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INTRODUCTION

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County. The Public Facilities Element is broken down into five sub-elements: sanitary sewer, potable water, stormwater, solid waste, and aquifer recharge.

Lake County does not own, operate, or maintain any potable water systems or wastewater systems, nor does Lake County have any water or sewer serviced areas. Municipal governments provide sanitary sewer and wastewater treatment within their jurisdictions and in adjacent areas that may be annexed as development in the county continues. Where public services are not available, private companies provide them. Septic systems and private wastewater treatment plants (package plants) treat waste in unincorporated Lake County. Potable water is provided by municipalities, private entities, or private wells.

Lake County's development and quality of life is dependent on this network of public facilities and services. Each type of service has a unique set of constraints and must adapt to growth and change differently. This element contains goals, objectives, and policies that establish the framework for the provision of public facilities in the County to meet the demand created by existing and future development.

Several conservation areas are partially or wholly within Lake County, including, but not limited to: the Green Swamp Area of Critical State Concern, and the Wekiva/Ocala Greenway. Ecosystems of Lake County are thus fragile and closely linked to natural resource sustainability of communities within and beyond the county's boundaries. Issues of plant and animal biodiversity and water supply are among the most important environmental considerations for the County.

The county is faced with the challenge of balancing development pressures with the preservation of the natural environment. To this end, Lake County will comply with all legislation and regulation (Federal, State, Regional and Local) as it pertains to Lake County's environmental sensitive areas.

GOAL SAN 1

Provide for the Adequate Disposition of Wastewater and By-Products in a Cost Effective Manner Balancing the Needs of Growth, Environment and Public Health, Safety and Welfare.

OBJECTIVE 1.0 PROVISION OF CENTRAL SEWER FACILITIES

Lake County shall guide the orderly growth and development of the County by coordinating service delivery with the municipalities, private enterprise and individuals. The coordination of service delivery shall be in a manner that provides maximum use of existing facilities.

1.1 Coordination of Services with the Municipalities

Lake County shall execute Interlocal Agreements with the municipal utility suppliers within Lake County for establishing service areas so as not to duplicate services and to provide for conditions for the establishment of and the operation within the service areas. Municipal service areas shall be based upon the available capacity reported, and the future service areas delineated in the Comprehensive Plans of each municipality which provides sanitary sewer service. Prior to the execution of Interlocal Agreements, the County shall allow municipalities to provide service in the unincorporated part of Lake County in accordance with the area set forth in the adopted Comprehensive Plans of each municipality which provides sanitary sewer service, and with the criteria set forth in the Lake County Comprehensive Plan. Expansion of sanitary sewer service by the municipalities should be consistent with their Capital Improvement Plan (CIP), Capital Improvement Element (CIE) and the Joint Planning Agreement (JPA).

1.2 Regional Wastewater Service Criteria

Lake County shall prepare and adopt temporary wastewater service criteria for developments which are consistent with the Comprehensive Plan and approved by the Board of County Commissioners. Developments within the urban land use series with a capacity of 100,000 Gallons per Day (GPD) or a density greater than one (1) unit per acre must be connected to a regional sewer system, defined as a central sewer system with a capacity of 500,000 Gallons per Day or greater. In addition, any new development outside the urban land use are series where development occurs at one unit per acre and the wastewater discharge of the development is equal to or greater than 100,000 per day shall be required to connect to a regional sewer system. However, a central sewer system having a capacity of at least 100,000 GPD or more may be permitted on a temporary basis until such time as a regional system becomes available. The temporary system shall be staffed by a Florida licensed waste water treatment plant operator in accordance with State regulation and code. Further, these temporary facilities shall be planned, designed, and constructed so that they either serve as the nucleus of a future regional system that later developments will also connect to, can act, with minimal modification, as a lift station when connected to a regional system or can be abandoned and the system merged into a regional sewer system constructed at another location.

