UTILITIES: SOLID WASTE
GOALS, OBJECTIVES AND POLICIES

Goal 1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide an environmentally sound, sustainable, and cost effective integrated solid waste materials management system to serve the needs of Tallahassee-Leon County residents, businesses, and institutions. The management principles shall include the following in order: Prevention, Reduction, Re-use, Recycling, and Disposal.

SOLID WASTE PREVENTION AND REDUCTION
Objective 1.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Reduce and minimize the amount of per capita solid waste generated in Leon County and the City of Tallahassee where feasible and consistent with existing State laws and regulations.

Policy 1.1.1: [SW] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Develop and maintain solid waste prevention and reduction programs for residents, businesses, and governmental and other institutions.

Policy 1.1.2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Provide a public education program addressing all aspects of non-hazardous waste materials generation and management.

SOLID WASTE RE-USE AND RECYCLING
Objective 1.2: [SW] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Reduce the amount of solid waste by meeting or exceeding established state-mandated recycling goals=through the use of recycling, resource recovery, and source reduction programs.

Policy 1.2.1: [SW] (EFF. 12/24/10)

Local government shall maintain and improve the residential recycling program and shall provide recycling opportunities to all residents.

Policy 1.2.2: [SW] (EFF. 12/24/10)

Local government should maintain and expand the recycling program to include apartments and multi-family dwellings, and shall encourage recycling programs and regulatory standards addressing recycling requirements to be applied during development review for commercial, institutional and industrial solid waste generators by the Plan Horizon.

Policy 1.2.3: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall pursue available Federal or State grants and funding to maintain and promote expansion of recycling, resource recovery, and source reduction programs.

Policy 1.2.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall encourage citizens and private industry to utilize recyclable materials, and encourage the public

to conserve resources by using source reduction and re-usable, recyclable, and recycled materials when possible.

Policy 1.2.5: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The local government shall continue to investigate alternatives to landfill disposal of solid waste, including source reduction and prevention and waste recovery.

Policy 1.2.6: [SW] (EFF. 12/24/10)

The local government shall maintain a yard debris management program.

Policy 1.2.7: [SW] (EFF. 12/24/10)

The County shall monitor the progress of recycling programs. If monitoring indicates this standard may not be met, the County will expand or improve its recycling activities to ensure that established standards will be met.

WASTE COLLECTION SERVICES

Objective 1.3: [SW] (EFF. 12/24/10)

Ensure that collection and transportation of all solid waste is handled safely and efficiently to protect human health and the environment. The collection and transportation of all solid waste shall be conducted in an economically feasible manner to minimize costs to the citizens and the local government.

Policy 1.3.1: [SW] (EFF. 12/24/10)

The County shall continue to coordinate with the City of Tallahassee through interlocal agreements to ensure safe, efficient, and cost-feasible collection and management of solid waste collected within their jurisdictions.

Policy 1.3.2: [SW] (EFF. 12/24/10)

The County shall maintain and utilize sites for the management of household and commercial non-hazardous waste materials for the planning horizon.

SOLID WASTE DISPOSAL

Objective 1.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Public solid waste disposal facilities will be provided as needed in a manner which is feasible, cost-effective, and protects investments in existing facilities while meeting established Levels of Service, and protecting the environment and public health.

Policy 1.4.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Established procedures will be maintained to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 1.4.2: [SW] (EFF. 12/24/10)

Consistent with Chapter 403.706 F.S., the Leon County Board of County Commissioners will be responsible for determining

needed solid waste disposal facilities unless otherwise established by interlocal agreement with the City of Tallahassee.

Policy 1.4.3: [SW] (EFF. 12/24/10)

The Apalachee Solid Waste Management Facility will serve as a contingency disposal site. Additional contingency disposal arrangements shall be made with other existing landfills in case of emergency.

Policy 1.4.4: [SW] (EFF. 12/24/10)

The County shall maintain contractual arrangements for the disposal of non-hazardous household and commercial solid waste materials through the planning horizon.

Objective 1.5: [SW] (EFF. 12/24/10)

Establish solid waste disposal level of service standards to coordinate capital improvements and land use planning and to ensure adequate solid waste disposal capacity for development concurrent with the impacts of development.

Policy 1.5.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

The level of service (LOS) for solid waste shall be measured in pounds/ capita/ day and be the following:

Table 13: Solid waste level of service

Year	LOS	Year	LOS	Year	LOS	Year	LOS
2011	7.20	2016	7.40	2021	7.40	2026	7.40
2012	7.20	2017	7.40	2022	7.40	2027	7.40
2013	7.30	2018	7.40	2023	7.40	2028	7.40
2014	7.35	2019	7.40	2024	7.40	2029	7.40
2015	7.40	2020	7.40	2025	7.40	2030	7.40

This level of service shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. Facility demand and available capacity shall be periodically monitored as development orders or permits are issued.

Policy 1.5.2: [SW] (EFF. 9/19/91; REV. EFF. 12/24/10)

User fees shall be set at levels sufficient to finance municipal solid waste management infrastructure projects in the CIE and to encourage reduction and recycling.

