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## INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES AND POLICIES

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### **POTABLE WATER SUBELEMENT**

**Goal 4A.1:** Provide needed public utilities in a manner that results in the most effective, environmentally sound, safe and economic potable water systems consistent with present demand and future growth requirements and that promotes orderly, compact urban growth.

**Objective 4A.1.1:** The County shall provide potable water facilities that do not promote urban sprawl.

**Policy 4A.1.1.1** - The utility service areas, as delineated in the Water and Wastewater Capital Improvements Plan, will be determined on the basis of economy and efficient operation but will not promote linear or leapfrog development. The utility service areas shall be reviewed and updated every 5 years and shall not include those areas already being served by Fort Pierce Utility Authority or Port St. Lucie Utilities.

**Policy 4A.1.1.2** - The County Utility District will determine the most cost effective and efficient means of providing potable water services to all areas of the urban service area as depicted in Policy 1.1.5.1 in a manner that will not promote linear or leapfrog development consistent with Policy 1.1.5.2. The County Utility District will determine the most cost effective and efficient means of providing potable water services for all development approved by the County Commission within the unincorporated areas of the County outside the urban service area which approval is subject to the provision of central water service within such development.

**Policy 4A.1.1.3** - In order to discourage the proliferation of urban sprawl, as defined in Sections 163.3164 and 163.3177, Florida Statutes, in the unincorporated areas of the County, no water or sewer utility companies shall be permitted to construct or install water or sewer facilities to serve or provide water or sewer utility service to new development within the unincorporated areas of the County without the consent of the County Commission.

**Policy 4A.1.1.4** - The County shall monitor and review the availability of potable water service from the various potential suppliers of such service to the unincorporated areas of the County through a Service Availability Report.

**Objective 4A.1.2** - The County shall implement procedures for ensuring that when a development permit is issued, pursuant to the then current Service Availability Report, adequate facility capacity is available or will be available to serve the development concurrent with the impacts, in order to meet the adopted LOS standards.

**Policy 4A.1.2.1** - All development will be specifically conditioned on the availability of services necessary to maintain LOS standards as adopted within this Comprehensive Plan.

**Policy 4A.1.2.2** - The LOS standard for those areas of the unincorporated County served by FPUA shall be 117 gpcd (FPUA Water Use Permit, 2007).

**Policy 4A.1.2.3** - The LOS standard for potable water systems other than those owned and operated by FPUA shall be permanent and seasonal residents - 100 gpcd.

**Policy 4A.1.2.4** - The County shall include in the annual Service Availability Report an update of all improvements, expansions, or increases in the capacities of facilities of the various potential suppliers of service to the unincorporated areas of the County to ensure compatibility with the established LOS standards for such facilities.

**Policy 4A.1.2.5** - The County shall prepare annual summaries of capacity and demand information for each facility of the various potential suppliers of service to the unincorporated areas of the County.

**Policy 4A.1.2.6** - Development approved by the County Commission within the unincorporated area of the County requiring central potable water service will only be permitted when such development ties into existing potable water facilities of or makes provision for obtaining potable water service from the County Utility District, the Fort Pierce Utility Authority or the City of Port St. Lucie or other utility provider that has the consent of the County pursuant to Policy 4A.1.1.3 within their respective water utility service areas in accordance with the then in effect utility extension policy of the applicable potable water service provider.

**Policy 4A.1.2.7** - The County shall require that developments of regional impact determine the available quantity and quality of water resources for treatment to potable water beneath the development; determine the effect of withdrawal on surrounding environment, users and potential users; and make such information available to the County.

**Objective 4A.1.3:** The County will establish and maintain a five-year and twenty-year schedule of capital improvement needs for the public facilities in the recognized County service areas.

**Policy 4A.1.3.1** - The following public facility improvements within a facility type are to be considered in the following order of priority, as determined by the Board of County Commissioners:

- A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining levels of service.
- B. New facilities that reduce or eliminate existing deficiencies in levels of service.
- C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of the Capital Improvements Element.
- D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining levels of service.
- E. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either:
  1. Providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or
  2. Providing higher quality public facilities that are contemplated in the County's normal design criteria for such facilities.

