

# RECOMMENDATION OF PLANNING & ZONING BOARD

## January 14, 2015

### *Proposed amendments to* **SANITARY SEWER AND POTABLE WATER POLICIES** *of the* **SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER & NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

#### **CITY OF LAKE WALES 2015 COMPREHENSIVE PLAN**

##### ► NOTES

The Planning and Zoning Board held a public hearing on January 14, 2015 and voted to recommend to the City Commission amendments to the Goals, Objectives, and Policies of the Future Land Use Element of the Comprehensive Plan as set forth below.

A public hearing on the proposed changes is tentatively scheduled for the City Commission's February 17, 2014 meeting, which begins at 6 PM. . If approved on a first reading, the ordinance to enact the changes will be sent to the state for review prior to adoption.

*Proposed are EAR-based changes (those identified in the City's Evaluation and Appraisal Report (EAR) adopted in 2010) and other amendments not related to the EAR.*

*Notes are added throughout text to explain proposed amendments and to identify which amendments are EAR-based amendments. If there is no note for an amendment, the changes are to improve wording or make minor updates. NOTES ARE ADDED FOR INFORMATION ONLY AND ARE NOT INTENDED FOR ADOPTION.*

##### KEY

*Crossed-out wording is proposed for elimination. Underlining indicates new proposed text.*

## **GOALS, OBJECTIVES & POLICIES**

**GOAL 1:** **Sanitary Sewer** - It shall be the goal of the City of Lake Wales to ensure the environmentally sound treatment and disposal of wastewater generated by all residents and businesses. ~~{9J-5.011(2)(a)}~~

##### ► Note:

*Elimination of deficiencies and improvements to the system is an on-going capital improvements program. Specific projects will be identified in the 5-year capital improvements schedule.*

##### **Objective 1.1: Elimination of System Deficiencies**

Eliminate identified deficiencies in the municipal sanitary sewer system by replacing worn-out and obsolete system components ~~by 2015. {9J-5.011(2)(b)1}~~

##### **Policy 1.1.01:**

Continue a program of capital improvements in the wastewater system to address deficiencies.

~~In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects:~~

- ~~1. Replace lift station #3 (Sunset)~~
- ~~2. Install sludge stabilization unit~~
- ~~3. Replace lift station #8 (Alabama)~~

► *Note*

*Amendments to policies for utilities correspond to the City's current policies and regulations in Chapter 21 "Utilities" of the Lake Wales Code of Ordinances.*

*The Urban Expansion Area map concept in the existing comprehensive plan was re-evaluated after the EAR preparation. Mapping where future growth will occur was found to be problematic. Concurrency management and capital improvements planning will be used to ensure urban services are available when needed. Objective 1.2 policies are amended to call for the City to expand the system to serve all areas within the city limits and within any service areas established under Chapter 180 of the Florida statutes. Extension of service to serve development in other areas outside the city limits requires annexation of the property and payment by developers of their proportionate share of necessary capital improvements for the extension.*

**Objective 1.2: Expansion of System to Meet Future Needs**

Expand the municipal sanitary sewer system as needed to meet the needs of future residents and businesses in such a manner as to maximize the use of existing facilities and discourage urban sprawl. ~~{9J-5.011(b)2,3}~~

► *Note*

*No change in LOS needed, per the Utilities Director, Tom Moran.*

**Policy 1.2.01:**

The following level of service standard for wastewater treatment and disposal is hereby established:

Flow capacity:

Average daily flow - 100 gpcd

Maximum daily flow - Average daily flow plus 13 percent

Effluent quality:

Meet or exceed EPA, ~~and~~ DEP and Water Management District discharge parameters

~~{9J-5.011(2)(e)2}~~

**Policy 1.2.02:**

~~By October 1, 2001, ensure through the adoption of~~ The land development regulations shall require and a concurrency management system that no development order will be issued for any development that would result in the failure of the municipal sanitary system to meet the adopted LOS standards. ~~{9J-5.011(2)(e)2}~~

**Policy 1.2.03:**

Expansion or increase in capacity of the municipal sanitary sewer system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.

**Policy 1.2.04:**

Continue to schedule capital projects to expand the wastewater collection and treatment system to serve all areas within the corporate limits of the city and any service areas established under Chapter 180 of the Florida Statutes.

~~In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects:~~

- ~~1. Install new sewer, Burns Avenue east~~
- ~~2. Install new sewer, Seaboard Avenue~~

Capital projects to expand the wastewater collection or treatment system to serve development outside of the city limits shall be undertaken only in compliance with policies under Objective 4 “Concurrency of Development with the Availability of Public Facilities and Services,” Objective 5 “Desired Urban Growth Patterns,” and Objective 8 “Availability of Public Facilities” of the Future Land Use Element of this plan.