Policy 1.5.3: [SW] (EFF. 12/24/10)

As the Leon County Solid Waste Management Facility reaches capacity, recreational facilities shall be allowed on this site.

HAZARDOUS WASTE

Goal 2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Properly manage waste materials that have hazardous characteristics to protect public health and the environment.

Objective 2.1: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain and improve existing hazardous waste materials management programs.

Policy 2.1.1: [SW] (REV. EFF. 12/10/91)

The hazardous waste management program shall include:

a) Identify and require small quantity generators to annually report the amount of hazardous waste generated and its disposal method;
b) Establishment of a hazardous waste collection center;
c) Educational programs;
d) Technical assistance;
e) Working with the Regional Planning Council in coordinating information and activities related to hazardous waste disposal facilities, collection centers and incineration sites.

Policy 2.1.2: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Maintain and promote the use of the County's hazardous waste collection programs.

Policy 2.1.3: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Continue to comply with state laws and programs to annually notify small quantity generators of hazardous wastes of their legal responsibilities; penalties for non-compliance; recycling alternatives; and other waste reduction opportunities.

Policy 2.1.4: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Consider user fees to help support public education programs for residents and small businesses addressing proper hazardous materials management, recycling and disposal.

Policy 2.1.5: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Prohibit the burial of non-degradable and potentially hazardous household garbage such as plastics, paint, batteries and tires by individual landowners or businesses in unapproved sites.

Policy 2.1.6: [SW] (EFF. 12/24/10)

Provide proper reuse and recycling of used electronic devices. Ensure that final disposition of used electronics is environmentally sound.

Policy 2.1.7: [SW] (EFF. 7/16/90; REV. EFF. 12/24/10)

Local government shall continue to identify, assess, and mitigate all public abandoned and active dump sites, underground storage tanks, and publicly-owned brownfield sites where necessary and appropriate.

UTILITIES: AQUIFER RECHARGE
GOALS, OBJECTIVES AND POLICIES

Goal 1: [AR] (EFF. 7/16/90)

Protect aquifer water quality and quantity.

GROUNDWATER PROTECTION
Objective 1.1: [AR] (EFF. 7/16/90; REV. EFF. 1/7/09)

Maintain regulations and programs to protect the function of natural groundwater recharge areas and natural drainage features, including areas of high aquifer vulnerability.

Policy 1.1.1: [AR] (EFF. 7/16/90; REV. EFF. 4/10/09)

Maintain maps of relative aquifer vulnerability based on indicators such as soil permeability, thickness of overburden, and distance to karst features.

Policy 1.1.2: [AR] (EFF. 12/10/91)

Local government shall protect groundwater recharge throughout the county by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 1.1.3: [AR] (EFF. 7/16/90; DEL. EFF. 4/10/09)

Reserved

Policy 1.1.4: [AR] (EFF. 7/16/90; REV. EFF. 4/10/09)

In areas identified as having high aquifer vulnerability, regulations will be developed by local government that:

a) Regulate the placement of underground storage tanks;
b) Restrict land uses which use, produce or generate as a waste any listed RCRA (Resource Conservation and Recovery Act) material or EPA priority pollutant.

NOTE: Additional policies related to high aquifer vulnerability and spring protection are included in policy 4.2.5: [C].

Policy 1.1.5: [AR] (EFF. 7/16/90)

Establish a program which meets DER requirements and will enable the County to assume responsibility for the enforcement of state regulations concerning underground storage tanks in Leon County.

Policy 1.1.6: [AR] (EFF. 7/16/90)

Establish a program regulating heat exchange recharge wells which requires:

a) Monitoring of these wells;
b) Clean-up of the aquifer in cases of contamination resulting from their use;
c) Financial responsibility for the clean-up to be assigned to the well owner.

Policy 1.1.7: [AR] (EFF. 7/16/90)

Enact regulations which prevent contamination of the aquifer via sinkholes and sinkhole lakes.

Policy 1.1.8: [AR] (EFF. 7/16/90)

All groundwater protection ordinances shall be strictly enforced.

UTILITIES: POTABLE WATER
GOALS, OBJECTIVES AND POLICIES

Goal 1: [PW] (EFF. 7/16/90)

Protect the quality and quantity of our potable water supplies and systems.

POTABLE WATER PROTECTION
Objective 1.1: [PW] (EFF. 7/16/90)

By 1993, have regulations in place that protect potable water supplies from contamination as defined by DER Rule 17-550, F.A.C.

Policy 1.1.1: [PW] (EFF. 9/19/91)

By 1991 the County shall adopt an interim comprehensive countywide wellhead protection ordinance that protects existing and future public water supply wells from potential contamination. The wellhead protection ordinance shall require groundwater monitoring and regulate land uses within the USA which use, produce, or generate any material on the Resource Conservation and Recovery Act list or the Environmental Protection Agency priority pollutant list.

Policy 1.1.2: [PW] (EFF. 7/16/90)

Implement regulations which require installation inspection and periodic monitoring of water supply wells not regulated by Chapter 430, F.S.