1.3 Mandatory Connection Ordinance

Lake County shall review and revise, as appropriate, its existing Mandatory Connection Ordinance, which at a minimum, shall require the following within the Urban Land Use Series:

New development that exceeds 1,500 GPD, or new homes or developments with usage less than 1,500 GPD and located within 300 feet of public sanitary sewers, shall be required to connect to public sanitary sewer. Existing homes and development shall be required to connect to public sanitary sewer within five (5) years of meeting these criteria or within five (5) years of the effective date of this ordinance. Within the Urban Land Use Series, existing homes on 5 acre tracts or larger shall not be required to connect to a public sanitary sewer system until such time as they develop at a higher density.

1.4 Connection of On-site Disposal and Privately Owned Collection/Treatment Systems Where Necessary

Lake County shall require the connection of on-site disposal systems and collection/treatment systems to centralized utility services when there is endangerment to the environment, public health, safety and welfare. Financial assistance, to partially offset the cost of connecting to centralized utility services for individuals and non-profit utility service providers may be provided by Lake County through application for federal and state grants/loans or through the establishment of a construction fund funded by user charges and/or special benefit assessments.

1.5 Coordination of Services with Private Enterprises.

Lake County shall identify, and exempt from mandatory connection, those privately owned facilities located within those portions of Lake County, where centralized wastewater services are available or planned, which have the ability to meet regulations and individual permit criteria and where mandatory connection would not be required for the economic viability of a centralized system or necessary to protect public health, safety and/or welfare. Those privately owned facilities not meeting the above criteria shall be required to connect to the centralized system when available. Lake County shall identify those areas within the County where centralized utilities are needed and can be better served by a privately owned utility, through an agreement with Lake County, for the provision of the service.

1.6 Provision of Central Sewer Services Inside of Designated Urban Areas

The County shall require that property within the Urban Land use series connect to central sewer services consistent with the mandatory connection policy. Independent utility providers or public-private partnerships may be considered to provide regional central sewer services within the Urban Land Use Series where connection to a municipal system is not feasible, and if such services are both cost efficient and environmentally sound.

1.7 Provision of Central Sewer Services Outside of Designated Urban Areas

The County may allow for the provision of central sewer services outside of the Urban Land Use series on a case specific basis if compelling information exists to demonstrate that the lack of central sewer services poses a significant health or environmental problem for which there is no other feasible solution. The County shall encourage property within the High Density Rural

Future Land Use category adjacent to designated urban areas to connect to central sewer services if economically feasible.

OBJECTIVE 2.0 LEVEL OF SERVICE STANDARDS

The County hereby adopts the following level of service standards, and shall adopt land development regulations that ensure that existing and projected needs are met that development orders are not issued which degrade the level of service standards. These levels of service standards shall be used unless the applicant can demonstrate that the proposed use utilizes less capacity through historic records or studies of similar uses.

2.1 Detailed Methodologies

The Land Development Regulation shall contain detailed methodologies for determining available capacity and the impact upon capacity of any proposed development.

2.2 On-Site Wastewater Treatment Systems

All septic systems installed on or after 2005 shall meet best industry standards for the reduction of nutrients and other potential groundwater contaminants or shall meet Federal or State standards and guidance for maximum continuation level discharge, whichever is more stringent

2.3 Industrial and Hazardous Waste

Central Sewer Systems shall be required for land uses proposing generation of processing industrial and/or hazardous waste (based upon DOH and FDEP rules). The installation of such facilities should only be permitted by the County subject to the receipt of all applicable DOH and FDEP permits.

2.4 Changes from Residential to Non-residential Use

Any change of use from residential to nonresidential shall require an evaluation and may require upgrade or enhancement to the existing system or connection to a central system if it is determined necessary to protect public health and the environment.

2.5 Septic System Inspection Program

The County will establish a septic system inspection program that requires each existing system to be inspected and certified as properly functioning and pumped out whenever a property is sold, system is modified or at least every five (5) years.