- F. Facilities not described in Subsections A through E, above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to July 31, 1990.
- G. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement.
- H. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

**Policy 4A.1.3.2** - In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the Board of County Commissioners will schedule capital improvements to serve developments in the following order of priority:

- A. Previously approved orders permitting new development,
- B. New orders permitting redevelopment, and
- C. New orders permitting new development

**Objective 4A.1.4:** The County shall take steps to insure that entities in the unincorporated County are adequately served, and in order to protect our drinking water shall investigate needs for waste disposal other than septic tanks and sewage systems.

**Objective 4A.1.5:** The County shall coordinate with the other potential providers of central potable water service within the unincorporated areas of the County so that the extension of, or increase in the capacity of, facilities to meet future potable water capacity is available when needed.

**Policy 4A.1.5.1** - Prior to issuance of a building permit, the County shall require that all applicants provide verification that water service can be provided in conformance with the policies in this plan and that adequate system capacity is available if a central system is to be utilized.

**Policy 4A.1.5.2:** St. Lucie County hereby adopts by reference the Water Supply Facilities Work Plan 2022 (Work Plan) approved by Ordinance No. 2022-01 on January 11, 2022, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the St. Lucie County water service area. The County shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of water management district approves an updated regional water supply plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Element.

**Goal 4A.2:** The County shall aggressively identify, protect, conserve, and best utilize the County's available water supply resources.

**Objective 4A.2.1:** The County shall continue to review and update the wellfield protection plan for public potable water supply sources in or adjacent to the unincorporated County.

**Policy 4A.2.1.1** - The County shall in conjunction with FDEP, SFWMD, the St. Lucie County Health Department and existing utility systems, determine and map the location of all existing public potable water supply wells which are permitted to withdraw 100,000

gpd or greater. The County shall annually update this map and keep copies of this map on file.

**Policy 4A.2.1.2** - The County shall in conjunction with FDEP, SFWMD, County Health Department, utilities and other potential providers of central potable water service establish the probable location of public potable water supply wells in the County.

**Policy 4A.2.1.3** - The County shall identify land uses which may not be compatible with, and may contribute to the degradation of, public potable water supply wells.

**Policy 4A.2.1.4** - The County shall identify land uses with existing or future public potable water supply wells.

**Policy 4A.2.1.5** - The County shall maintain and update the Wellfield Protection Ordinance as necessary.

**Objective 4A.2.2:** The County shall continue to develop a comprehensive water conservation program incorporating, at a minimum, the following policies.

**Policy 4A.2.2.1** - The County shall continue to require water saving devices in new construction, consistent with the requirements of the Florida Building Code.

**Policy 4A.2.2.2** - The County shall enforce the landscaping portion of the existing Land Development Code and on an ongoing basis require more exacting provisions for native landscaping plants.

**Policy 4A.2.2.3** - The County shall coordinate with the FDEP, the SFWMD, local municipalities and other appropriate agencies in alternative water supply planning efforts and shall implement reuse programs and potable water conservation strategies as identified in the Water Supply Facilities Work Plan and the UECWSP.

**Policy 4A.2.2.4** - The County shall encourage reuse and reclamation of water for irrigation, landscape, agriculture, and industry as an alternative to the use of potable water supplies and with the goal of reducing demands on the aquifer.

**Policy 4A.2.2.5** - The County shall continue to participate in regional water conservation initiatives in coordination with the South Florida Water Management District for education of the public concerning the need for water conservation and the use of gray water for irrigation.

**Policy 4A.2.2.6** - No Conditional Uses for sand mining and no re-zonings to Industrial, Extraction (IX) will be granted within public potable water supply recharge areas designated through the Wellfield Protection Ordinance; when the information is available to designate aquifer recharge areas, this policy will be revised through a Comprehensive Plan Amendment to include those areas.

**Objective 4A.2.3:** The County shall continue to implement the Upper East Coast Water Supply Plan, prepared by the SFWMD, by amending the Land Development Code to identify water available and allocation rates to protect natural systems from competing water uses.