Policy 1.1.3: [PW] (EFF. 7/16/90)

Establish a program which addresses contaminated potable water resources by:

a) Identifying and monitoring sites with contaminated potable water resources;
b) Developing remedial strategies for such identified sites;
c) Implementing corrective measures.

Policy 1.1.4: [PW] (EFF. 7/16/90)

Until the Floridian Aquifer study is completed, adopt interim land development regulations by February 1, 1991 which will protect water wellheads.

Policy 1.1.5: [PW] (EFF. 9/19/91)

By 1991, adopt by ordinance a groundwater protection program which requires all businesses which use, generate or produce any material on the Resource Conservation and Recovery Act (RCRA) list or the Environmental Protection Agency (EPA) priority pollutant list to:

1) Register with the County;
2) Allow on-site inspections for proper handling, storage and disposal of RCRA and EPA-listed materials.

This program will include user fees to contribute to the cost of the inspection program.

POTABLE WATER LOS
Objective 1.2: [PW] (EFF. 7/16/90)

Needed potable water facilities will be provided in a manner which promotes orderly compact urban growth and maximizes the use of existing facilities.

Policy 1.2.1: [PW] (EFF. 7/16/90; REV. EFF. 12/29/05)

Regulations shall be maintained to ensure that a:) at the time a development order permit is issued, adequate facility capacity at the adopted level of service is available or will be available when needed to serve the development; or b) at the time a development order is issued , the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.

Policy 1.2.2: [PW] (LOS Inside Urban Service Area) (EFF. 7/16/90)

The level of service for potable water systems in the Urban Service Area shall be:

160 gallons per capita per day (GPCD) for average daily demand. This level of service includes residential, commercial, institutional, and industrial demands, and also unaccounted for water. This level of service is derived by dividing the total production by the service population.

In the design of water production, storage, and distribution facilities, appropriate peak and fire flow factors shall be utilized.

This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.2.3: [PW] (LOS Outside Urban Service Area) (EFF. 7/16/90)

The level of service for potable water systems outside of the Urban Service Area shall be 100 gallons per capita per day (GPCD).

In the design of new water production, storage, and distribution facilities, appropriate peak and fire flow factors shall be utilized.

This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development outside of the Urban Service Area.

Policy 1.2.4: [PW] (EFF. 7/16/90)

Procedures will be developed by 1991, to periodically update and project facility demand and capacity information as development orders or permits are issued.

Policy 1.2.5: [PW] (City of Tallahassee) (REV. EFF. 9/19/91)

New potable water service, within the urban service area, shall be provided in a manner which promotes orderly, compact urban growth, prevents “leapfrog” development, and maximizes the use of existing facilities.

Policy 1.2.5: [PW] (Leon County) (REV. EFF. 8/17/92)

New potable water service, within the urban service area, shall be provided in a manner which promotes orderly, compact urban and cost efficient growth, and prevents "leapfrog" development, while optimizing the use of existing facilities.

CONSERVATION OF POTABLE WATER

Objective 1.3: [PW] (EFF. 7/16/90)

Programs for the conservation of potable water resources will be established by 1992.

Policy 1.3.1: [PW] (EFF. 7/16/90)

Education programs such as inserts in newsletters and utility billings as well as media interaction that inform the public on the importance and value of water resource conservation will be initiated.

Policy 1.3.2: [PW] (EFF. 7/16/90)

Incentives programs that promote water resource conservation will be established.

Policy 1.3.3: [PW] (EFF. 10/21/92)

Incentives to encourage xeriscaping (low water use landscape design) will be incorporated into the landscaping code.

Policy 1.3.4: [PW] (City of Tallahassee) (REV. EFF. 9/19/91)

Connection fees and user fees shall be set at levels sufficient to finance the water infrastructure projects in the CIE.

Policy 1.3.4: [PW] (Leon County) (REV. EFF. 8/17/92)

Connection and user fees shall be set at levels sufficient to equitably finance the water infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the Plan's Southern Strategy. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

Goal 2: [PW] (EFF. 7/16/90)

Potable water facilities and service shall be provided to meet existing and projected demands identified in this Plan.

EXTENSION OF POTABLE WATER SERVICE

Objective 2.1: [PW] (EFF. 7/16/90; REV. EFF. 12/29/05)

Coordinate with utility providers in the extension of potable water services to ensure that potable water service is provided in a cost efficient manner to serve development within the adopted Urban Service Area boundary.

Policy 2.1.1: [PW] (EFF. 8/17/92)

Regulations shall be developed to provide for adequate fire flows.

Policy 2.1.2: [PW] (EFF. 12/29/05)

New developments which require site and development plan approval or issuance of a development order shall be required to connect to central water if such service is defined as available within the current Water and Sewer Agreement. The requirement to connect to central water and the definition of service availability found within the Water and Sewer Agreement are applicable to all service providers operating within the County.