► *Note*

*The Five and Ten-Year Urban Expansion Area map is proposed for elimination in favor of concurrency and growth management policies. See also policy 1.2.09 (was 1.2.10)*

**Policy 1.2.05:**

~~New private development within the Five Year and Ten Year Urban Expansion Areas that are served by on site wastewater disposal systems shall make the necessary provisions to be connected to the Lake Wales sanitary sewer system when the capacity and lines are available.~~

**Policy ~~1.2.06:~~ 1.2.05**

~~By December 31, 2005, at a minimum, reuse one half of~~ Continue to the extent feasible to reuse the effluent discharge from the Lake Wales wastewater treatment plant as irrigation water in developments.

**Policy 1.2.06: ~~1.2.07:~~**

Continue to update the estimate of the population served by the sanitary sewer system annually and amend the Comprehensive Plan, if necessary, to make adjustments to the adopted level of service standard for wastewater treatment and disposal.

**Policy 1.2.07: ~~1.2.08:~~**

Continue to restrict municipal sanitary sewer service to properties within the city limits except ~~in~~ eases where providing service outside of the city limits is consistent with policies under Objective 4 “Concurrency of Development with the Availability of Public Facilities and Services” Objective 5 “Desired Urban Growth Patterns,” and Objective 8 “Availability of Public Facilities” of the Future Land Use Element of this plan and where an executed annexation agreement is in force. ~~{9J-5.011(2)(e)1}~~

**Policy 1.2.08: ~~1.2.09:~~**

Continue to charge municipal sanitary sewer system customers in areas outside of the city a rate above that 150 percent of the rate charged customers inside the city, consistent with limits established by the state. ~~{9J-5.011(2)(e)1}~~

**Policy 1.2.09: ~~1.2.10:~~**

~~Continue~~ to require all new and existing wastewater generators within the city’s corporate limits or within service areas established under Chapter 180 of Florida statutes to connect to the

municipal sanitary sewer system when lines are available and in the opinion of the Director of Utilities it is economically feasible for the city to provide such service.

**Policy ~~1.2.10:~~ ~~1.2.11:~~**

Where lines are not available or projected to be available to connect new wastewater generators to the municipal sanitary sewer system, on-site sewage disposal systems may be allowed if permitted under the requirements of state statutes and regulations, permitted which meet the requirements of Chapter 381.272 F.S., Chapter 10D-6 F.A.C., except that: (a) the minimum lot size for any new residential subdivision employing subsurface soil absorption fields shall be 20,000 square feet, (b) no on-site sewage disposal systems shall be permitted in areas where the soils are rated "Severe" by the Soil Conservation Service for the type of system proposed, (c) on-site sewage disposal systems shall not be permitted in Conservation areas, (d) on-site sewage disposal systems shall not be permitted for commercial or industrial uses, unless it is determined by the Director of Utilities that connecting to the City's system is infeasible. (e) ~~provision shall be made for any new residential units~~ The Director of Utilities shall require owners of any buildings using on-site sewage disposal systems to connect to the municipal sewer system when lines become available.

**Policy ~~1.2.11:~~ ~~1.2.12:~~**

New municipal sanitary sewer expansions shall be planned, designed and constructed in a timely manner in accordance with the provision of governing directives, Chapter 17-006.405 F.A.C.

**Policy ~~1.2.12:~~ ~~1.2.13:~~**

In accordance with the Capital Improvements Element Policies 3.03, 3.04, and 3.05, continue to require developers to pay for sanitary sewer treatment and collection capacity needed to serve new development at the adopted Level of Service standard.

**GOAL 2: POTABLE WATER** - It shall be the goal of the City of Lake Wales to provide the reliable delivery of potable water to meet the needs of all residents and businesses within the city limits and those customers approved for service outside the city limits. ~~{9J-5.011(2)(a)}~~

**Objective 2.1: Elimination of System Deficiencies**

Eliminate identified deficiencies in the municipal water system by replacing worn-out and obsolete components. ~~by 2015. {9J-5.011(2)(b)1}~~

**Policy 2.1.01:**

Continue a program of capital improvements in the potable water system to address deficiencies.

~~In accordance with the schedule outlined in the Capital Improvements Element, undertake the following projects:~~

- ~~1. Upgrade water lines in Golfview Park, Phase 2~~

- ~~2. Loop water line in Country Oaks~~
  - ~~3. Upgrade water lines in Golfview Park, Phase 3~~
  - ~~4. Install telemetry at water treatment plants.~~
  - ~~5. Upgrade water lines at Carlton Avenue and Cohasset Avenue~~
- ~~{9J-5.011(2)(e)1}~~

**Policy 2.1.02:**

Monitor and annually update the master plan for the municipal water system. Update the Comprehensive Plan accordingly. ~~{9J-5.011(2)(e)1}~~

**Objective 2.2: Expansion of System to Meet Future Needs**

Expand the municipal water service as needed to meet the needs of projected customers ~~future residents and businesses~~ in such a manner as to maximize the use of existing facilities, discourage urban sprawl, and meet the water conservation objectives established in the Conservation Element.