**Policy 4A.2.3.1** - For normal, average rainfall years, water availability, use, allocation, and management plans, the County shall prevent the increasing water demands from reducing the important ecological, recreational and navigational values provided by the natural systems.

**Policy 4A.2.3.2** - Water use, allocation, and management plans for emergency drought and flood situations shall avoid irreversible impacts on ecological systems and minimize long term adverse impacts.

**Policy 4A.2.3.3** - The County shall not rely upon water supply sources outside its jurisdictional boundaries to meet the water supply needs of new growth and development until water availability, use, allocation and management plans have been adopted for the proposed source areas which specifically allocate water for such use.

**Goal 4A.3:** The County shall institute a program to identify the availability of public potable water supplies required to provide for the growth needs in the unincorporated County.

**Objective 4A.3.1:** In cooperation with the SFWMD, the County shall, implement a master plan which determines and quantifies groundwater resources available to growth areas in both the surficial and Floridan aquifers, evaluates methods of treatment, considers environmental impact, considers alternative financing options, and provides a schedule for County acquisition of water service.

**Policy 4A.3.1.1** - The County shall update the Water and Wastewater Master Plan approximately every 5 years to identify and provide for public water supplies to include:

- A. Identification of areas of high growth potential which are (or will be) isolated by existing service areas, natural geographic boundaries, political boundaries, low growth potential areas, or other demarcations.
- B. Projection of population growth in these areas.
- C. Inventory of existing package water treatment plants within the area, their condition, and their potential for acquisition.
- D. Establishment of needs of a public water system, based on LOS, provision of service by potential suppliers of water and population as established above.

**Policy 4A.3.1.2** - The County shall as part of the Master Plan Update process, if financially feasible, authorize or cause to be authorized, a treatment and transport study to determine the recommended methods for supplying water treatment and transport, if necessary, for each service area identified under Policy 4A.1.1.1.

The studies will include:

- A review of needs, based on projected population and LOS.
- An inventory of available water quantity and quality data.
- An analysis of potential aquifer sources, well locations, treatment methods, environmental effects, waste disposal considerations, and economic costs and efficiencies.
- Recommended method of treatment.
- An evaluation of environmental effects, waste disposal considerations, and costs.
- Identification of transfer needs and alternatives to deliver treated or raw water from the source to the distribution system.
- An application to SFWMD for water withdrawal from the selected aquifer(s).

- A recommendation for wellfield location, configuration, source aquifer, number and spacing of wells.

**Objective 4A.3.2:** The County shall provide, where feasible, public water supply service within the unincorporated areas of the County; criteria for evaluating the feasibility of providing such public water service will be part of each Water Master Plan Update.

**Policy 4A.3.2.1** - The County shall authorize engineering and financial studies for areas identified under Policy 4A.3.1.1, which studies will include:

- Review of area needs and time frame for development.
- Preliminary identification of facility development necessary to meet the needs and timing of provision of public water service.
- Preliminary cost estimates and a schedule of capital expenditure projects financial considerations, including recommended method of funding, rate structure and revenue projections.

**Policy 4A.3.2.2** - The impact new customers have on potable water infrastructure, including water supply, treatment facilities, transmission and distribution systems shall be borne by those new customers, and shall be funded by the new customers in advance of the provision of potable water infrastructure.

**Policy 4A.3.2.3** - In order to provide the most cost effective and efficient provision of public water service within the unincorporated areas of the County, the County shall communicate with the other potential providers of public water service regarding availability of and willingness to provide public water service from such providers to meet the needs of development within the unincorporated areas of the County through a bulk purchase agreement with the County.

## **SOLID WASTE SUBELEMENT**

**Goal 4B.1:** Provide the most cost-effective solid waste management, transportation and disposal facilities for St. Lucie County.