Policy 2.1.3: [PW] (EFF. 12/29/05; REV. EFF. 12/24/10)

The City of Tallahassee shall prepare and maintain long range master plans with a 20-year planning horizon for major water infrastructure facilities and services from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years, consistent with the provisions of the Water and Sewer Agreement. The County may propose new capital projects for inclusion in these documents. The draft plan shall be submitted to the County for review prior to finalization and the County shall provide comments, if any, prior to adoption by the City Commission. The timing and location of service expansion projects identified in these plans shall be based on the rational extension of such services from existing urbanized areas so as to encourage compact development.

Policy 2.1.4: [PW] (RENUMBERED EFF. 12/29/05; FORMERLY POLICY 2.2.1)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this Plan.

Policy 2.1.5: [PW] (REV. EFF. 12/29/05; DEL. EFF. 12/24/10)

Reserved

Policy 2.1.6: [PW] (EFF. 12/29/05)

All extensions and planning of central water systems shall be consistent with the adopted Water and Sewer Agreement.

Policy 2.1.7: [PW] (EFF. 12/29/05)

Standards for the construction of water systems by providers other than the City in the USA shall be at least equal to those of the City as regards to fire flow and water quality.

Policy 2.1.8: [PW] (EFF. 12/24/10)

Additional potable water service related policies are included in the Sanitary Sewer section of the Utilities Element (see Policies 1.2.1 [SS], 1.3.8 [SS], 2.1.1 [SS], 2.1.2 [SS], 2.1.9 [SS], and 2.1.12 [SS]).

CAPITAL PROJECTS PRIORITY

Objective 2.2: [PW] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Objective 2.3: [PW] (EFF. 7/16/90; DEL. EFF. 12/29/05)

Policy 2.3.1: [PW] (DEL. EFF. 12/29/05)

Policy 2.3.2: [PW] (DEL EFF. 12/29/05)

UTILITIES: SANITARY SEWER
GOALS, OBJECTIVES AND POLICIES

Goal 1: [SS] (EFF. 7/16/90)

Provide efficient wastewater treatment that meets the demands of the community while maintaining public health and environmental standards.

WASTEWATER TREATMENT
Objective 1.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Treat and dispose of all wastewater in a manner that protects natural resources and public health.

Policy 1.1.1: [SS] (EFF. 7/16/90; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 1.1.3; RENUMBERING EFF. 12/24/10, FORMERLY POLICY 1.1.2)

Establish a program to monitor and inspect all sanitary sewer systems for compliance with federal, state and local regulations.

SEPTIC TANK REGULATION
Objective 1.2: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Maintain ordinances that regulate septic tanks in a manner that protects public health and groundwater quality.

Policy 1.2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

The land use designations on the Future Land Use Map notwithstanding, the densities and intensities authorized by such land use designations shall not be allowed until such time as central water and sewer services are available, except as provided in Policy 1.2.3: [SS] and 1.2.4: [SS] below. The minimum lot size for a septic tank shall be one-half acre.

Policy 1.2.2: [SS] (EFF. 7/16/90)

Leon County shall establish a countywide program that:

a) Inspects and monitors existing septic tanks for compliance with state and local regulations;
b) Educates the public on the proper operation and maintenance of septic tanks.

Policy 1.2.3: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. EFF. 12/24/10)

With the exception of community facilities authorized by Policy 2.1.2 [SS], inside the Urban Service Area any non-residential development that is calculated to generate a wastewater flow in excess of 900 gallons per day must be connected to a central sanitary sewer service. For the purposes of administering this specific policy, Rule 64E-6.008 F.A.C. shall be used in calculating estimated sewage flows attributable to various types of non-residential development.

Policy 1.2.4: [SS] (EFF. 7/1/94; REV. EFF. 12/24/10)

As an interim measure until sanitary sewer service is available, the use of septic tanks strictly for the purpose of providing sanitary facilities for employee necessity may be permitted in portions of the Heavy Industrial future land use category without sanitary sewer service under the following conditions:

a) Central sewer is not presently in place or available within ¼ mile of the property line of the proposed development.
b) The site is located within the franchise area of a designated sanitary sewer provider.
c) The septic system is designed and maintained to meet all state and local regulations and ordinances.
d) The septic system is designed and sized solely for the use of the resultant work force.
e) The proposed industrial use for the building for which the septic tank is to be constructed does not result in any hazardous by-products,
f) Any use on a septic tank within the Heavy Industrial future land use category must hookup to central sewer when available and remove septic facilities and,
g) (In the City only) A capital improvement project that would make central sewer available to the proposed development appears in the 5-year Capital Improvement Program of the designated provider consistent with the CIE.

Policy 1.2.5: [SS] (EFF. 12/29/05)

Facilities other than traditional septic systems must be provided before development is allowed in areas where severe soil limitations exist for septic systems.

Policy 1.2.6: [SS] (EFF. 4/10/09; REV. EFF. 4/2/10)

Within the Primary Springs Protection Zone, as identified in Policy 4.2.5 [C], Performance Based On-Site Treatment Disposal Systems shall be required when connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available. Performance Based on-Site Treatment Disposal Systems must be a design that is accepted by the Department of Health. Local government shall establish by ordinance a Nitrogen reduction treatment standard for new and replacement Performance Based On-Site Treatment Disposal Systems in the Primary Springs Protection Zone.

