE 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 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 Surface Water Improvement Management (SWIM) waters, as deemed appropriate with SWFWMD or SFWMD plans.