**Objective 4B.1.1:** Establish standards for level of service.

**Policy 4B.1.1.1** - Ensure sufficient capacity at the landfill through the year 2043, establish the following standards for level of service for the County's solid waste facilities:

- 3.88 pounds of Class I solid waste per capita County-wide per day at the landfill; and 0.81 pounds of construction and debris per capita County-wide
- Maintain at least two years of landfill lined cell disposal capacity;
- Maintain at least twenty-five years of landfill raw land capacity.

**Policy 4B.1.1.2** - Maintain Interlocal Agreements between the County and all municipalities that utilize the St. Lucie County Baling and Recycling facility.

**Policy 4B.1.1.3** - Inspect a minimum of three random Class I loads per week.

**Policy 4B.1.1.4** - Continue to implement the most cost effective alternative solid waste management practices that would extend the useful life of the landfill. These alternatives include, but are not-limited to: resource recovery, volume reductions by solid waste

generators, separation of solid wastes at the source, public information programs, and operational changes which could improve efficiency.

**Policy 4B.1.1.5** - Continue to evaluate the costs of resource recovery, extended landfilling, and the combination of other alternatives to establish a 25 year horizon need.

**Policy 4B.1.1.6** - Through the development of educational and operational programs, actively encourage the removal of recyclables from the solid waste streams in the County to the maximum extent practicable.

**Policy 4B.1.1.7** - Develop and implement incentive programs at the landfill for the removal of recyclable materials by both individuals and corporations.

**Objective 4B.1.2:** Increase reduction of waste stream as technologies allow it to happen.

**Policy 4B.1.2.1** - Continue an education program focusing on informing the public about household hazardous waste, proper disposal methods and less environmentally harmful substitutes for these products.

**Policy 4B.1.2.2** - Continue inspection or screening system to exclude obviously suspect items from the landfill. Drums, tanks from unknown sources, waste pesticides, or chemicals and residues from spill clean-ups are a few of the normally suspect items.

***DRAINAGE SUBELEMENT***

**Goal 4C.1:** It is the goal of St. Lucie County to ensure the provision of an adequate stormwater drainage and management system that is both technically and economically feasible in meeting the existing and future needs of the community.

**Objective 4C.1.1:** The County shall annually update the Geographic Information System-based Stormwater Mapping System.

**Policy 4C.1.1.1** - The County shall review and revise as necessary the minimum levels of service for each defined drainage basin and shall incorporate those levels of service into this Comprehensive Plan.

**Policy 4C.1.1.2** - To ensure that St. Lucie County maintains sufficient stormwater runoff, the following level-of-service standard shall be utilized in determining the appropriate amount of runoff for a project:

<b>Stormwater Master Plan--Level of Service Standards</b>			
Structure/Facility	10 yr., 24 hr.	10 yr., 72 hr.	100 yr., 72 hr.
Houses/Building	<FFE <sup>1</sup>	<FFE	<FFE
Evacuation Routes <sup>2</sup>	1/2W <sup>3</sup>	<0.5 ft.	<1.0 ft.
Arterial Roads <sup>4</sup>	1/2W	<0.5 ft.	<1.0 ft.
Other Roads <sup>5</sup>	<0.5 ft.	<0.75 ft.	<1.5 ft.
1	Peak flood stages less than first (finished) floor elevation based on available data.		
2	Evacuation routes as defined by the County and the Treasure Coast Regional Planning Council.		

3	Flooding limited to each side of the road such that one-half of the roadway width (W) or one travel lane is not flooded.
4	Roads with four or more travel lanes, or roads that are only access to a respective area/development (secondary evacuation routes).
5	Other roads which are not critical for evacuation, but which will be used to estimate encroachment on FFEs.

**Policy 4C.1.1.3** - The Level of Service standard in Policy 4C.1.1.2 shall be applicable to all commercial, industrial and residential development activities within the Unincorporated St. Lucie County.

**Policy 4C.1.1.4** - The County shall continue to coordinate efforts with all appropriate authorities in regard to water storage and capacity enhancements for the North Fork of the St. Lucie River, including those portions within the designated aquatic preserve, and the Indian River Lagoon.