SANITARY SEWER LOS

Objective 1.3: [SS] (REV. EFF. 8/17/92; REV. EFF. 12/24/10)

Needed sanitary sewer facilities will be provided in a manner which promotes orderly, compact urban and cost efficient growth while optimizing the use of existing facilities.

Policy 1.3.1: [SS] (REV. EFF. 9/19/91; REV. EFF. 7/26/06; REV. EFF. 12/24/10)

Central sanitary sewer service shall be provided only in the Urban Service Area, designated Rural Communities (as provided by Policy 1.1.4: [L]), and the Urban Fringe land use category (only under the circumstances provided in Policy 1.3.2: [SS]). Areas outside those areas indicated above shall obtain sewage treatment through the use of an on-site system or a package plant, if consistent with the criteria provided in Policy 1.3.3 [SS]. An on-site system may serve more than one parcel but only to correct an existing environmental problem. The capacity of these facilities shall be limited to that necessary to serve development existing on or prior to February 1, 1990.

Policy 1.3.2: [SS] (REV. EFF. 12/24/10, PREVIOUSLY POLICY 1.3.1: [SS]; REV. EFF. 12/15/11)

For areas lying outside of the Urban Service Area boundary and within the Urban Fringe land use category, central sanitary sewer service may be extended and/or provided by an existing utility provider under the following circumstances:

a) To serve an existing residential subdivision in order to correct documented environmental or health problems associated with failing septic treatment systems; or
b) To serve a new Conservation subdivision or permitted non-residential use that is otherwise in compliance with the Comprehensive Plan and its implementing land development regulations; AND
c) No additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

All costs of sewer line extensions, any necessary lift stations and on-site sewer infrastructure shall be borne by the developer as specified within the adopted "Water and Sewer Agreement" and shall be constructed to the standards specified within the Agreement. In cases where the City of Tallahassee is the service provider, the City Manager and the County Administrator or their designees may agree that the connection of a development to central sewer is not economically feasible and may deny such requests to connect. Such cases may arise when considering lower density isolated developments, developments located in areas that are not environmentally sensitive, or developments that are not within a reasonable distance to existing infrastructure. The City of Tallahassee shall place a higher priority upon serving areas that are within the Southern Strategy Area and/or areas that may be determined to negatively impact the environmental quality of Wakulla Springs if developed with traditional septic tank systems. The City of Tallahassee reserves the right to develop agreements with property owners and developers to make service available within time frames and at locations that vary from those criteria for connection found within the "Water and Sewer Agreement." As part of such agreements, additional financial responsibility may be borne by the developer for connection to occur.

Policy 1.3.3: [SS] (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Package plants shall be limited to the Rural Community, Urban Fringe and the Rural land use categories. In the Urban Fringe and Rural land use categories, package plants must meet the following criteria:

a) Serving existing environmental problem areas (Environmental problem is defined as the contamination of groundwater or surface water resulting from inadequate sanitary sewage treatment. The capacity of any facilities resulting from environmental problems shall be limited to that necessary to serve development existing on or prior to February 1, 1990); or
b) Urban fringe parcels which utilize the 25% cluster; or
c) Allowable industrial activities; or
d) Serving existing public schools.

Policy 1.3.4: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; REV. AND RENUMBERING EFF. 12/24/10)

Regulations shall be maintained to ensure that: a) at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development; or b) at the time a development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Florida Statutes, or an agreement or development order is issued pursuant to Chapter 380, Florida Statutes to be in place and available to serve new development at the time of the issuance of a certificate of occupancy.

Policy 1.3.5: [SS] (EFF. 7/16/90; REV. EFF. 1/7/10; REV. AND RENUMBERING EFF. 12/24/10)

The LOS for sanitary sewer systems shall be as published in the Recommended Standard for Wastewater Facilities as referenced in 62-604.300 (5) (g) Florida Administrative Code.

In the design of sewer collection, pumping, treatment, and effluent disposal facilities, appropriate peak factors shall be utilized. This is the adopted level and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.3.6: [SS] (EFF. 7/16/90; RENUMBERED 12/24/10)

Procedures will be developed to periodically update and project facility demand and capacity information as development orders or permits are issued.

Policy 1.3.7: [SS] (City of Tallahassee) (EFF. 7/16/90; RENUMBERED 12/24/10)

Connection fees and user fees shall be set at levels sufficient to finance the sewer infrastructure projects in the CIE.

Policy 1.3.7: [SS] (Leon County) (REV. EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Connection fees and user fees shall be set at levels sufficient to equitably finance the sewer infrastructure projects in the CIE. For the purposes of the Sanitary Sewer and Water Sub-Elements, equitably is defined as users paying for hook-up and system charges and their pro rata share of the costs of facility expansions to serve their development, but allowing for special practices to implement the Plan's Southern Strategy. Pro rata amounts will be determined by the cost impacts of each development which is anticipated to hook-up to the facility expansion.