2.6 Removal of High Density Septic Systems

Areas of high existing septic system density within Environmentally Sensitive Areas will receive high priority toward their central sewerage.

OBJECTIVE 3.0 WASTEWATER TREATMENT AND DISPOSAL WITHIN ENVIRONMENTALLY SENSITIVE AREAS

Lake County shall coordinate with the Federal and State agencies regarding wastewater treatment and disposal within environmentally sensitive areas.

3.1 Advanced Wastewater Treatment

The county shall require the implementation of advanced wastewater treatment and disposal technology for central sewer services within environmentally sensitive areas, including but not limited to the Wekiva Study Area, consistent with Florida Department of Environmental Protection rules.

3.2 Coordination of Wastewater Treatment within the Wekiva Study Area

The County shall coordinate with agencies and providers of central sewer services and onsite wastewater treatment systems to jointly address ground and surface water nutrient loading from wastewater within the Wekiva Study Area. Such efforts should aim to leverage limited resources and take advantage of economies of scale.

3.3 Replacement of High Density Septic Systems

Areas with existing high septic tank density inside the Wekiva Springshed or other environmentally-sensitive areas most vulnerable to surface or groundwater contamination shall receive priority for central sewer.

3.4 Enhanced Onsite Treatment

The County will coordinate with the federal and State agencies including the Department of Health to minimize the impact of septic systems within springsheds, areas of aquifer vulnerability and surface waters and wetlands. The County shall require the implementation of enhance on-site disposal systems that utilize advanced treatment technology within environmentally sensitive areas, including but not limited to the Wekiva Study Area (WSA), consistent with the state agency rules. The County will work with agencies to evaluate various onsite wastewater treatment and disposal systems to maximize nutrient removal and provide appropriate, cost effective solutions for new and retrofitted onsite systems. As appropriate, the County shall adopt Land Development Regulations that require enhanced onsite wastewater treatment and disposal systems within the WSA and other environmentally-sensitive areas to achieve target discharge limits. The county shall consider incentives to encourage the use of more efficient nitrogen-removing technologies for onsite systems as they become available.

3.5 Onsite Sewage Disposal Maintenance.

The County will work with state agencies to evaluate establishment of a program and management entity to ensure maintenance of septic tanks and onsite wastewater treatment and disposal systems within environmentally sensitive areas vulnerable to surface or groundwater contamination, including but not limited to the WSA and Green Swamp. The management entity may be a part of local governments, a regional entity, or a special district. Maintenance of nitrogen-removing systems is critical to assure that design performance is met. The County shall continue to require compliance with its mandatory

pump-out program for septic tanks within the Green Swamp, and shall evaluate expansion of this program or similar program to the Wekiva Study Area.

3.6 Wastewater Sludge and Septage

Lake County shall prohibit the surface spreading or depositing of wastewater sludge or septage within environmentally sensitive areas, including but not limited to the Wekiva River Protection Area and Green Swamp.

OBJECTIVE 4.0 COORDINATION AND URBAN SPRAWL

The County shall coordinate the extension of service or increase of facility capacity with adjacent municipal and private facilities to discourage urban sprawl.

4.1 Extension of Service to New Development

In the Urban Land Use Series the County shall require new development to connect and to fund the connection of their wastewater facilities to municipal or private utility systems where possible.

4.2 Prohibit Provision of Sanitary Sewer as Sole Justification for Land Use Amendments

Lake County shall prohibit the provision of sanitary sewer as sole justification for amendments to the Future Land Use Element where new or expanded development will adversely impact resource/ conservation areas or neighborhoods or will otherwise promote urban sprawl.

4.3 Coordination of Sanitary Sewer with Land Use

Lake County shall maximize the use of existing facilities and discourage urban sprawl by eliminating the use of septic tanks and package plants within existing and planned service areas where possible and prohibiting the extension of sanitary sewer facilities outside of existing and planned service areas depicted on the Future Land Use Map.