**Objective 4C.1.2:** The County will maintain an inventory of floodprone areas located within its jurisdiction.

**Policy 4C.1.2.1** - The County shall maintain an inventory of flooding complaints.

**Policy 4C.1.2.2** - The County shall request the South Florida Water Management District, North St. Lucie River Water Control District and Fort Pierce Farms Water Control District establish system-wide water level monitoring stations in order to provide the data base necessary for the development of adequate stormwater management programs.

**Objective 4C.1.3:** The County shall enforce existing land development regulations which support the protection and maintenance of the natural functions (flow and storage) of the 100-year floodplain and other natural drainage features.

**Policy 4C.1.3.1** - The County shall continue to enforce the Land Development Code regulating construction standards within the 100-year flood plain.

**Policy 4C.1.3.2** - The County shall provide direction and guidance to the general public on stormwater and floodplain management issues.

**Objective 4C.1.4:** The County, in conjunction with the South Florida Water Management District, shall review and evaluate existing drainage studies and plans within the County's jurisdiction to determine their relevance to the current stormwater regulations.

**Policy 4C.1.4.1** - The County shall request that the South Florida Water Management District continue to update the inventory of groundwater levels within the County.

**Policy 4C.1.4.2** - All development will be specifically conditioned on the availability of services necessary to maintain Level of Service standards as adopted within this Comprehensive Plan.

**Goal 4.C.2:** It is the goal of St. Lucie County to implement projects and policies to meet the Total Maximum Daily Load (TMDL) allocations contained within the Department of



Environmental Protection (DEP) Basin Management Action Plan (BMAP).

**Objective 4C.2.1:** The County shall maintain, amend, and update land development regulations which support the stormwater pollution reduction goals contained within the Department of Environmental Protection (DEP) Basin Management Action Plan (BMAP).

**Policy 4C.2.1.1** – The County shall continue to enforce the Land Development Code and applicable state laws governing water quality requirements for non-exempt activity within the unincorporated limits.

**Policy 4C.2.1.2** – The County shall continue to construct capital projects which reduce the pollutant load of stormwater runoff.

**Goal 4.C.3:** It is the goal of St. Lucie County to implement a County-wide drainage system for urban and nonurban areas.

**Objective 4C.3.1** - The County will continue to implement the master drainage plan.

**Policy 4C.3.1.1** - The County will continue to seek funding from State/federal grants and/or assessments in the area served by drainage improvements.

**Policy 4C.3.1.2** - No development authorizations shall be issued unless there is provided to St. Lucie County assurance that all required drainage improvements will be provided for both on-site and off-site.

**Policy 4C.3.1.3** - No final certificate of occupancy, as may be further defined in the Land Development Code, shall be issued until all drainage improvements, both on-site and off-site, for the particular development have been inspected and approved by St. Lucie County, or other appropriate authority.

**Goal 4C.4:** It is the goal of St. Lucie County to ensure that the surficial groundwater quality is the highest possible for potable purposes.

**Objective 4C.4.1:** To improve the water quality level of areas that fail to meet potable standards, and to prevent the further contamination of the surficial aquifer.

**Policy 4C.4.1.1** - The County shall continue to enforce the Land Development Code, including regulations governing the protection of potable wellfields from possible sources of contamination.

**Policy 4C.4.1.2** - The County shall coordinate with the FDEP, the SFWMD, local municipalities and other appropriate agencies in alternative water supply planning efforts.

**Policy 4C.4.1.3** - The County shall continue developing and maintaining a series of stormwater attenuation areas to reduce the impacts of agricultural fertilizers and other related chemical applicants on the existing potable wellfields in the eastern portion of the County.

**Policy 4C.4.1.4** - The County shall continue to cooperate with the South Florida Water Management District in the identification and closure of free-flowing artesian wells.

**Policy 4C.4.1.5** - The County Land Development Code shall continue to include comprehensive stormwater management including consideration of the following:

1. The use of stormwater detention and/or retention;
2. Stream bank and shoreline buffer zones;
3. General design and construction standards for onsite stormwater management.

**Policy 4C.4.1.6** - The County shall continue to promote—Low Impact Design (LID) stormwater management techniques, such as bioretention, vegetated swales, rain gardens, and permeable pavements, in conjunction with South Florida Water Management and Florida Department of Environmental Protection criteria for new development.