Policy 1.3.8: [SS] (EFF. 8/17/92; REV. AND RENUMBERING EFF. 12/24/10)

Heavy infrastructure facilities which are located far from urban development because of their off-site impacts, and which therefore would be uneconomical to service with sanitary sewer service, shall not be required to have sanitary sewer service or potable water service. Examples of such uses are waste-to-energy facilities, power generating plants, landfills, sanitary sewer spray fields, and material recovery facilities.

Goal 2: [SS] (EFF. 7/16/90)

Sanitary sewer facilities and service shall be provided to meet existing and projected demands identified in this plan.

EXTENSION OF SANITARY SEWER SERVICE

Objective 2.1: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05)

Coordinate with utility providers in the extension of sanitary sewer services to ensure that sanitary sewer service is provided in a cost efficient manner to serve development within the adopted Urban Service Area boundary.

Policy 2.1.1: [SS] (EFF. 9/19/91; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 2.1.2)

Annexation shall not be required as a precondition of water or sewer service to a new area requested by the City and granted by Leon County.

Policy 2.1.2: [SS] (REV. EFF. 1/27/94; RENUMBERING EFF. 12/29/05, FORMERLY POLICY 2.1.3; REV. EFF. 12/24/10)

Potable water service and sanitary sewer service shall be extended to serve community service customers within the Urban Service Area. Until such time as utility services are available, community service land uses shall be allowed to connect to on-site facilities. Approval will be limited to community service users with less than 5,000 square feet of floor space, or a sewage flow estimated not to exceed 900 gallons per day as provided for in Policy 1.2.3: [SS].

Policy 2.1.3: [SS] (EFF. 12/29/05)

New developments, which require site and development plan approval or issuance of a development order shall be required to connect to central sewer if such service is defined as available within the current Water and Sewer Agreement. The requirement to connect to central sewer and the definition of service availability found with the Water and Sewer Agreement are applicable to all service providers within the County.

Policy 2.1.4: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Utility providers shall provide facilities within the Urban Service Area at a level of service adopted in the comprehensive plan. Areas with known limitations regarding soils, high septic tank concentrations or failures, or areas with known groundwater problems should receive priority regarding facility service.

Policy 2.1.5: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

The City of Tallahassee shall prepare and maintain long range master plans with a 20-year planning horizon for major sewer infrastructure facilities and services from which subsequent five year capital improvement programs shall be derived. These long range master plans shall be based upon a needs plan to serve the Future Land Use Plan and its expected population within the Urban Service Area, and shall also contain a cost feasible plan. These long range master plans will be updated every five years, consistent with the provisions of the Water and Sewer Agreement. The County may propose new capital projects for inclusion in these documents. The draft plan shall be submitted to the County for review prior to finalization and the County

shall provide comments, if any, prior to adoption by the City Commission. The timing and location of service expansion projects identified in these plans shall be based on the rational extension of such services from existing urbanized areas so as to encourage compact development.

Policy 2.1.6: [SS] (EFF. 12/29/05; DEL. EFF. 1/7/09)

Reserved

Policy 2.1.7: [SS] (EFF. 7/16/90; RENUMBERED EFF. 12/29/05, FORMERLY POLICY 2.2.1; REV. EFF. 12/24/10)

Subject to financial feasibility, the long range master plan will be used as a guide in selecting projects to be included in the Capital Improvements Element of this plan.

Policy 2.1.8: [SS] (EFF. 7/16/90; REV. EFF. 12/29/05; DEL. EFF. 12/24/10)

Reserved

Policy 2.1.9: [SS] (Leon County) (EFF. 8/17/92; RENUMBERED EFF. 12/29/05, FORMERLY POLICY 2.2.2; REV. EFF. 12/24/10)

Water and sewer system charges collected by the County for the benefit of County Franchisees shall be paid prior to the issuance of a building permit or tap, whichever is first. Water and sewer system charges shall not be made for development proposals that are served by existing on site well and/or septic systems which are determined to be functioning properly and do not require repair or substantial modification as determined by the County Public Health Unit.

Policy 2.1.10: [SS] (EFF. 12/29/05)

All extension and planning of sanitary sewer facilities and services shall be consistent with the adopted Water and Sewer Agreement.

Policy 2.1.7: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Standards for the construction of sewer systems by providers other than the City in the Urban Service Area shall be at least equal to those of the City.

Policy 2.1.12: [SS] (EFF. 12/29/05; REV. EFF. 12/24/10)

Any land proposed for development using septic tanks within the Urban Service Area, or within a designated Rural Community that is identified as a Target Area Rural Community in the adopted Water and Sewer Agreement, will be subject to:

a) Dedicating easements/right-of-ways for future installation of water and sewer lines.
b) Connecting to the City's water and sewer service, when it is available.
c) County assessment of the on-site water and sewer installation costs within the area at the time the City is ready to provide the water and or sewer service.
d) A requirement that the developer include a deed restriction requiring the property owner to connect to City water and sewer as well as a notice to the buyer of lots in the subdivision.

e) The County will not re-prioritize any projects proposed by the City to provide service based on the above criteria.