*No changes in LOS needed – Tom Moran, Director of Utilities*

**Policy 2.2.01:** The following level of service standard for potable water is hereby established:

Flow capacity:

Average daily demand - 122 gpd

Maximum daily demand - 1.43 times average daily demand

Storage capacity:

One half times average daily demand

Pressure (fire):

20 p.s.i. minimum

~~{9J-5.011(2)(e)2,3}~~

► *Note – Concurrency is required in land development regulations*

**Policy 2.2.02:**

~~By October 1, 2001, ensure through adoption of~~ The land development regulations and concurrency management system shall require that no development order will be issued for any development that would result in the failure of the municipal water system to meet the adopted LOS standards. ~~{9J-5.011(2)(e)1,2}~~

**Policy 2.2.03:**

Expansion or increase in capacity of the municipal potable water system shall be in accordance with projects listed in the Five-Year Schedule of Capital Improvements or projects paid for by developers to serve new development or redevelopment.

Continue to schedule capital projects to expand the potable water system to serve all areas within the corporate limits of the city and any service areas established under Chapter 180 of the Florida Statutes.

Capital projects to expand the potable water system to serve development outside of the city limits shall be undertaken only in compliance with policies under Objective 4 “Concurrency of Development with the Availability of Public Facilities and Services,” Objective 5 “Desired Urban Growth Patterns,” and Objective 8 “Availability of Public Facilities” of the Future Land Use Element of this plan.

**Policy 2.2.04:**

Continue to restrict municipal potable water service to properties within the city limits except in cases where providing service outside of the city limits is consistent with policies under Objective 4 “Concurrency of Development with the Availability of Public Facilities and Services,” Objective 5, “Desired Urban Growth Patterns,” and Objective 8 “Availability of Public Facilities” of the Future Land Use Element of this plan and where an executed annexation agreement is in force. ~~{9J-5.011(2)(e)1}~~

**Policy 2.2.05:**

Continue to charge municipal potable water system customers in areas outside of the city a rate above that 150 percent of the rate charged customers inside the city, consistent with limits established by the state. ~~{9J-5.011(2)(e)1}~~

**Policy 2.2.06:**

~~By October 1, 2001, revise~~ The land development and related regulations to shall require all new development within the city limits and in any area approved by the city under Chapter 180 F.S. to connect to the municipal potable water system when lines are available and in the opinion of the Director of Utilities it is economically feasible for the city to provide such service.

**► Note:**

*The City’s consumptive use permit for potable water was frozen in 2013 and can only be increased through conservation or development of alternative sources.*

**Policy 2.2.07:**

Participate in the implementation of the Polk County Water Supply Plan in regard to developing new potable sources in order to meet the needs of future residents and businesses and increase the City’s consumptive use permit.

~~By June 1, 2001, meet with SWFWMD officials to determine the adequacy of the existing consumptive use permit (groundwater withdrawal permit) to meet the needs of the projected population. If additional withdrawal capacity is needed, make application as appropriate.~~ ~~{9J-5.011(e)5}~~

**Policy 2.2.08:**

Update the estimate of the populations served by the municipal water system annually and amend the Comprehensive Plan, if necessary, to make adjustments to the adopted level of service standard for potable water.

**Objective 2.3: Water Conservation**

Reduce per capita water consumption within the municipal water system in accordance with the requirements of the Southern Water Use Caution Area’s (SWUCA) Central Florida Water Initiative for Polk County and other applicable state and water management district requirements. ~~by ten percent by 2005 through a combination of strategies and techniques.~~ ~~{9J-5.011(2)(b)4}~~

**Policy 2.3.01:**

~~By October 1, 2001, as part of land development regulations adopt and~~ Continue to enforce the minimum standards outlined in the Water Conservation Act, Chapter 553.14 F.S., of the Building Code for water conserving fixtures in new construction. ~~{9J-5.011(2)(e)3}~~

**Policy 2.3.02:**

~~By October 1, 2001, Continue to require as part of land development regulations the use of drought-tolerant plants where landscaping is required. [9J-5.011(2)(e)3]~~

*Covered in Objective 2.3.*

**Policy 2.3.03:**

~~Achieve the recommended potable water LOS by the Southern Water Use Caution Area (SWUCA) by 2004.~~