**Policy 4C.4.1.7** - The County shall assist the Federal Government, State of Florida, the South Florida Water Management District, Fort Pierce Farms Water Control District and North St. Lucie River Water Control District in their efforts to improve the water quality of the primary drainage systems through the implementation of current state regulations.

**Objective 4C.5.1:** The County shall enforce the Land Development Code for regulating land use and development to protect the functions of natural groundwater recharge areas.

**Policy 4C.5.1.1** - The County will protect the functions of natural groundwater aquifer recharge of designated public potable water supply wells by enforcing the Wellfield Protection Ordinance contained within the Land Development Code.

**Policy 4C.5.1.2** - The County will continue to work with the St. Lucie County Health Department, Environmental Health Section, by verifying the issuance of the septic tank permit before a building permit is issued.

**Policy 4C.5.1.3** - The County will continue to assist the St. Lucie County Health Department, Environmental Health Section, with the Hazardous Waste Verification Program by continuing to require all Occupational License applicants (except Home Occupations) to receive Public Health Unit approval prior to issuance of an Occupational License.

**Policy 4C.5.1.4** - No Conditional Uses for sand mining and no rezonings to Industrial, Extraction (IX) will be granted within public potable water supply recharge areas designated through the Wellfield Protection Ordinance.

## ***SANITARY SEWER SUBELEMENT***

**Goal 4D.1:** The County shall provide needed public utilities in a manner which provides the most effective, environmentally sound, safe and economic waste water treatment system and promotes orderly, compact urban growth.

**Objective 4D.1.1:** Sanitary sewer facilities shall be provided by the County in a manner that shall not promote urban sprawl.

**Policy 4D.1.1.1** - The utility service areas, as delineated in the Water and Wastewater Master Plan, will be determined on the basis of economy and efficient operation but will not promote linear or leapfrog development. The utility service areas shall be reviewed

and updated every 5 years (beginning 2008) and shall not include those areas already being served by Fort Pierce Utility Authority or Port St. Lucie Utilities, and St. Lucie West Services District.

**Policy 4D.1.1.2** - The County Utility District will determine the most cost effective and efficient means of providing sanitary sewer services to all areas of the urban service area as depicted in Policy 1.1.5.1 in a manner that will not promote linear or leapfrog development consistent with Policy 1.1.5.2. The County Utility District will determine the most cost effective and efficient means of providing sanitary sewer services for all development that may be approved by the County Commission within the unincorporated areas of the County outside the urban service area which approval is subject to the provision of sanitary sewer service within such development.

**Policy 4D.1.1.3** - In order to discourage the proliferation of urban sprawl, as defined in Sections 163.3164 and 163.3177, Florida Statutes in the unincorporated areas of the County, no water or sewer utility companies shall be permitted to construct or install water or sewer facilities to serve or provide water or sewer utility service to new development within the unincorporated areas of the County without the consent of the County Commission.

**Policy 4D.1.1.4** - The County shall monitor and review the availability of sanitary sewer service from the various potential suppliers of such service to the unincorporated areas of the County in a Service Availability Report.

**Policy 4D.1.1.5** - The County shall investigate alternate methods of waste disposal other than septic tanks.

**Objective 4D1.2:** The County shall implement procedures for ensuring that when a development permit is issued, pursuant to the current Service Availability Report, adequate facility capacity is available or will be available when needed to serve the development, concurrent with the impacts, in order to meet adopted level-of-service standards.

**Policy 4D.1.2.1** - Levels of service for on-site improvements, including sewer connection lines, shall be as required of the developer in the Land Development Code.

**Policy 4D.1.2.2** - The standards for level of service for sanitary sewer systems other than those owned and operated by FPUA shall be Permanent & Seasonal Residents - 100 gpcd. The LOS standard for those areas of the unincorporated County served by FPUA shall be 110 gpcd.