Capital Projects Priority

Objective 2.2: [SS] (Eff. 7/16/90; Del. Eff. 12/29/05)

Objective 2.3: [SS] (Eff. 7/16/90; Del. Eff. 12/29/05)

Policy 2.3.1: [SS] (Eff. 7/16/90; Del. Eff. 12/29/05)

Policy 2.3.2: [SS] (Eff. 7/16/90; Del Eff. 12/29/05)

Objective 3.1: [SS] (Eff. 1/27/94; Del Eff. 12/29/05)

Responsibility for provision of service/Standards for construction & Review (Del. Eff. 12/29/05)

Policy 3.1.1: [SS] (Rev. Eff. 4/18/02; Del. Eff. 12/29/05)

Policy 3.1.2: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.3: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Criteria for Hookup to Central Systems (Del. Eff. 12/29/05)

Policy 3.1.4: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.5: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.6: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.7: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Fees for Unincorporated Areas of USA (Del. Eff. 12/29/05)

Policy 3.1.8: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.9: [SS] (Eff. 12/23/96; Del. Eff. 12/29/05)

Capital Improvement Planning Procedure for Unincorporated USA (Del. Eff. 12/29/05)

Policy 3.1.10: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.11: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

Policy 3.1.12: [SS] (Eff. 1/27/94; Del. Eff. 12/29/05)

UTILITIES: STORMWATER MANAGEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1: [SM] (EFF. 7/16/90)

Provide a stormwater management system which protects the health, welfare and safety of the general public by reducing damage and inconvenience from flooding and protects surface water and groundwater quality.

STORMWATER MANAGEMENT
Objective 1.1: [SM] (EFF. 7/16/90)

A system for a coordinated watershed approach to managing stormwater runoff so as to protect land and water resources will be in place by 1993.

Policy 1.1.1: [SM] (EFF. 7/16/90)

Regulations will be established by 1991 that retain wetlands, floodways, and floodplains in their natural state.

Policy 1.1.2: [SM] (EFF. 7/16/90)

A program for the acquisition of lands which naturally store and treat stormwater will be established by 1992.

Policy 1.1.3: [SM] (EFF. 7/16/90)

Areas with sensitive environmental features will be required to have an environmental analysis performed when applying for a change in land use or intensity.

Policy 1.1.4: [SM] (EFF. 7/16/90)

Measures will be enacted for controlling erosion and sedimentation. No clearing, grading, cutting and filling will be allowed unless required devices are in place to control erosion and sedimentation.

Policy 1.1.5: [SM] (EFF. 8/17/92)

Development in closed basins will be permitted only to the extent that there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture either of which must benefit a broad segment of the community;
b) The inter-basin transfer mitigates an existing stormwater problem;
c) A detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative water quality, quantity and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

Policy 1.1.6: [SM] (EFF. 7/16/90)

All stormwater management ordinances shall be strictly enforced.

STORMWATER MANAGEMENT FACILITIES

Objective 1.2: [SM] (EFF. 7/16/90)

By 1993, ordinances will be adopted which establish design, construction and monitoring standards for stormwater management facilities.

Policy 1.2.1: [SM] (EFF. 7/16/90)

A stormwater management ordinance shall establish minimum aesthetic standards for stormwater facility designs and shall provide incentives to encourage designs which exceed minimum standards.

Policy 1.2.2: [SM] (EFF. 7/16/90)

All permitted stormwater facilities shall be inspected periodically to ensure compliance with code.

STORMWATER MANAGEMENT UTILITY PROGRAM

Objective 1.3: [SM] (REV. EFF. 12/10/91)

By 1992, form a unified stormwater management program to provide regulatory, capital improvement, planning, operation, and maintenance functions to control stormwater quantity, rate and quality.

Policy 1.3.1: [SM] (EFF. 12/10/91)

The City and County shall have a coordinated stormwater program which may have individual territorial responsibility and administrative functions for the Stormwater Management Utility Program.

Policy 1.3.2: [SM] (EFF. 12/10/91)

Funding for the stormwater utility shall be generated by:

1) Equitable user charges;
2) Impact and system availability connection fees;
3) Grants;
4) Ad valorem taxes;
5) Other sources.

Policy 1.3.3: [SM] (EFF. 12/10/91)

Funding for the stormwater utility shall be generated by:

1) Equitable user charges to owners of property contributing runoff;
2) Impact and system availability connection fees;
3) Grants;
4) Special overlay district;
5) Other sources;
6) Any combination of the above

Policy 1.3.4: [SM] (EFF. 7/16/90)

By 1992, local government shall have adopted operating policies and procedures which shall clearly define local government's responsibility and procedures relating to the following matters:

--Scope of operation and maintenance activities and service areas
--Acceptance of dedicated facilities
--Methodology for computing user and other changes
--Engineering and pollution control design criteria
--Connection permit and enforcement procedures

--Master stormwater/drainage management system planning, funding and construction

STORMWATER MANAGEMENT PLAN
Objective 1.4: [SM] (REV. EFF. 12/10/91)

A comprehensive stormwater management plan for the entire county shall be adopted by 1994.

Policy 1.4.1: [SM] (EFF. 8/17/92)

Development of the stormwater management plan shall utilize and include:

1) The review of previous studies;
2) The inventorying of the existing stormwater system major components;
3) Detailed topographical mapping of the drainage basins;
4) Hydrological analysis to determine existing and future system capacities and loadings;
5) Delineation of floodways and floodplains;
6) Other planning and economical analysis as appropriate;
7) Necessary regulatory measures;
8) A plan for retrofitting of existing developments not in compliance with stormwater ordinance;
9) Water quality and flow monitoring necessary to measure the effectiveness of the plan;
10) Non-structural systems as much as possible. These measures shall include utilization of naturally occurring drainage features as well as land use regulations intended to preserve water quality and prevent flooding.

Policy 1.4.2: [SM] (City of Tallahassee) (REV. EFF. 12/14/04; DEL. EFF. 7/26/06)

Reserved

Policy 1.4.2: [SM] (Leon County) (EFF. 12/7/99)

Existing developed sites which do not achieve the level of stormwater treatment required by the comprehensive plan for new development shall be required to have a retrofit plan in accordance with the adopted retrofit portion of the stormwater management plan.

Policy 1.4.3: [SM] (EFF. 7/16/90)

The comprehensive stormwater management plan shall be a practical document which will function as a day-to-day reference providing guidance to both government and the public on short term and long term stormwater system requirements, capacities, and system implementation plans.

Policy 1.4.4: [SM] (EFF. 7/16/90)

A technical advisory group shall be created to monitor and evaluate the effectiveness of the comprehensive stormwater management plan and make recommendations to elected officials.

STORMWATER MANAGEMENT LOS
Objective 1.5: [SM] (EFF. 7/16/90)

Needed stormwater management facilities will be provided in a manner which:

1) protects investments in and maximizes the use of existing facilities;
2) protects presently developed or undeveloped downstream properties;
3) promotes orderly, compact urban growth.

Policy 1.5.1: [SM] (EFF. 7/16/90)

Regulations will be in place by 1991 to ensure that at the time a development permit is issued, adequate stormwater management capacity is available or will be available when needed to serve the development.

Policy 1.5.2: [SM] (EFF. 7/16/90)

The design and water quality standards set forth in Florida Administrative Code Chapters 17-3 and 17-25, as the same may be amended from time to time, are hereby adopted by reference as the level of service for stormwater quality.

Local government may set higher minimum levels of treatment in watersheds where investigation and analysis indicate more stringent levels of service are required.

Stormwater management facilities shall be adequate to provide the following levels of service with regard to flood control:

100 Year Critical Storm Event

--No flood water in new buildings or existing buildings.

--Overland flow capacity available for all flow in excess of capacity of underground and open channel conveyance systems.

25 Year or Less Critical Storm Event

--No flood water more than six inches deep in local roads, parking lots, or other non-street vehicular use areas.

--No flood water in one driving lane each direction of collector streets.

--No flood water in two driving lanes each direction on arterial streets.

--Open channel conveyance capacity available for all flow in excess of capacity of underground conveyance system, or for full twenty-five year storm flow if no underground system exists.

--The rate of off-site discharge shall not exceed the predevelopment rate of discharge.

10 Year or Less Critical Storm Event

--No flood water in one driving land of local roads.

--No flood water in the driving lanes of any road other than a local road.

--Underground conveyance not overflowing in business and commercial districts.

5 Year or Less Critical Storm Event

--No flood water in the driving lanes of any roadways.

--Underground conveyances not overflowing in residential districts.

These are the adopted levels of service and shall be used as the basis for determining the availability of facility capacity and the system demand generated by development. In instances where an off-site deficiency exists at the time of adoption of this policy, such deficiency shall not be increased as the result of any development or land use changes.

Policy 1.5.3: [SM] (EFF. 7/16/90)

Procedures will be developed to periodically update and project stormwater management need and capacity information as development orders or permits are issued.

Policy 1.5.4: [SM] (City of Tallahassee) (EFF. 7/26/06)

Water quality impacts from stormwater runoff associated with sites that were developed prior to the adoption of current stormwater treatment regulations will be addressed through two approaches. Land development regulations require water quality retrofit of sites that undergo major redevelopment. To address water quality impacted from older developed areas not undergoing major redevelopment, local government will develop and fund a water quality enhancement program. This water quality enhancement program will be developed with due consideration of State and Federal regulatory requirements, technical feasibility and community affordability. The water quality enhancement program will be funded through revenue generated by the Stormwater Fee at the funding level approved by the City Commission.

CAPITAL PROJECTS PRIORITY

Objective 1.6: [SM] (EFF. 7/16/90)

Existing facility deficiencies that must be corrected in order to meet the adopted LOS standards shall be identified by the Comprehensive Stormwater Management Plan and listed in the Capital Improvements Element.

Policy 1.6.1: [SM] (EFF. 7/16/90)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this plan.

Objective 1.7: [SM] (EFF. 7/16/90)

Projected future demands shall be met by completing the projects in the Capital Improvements Element.

Policy 1.7.1: [SM] (EFF. 7/16/90)

Projects shall be undertaken according to the schedule provided in the Capital Improvements Element of this plan.