**Policy 4D.1.2.3** - The County shall include in the annual Service Availability Report an update of all improvements, expansions, or increases in the capacities of facilities, of the various potential suppliers of service to the unincorporated areas of the County to ensure compatibility with the established level of service standards for such facilities.

**Policy 4D.1.2.4** - The County shall prepare annual summaries of capacity and demand information for each facility of the various potential suppliers of service to the unincorporated areas of the County.

**Policy 4D1.2.5** - Development approved by the County Commission within the unincorporated area of the County requiring sanitary sewer service will only be permitted

when such development ties into existing sanitary sewer facilities of or makes provision for obtaining water or sewer utility service from the County Utility District, the Ft. Pierce Utility Authority, the City of Port St. Lucie or another utility service that has the consent of the County pursuant to Policy 4D.1.1.3 within their respective sanitary sewer service areas in accordance with the then in effect utility extension policy of the applicable sanitary sewer service provider.

**Policy 4D.1.2.6** - The County shall condition development orders to provide that when a regional sanitary sewer system is available, the development will be required to tie into it. Issuance of development orders or permits will be further conditioned on demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.

**Objective 4D.1.3:** The County will establish and maintain a five-year and twenty-year schedule of capital improvement needs for sanitary sewer facilities in recognized County service areas.

**Policy 4D.1.3.1** - The following public facility improvements within a facility type are to be considered in the following order or priority, as determined by the Board of County Commissioners:

- A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining levels of service.
- B. New facilities that reduce or eliminate existing deficiencies in levels of service.
- C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of the Capital Improvements Element.
- D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining levels of service.
- E. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either:
  - 1) Providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or
  - 2) Providing higher quality public facilities that are contemplated in the County's normal design criteria for such facilities.
- F. All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement.
- G. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

**Policy 4D.1.3.2** - In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the Board of County Commissioners will schedule capital improvements to serve developments in the following order of priority:

- A. Previously approved orders permitting new development,
- B. New orders permitting redevelopment, and
- C. New orders permitting new development.

**Objective 4D.1.4** - The County will enforce the mandatory requirements for design, operation, and maintenance of on-site wastewater treatment systems.

**Policy 4D.1.4.1** - The County shall develop and implement guidelines for on-site disposal systems. These guidelines will include: establishing general requirements for the construction, use, and abandonment of on-site sewage disposal systems; providing for permits with conditions and approvals; providing for standards for the approval of applications for an on-site sewage disposal system; providing for conditions under which on-site sewage disposal systems shall not be used; providing for system size determination; providing for soil classification data; providing for percolation tests; providing for alternative systems; and, providing for permit fees.

**Policy 4D.1.4.2** - The County shall, in conjunction with the St. Lucie Health Department, limit use of on-site wastewater treatment systems to the following conditions:

Existing septic tank and package treatment plants may remain in service until such time as centralized service is made available;

Use of septic tank systems concurrent with on-site potable water wells for new single family detached residential development shall be limited, depending on soil and water table conditions, and shall be in compliance with State regulations;

Use of small package treatment plants shall be limited to use where central facilities are not available in the rural County area and shall be limited to use in order to provide pre-treatment of sewage where required for particular industries or commercial uses prior to discharge into regional systems in the sanitary sewer areas if such a system is available; and

Interim wastewater plants may be used for residential developments until central sewer service is available; in compliance with Section 381.272(1), Florida Statute, all applicable guidelines shall be followed and all subdivisions must provide sewer utility easements and rights-of-way and the developer should give advance notice to purchasers of lots.

**Policy 4D.1.4.3** - The County shall require that construction of new residential development at densities greater than two units per acre only be permitted when central water (including package treatment plants) and central sewer (including package treatment plants) systems are available or will be provided concurrent with the impacts of development.

**Policy 4D.1.4.4** - The County shall coordinate with appropriate federal and State agencies, and amend local ordinances to require that issuance of permits for replacement or expansion of existing on-site wastewater treatment systems is conditioned upon compliance with current regulatory requirements and water quality standards.

**Policy 4D.1.4.5** - The County shall coordinate with FDEP to encourage small package treatment plants to connect to a central sewer system when feasible.

**Objective 4D.1.5:** The County shall provide for the coordination of the extension or increase in the capacity of existing facilities as well as the provision of new facilities to meet future needs through development and adoption of a Sanitary Sewer Master Plan. Prior to the completion of the Master Plan, residential development in excess of two units per acre and

all other development shall not be permitted if it is intended to be served by on-site septic systems.

**Policy 4D.1.5.1** - The County shall require that all building permit applicants prior to permit issuance verify that sewer service can be provided in conformance with the policies in this plan and that adequate system capacity is available if a central system is to be utilized.

**Goal 4D.2:** St. Lucie County will ensure wastewater service for sub-regional or regional areas to meet existing and projected demands in those areas.

**Objective 4D.2.1:** Every 5-years beginning in 2008, the County will evaluate the County-wide Water and Wastewater Master Plan for wastewater in the unincorporated County areas.

**Policy 4D.2.1.1** - The County shall continue to review and update the Water and Sewer Capital Improvements Plan every 5 years to identify and provide for public wastewater service to include:

- A. An inventory of the existing package plants and wastewater treatment facilities in the unincorporated area of St. Lucie County. This inventory is to assess their current flow, committed flow, condition, useful life, ability to expand, and general need to connect to a regional system.
- B. Redefine the potential service areas.
- C. Provide population projections for the service areas based on the population projections used in the development of this Comprehensive Plan.
- D. Estimate the size of necessary treatment facilities.
- E. Suggest general locations for any new treatment facilities.
- F. Identify any remaining potential utility acquisitions.
- G. Provide budget estimates for the necessary capital improvements associated with the development of the County utility system, or components thereof.
- H. Estimate operating costs for the facilities.
- I. Provide an outline of financing options and implementation guidelines.

**Policy 4D.2.1.2** - In order to provide sufficient Levels of Service for Sanitary Sewer, the County shall implement the recommendations of the Water and Wastewater Master Plan.

**Objective 4D.2.2:** The County shall provide, where feasible, public sanitary sewer service within the unincorporated areas of the County; criteria for evaluating the feasibility of providing such public sanitary sewer service will be part of each Water and Wastewater Master Plan Update.

**Policy 4D.2.2.1** - The County shall authorize engineering and financial studies for areas identified under Policy 4D.2.1.1, which studies will include:

- A. Review of area needs and time frame for development.
- B. Preliminary identification of public facility development necessary to meet the needs and timing of provision of public sanitary sewer service.
- C. Preliminary cost estimates and a schedule of capital expenditure projects financial considerations, including recommended method of funding, rate structure and revenue projections.

**Policy 4D.2.2.2** - The cost of all new sanitary sewer infrastructure and collection systems shall be borne by those who directly benefit from the improved facilities.

**Policy 4D.2.2.3** - In order to provide the most cost effective and efficient provision of public sanitary sewer service within the unincorporated areas of the County, the County shall communicate with the other potential providers of public sanitary sewer service regarding availability of and willingness to provide public sanitary sewer service from such providers to meet the needs of development within the unincorporated areas of the County through a bulk service agreement with the County.

**Policy 4D.2.2.4** - The impact new customers have on sanitary sewer infrastructure, including collection and transmission systems, treatment facilities, disposal facilities, reclaimed water treatment facilities and reclaimed water transmission and distribution systems shall be borne by those new customers, and shall be funded by the new customers in advance of the provision of sanitary sewer infrastructure.

**Objective 4D.2.3:** Initiate programs to acquire private utilities serving the unincorporated area that are capable of expansion and of sustaining themselves with revenues.

**Policy 4D.2.3.1** - The County shall study those existing private utilities of appreciable service area size to determine their value and revenue-producing potential. In addition, needed capital improvements and service area expansion potential should be considered.

**Policy 4D.2.3.2** - The County shall consider for acquisition those private utilities which would benefit the public welfare through acquisition by the County.

**Policy 4D.2.3.3** - When areas previously served by package treatment plants are connected to a central system, it shall not be the responsibility of the central system to purchase these package treatment plants or incur the cost associated with removal.