

## B. D. SANITARY SEWER SUB-ELEMENT

### GOAL I-2 5: THE PROVISION OF ENVIRONMENTALLY SAFE & EFFICIENT WASTEWATER COLLECTION, TREATMENT & DISPOSAL SYSTEMS.

**Objective I-2 5.1:** Establish Level of Service Standards (LOS) to coordinate with providers of sanitary sewage facilities and ensuring adequate facility capacity to meet demand for each development. ~~For private onsite treatment and disposal systems, package sewage treatment facilities when public service is not available, and publicly owned or investor owned sewage systems, the level of service standards shall meet or exceed the design and operating standards as established by the authorized federal, state, regional, and local regulatory agencies.~~

*Matrix Analysis Comment: Relocated to Policy I-2.1.3 below.*

**Policy I-2 5.1.1:** Walton County shall coordinate with the providers of centralized sewage systems to ensure that adequate facility capacity will be available to serve development concurrent with demands for such facilities; maximize the use of existing facilities and discourage urban sprawl by eliminating the use of onsite sewage treatment and disposal systems within existing and planned service areas and prohibiting the extension of sanitary sewage facilities outside of existing and planned service areas as depicted on the Utility Service Area Map.

**Policy I-2 5.1.2:** Walton County hereby adopts 100 gallons per day per capita as the level of service standard for Walton County in order to determine the availability of facility capacity when reviewing proposed land use amendments that increase demand and in the review of new proposed developments that are within areas depicted on the Utilities Services Area Map (support documentation). ~~, and shall adopt land development regulations ensuring that existing and projected needs are met by applicants for development orders to demonstrate that their proposed project will not degrade the established level of service standard.~~ The level of service standard shall be used unless the applicant can demonstrate that the proposed use utilizes less capacity through historical usage data or studies of similar uses and have approval of the central sewage system provider.

*Matrix Analysis Comment: Clarifying intent of LOS Standard. Land Development Code reference is duplicative of Policy I-2.1.3 below.*

**Policy I-2 5.1.3:** For private onsite treatment and disposal systems, package sewage treatment facilities when public service is not available, and publicly owned or investor owned sewage systems, the level of service standards shall meet or exceed the design and operating standards as established by the authorized federal, state, regional, and local regulatory agencies.

*Matrix Analysis Comment: Relocated from Objective I-2.1 above.*

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**Policy I-2 5.1.3-4:** The Land Development Code shall contain provisions to coordinate detailed methodologies for determining available capacity and the impact upon capacity of any proposed development established by each central sewage system provider.

**Policy I-2 5.1.4-5:** In accordance with the provisions of Subsection 381.00655(1)(a) and ~~(b)~~, F.S., existing onsite sewage treatment and disposal systems must connect to central sewage system within 365 days after written notification of the availability of central sewage service. Within existing and planned service areas where central sewer is not currently available, all new development must, where permitted by the ~~Florida Department of Environmental Protection~~ applicable State and Federal Agencies, install a dry line at the time of construction and connect to the central sewage facility when available.

*Matrix Analysis Comment: Removed reference to 381.00655(1)(b) F.S. which does not relate to the connection provisions stated.*

**Policy I-2 5.1.36:** Use of onsite sewage treatment and disposal systems shall be limited to the following conditions:

1. Existing onsite sewage treatment and disposal system may remain in service, as long as the existing system is functioning properly and satisfies the conditions of operating permit in accordance with FDEP and Florida Department of Health (FDOH) regulations, and if applicable, has received a variance from the owner of a central sewage treatment system pursuant to ~~§153.62~~ Subsection 381.00655(2)(c), F.S.;

*Matrix Analysis Comment: Clarified statutory reference.*

2. Onsite sewage treatment and disposal systems are acceptable for uses meeting the level of service standard where soils and other site environmental characteristics can support onsite sewage systems, in accordance with FDOH regulations to serve new development, and where central sewage system services are not available consistent with ~~§Subsection 163.3180(2)(a)~~, F.S.;

*Matrix Analysis Comment: Clarified statutory reference.*

3. Developers or property owners shall have up to 365 days to abandon and connect the building(s) plumbing to the central sewage system upon written notice of availability by a publicly owned or investor-owned sewage system pursuant to ~~§~~ Section 381.00655(1)(a), F.S.
4. For areas characterized by severely rated soils, the County shall require that alternative types of onsite sewage treatment and disposal systems be required for development proposing densities of greater than one (1) dwelling unit per acre unless central sewage system

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facilities are required by the FDOH; and,

5. Onsite sewage treatment and disposal systems that are proposed for nonresidential uses shall not exceed the sewage flow limitations of the FDOH.
6. Installation of onsite sewage treatment and disposal systems, where central sewage system facilities are available, is not permitted. The Land Development Code shall provide a definition of availability depending on development type. When central sewer is available, all development is responsible for designing, permitting, and constructing infrastructure for its portion of the sewage system consistent with the central sewer provider's construction specifications and standards detail.

*Matrix Analysis Comment: Relocated from Policy I-2.1.8 below.*

**Policy I-2 5.1.67:** Any change of use for an existing dwelling from residential to nonresidential use shall certify that the proposed use will not result in the disposal of any hazardous wastes, consistent with § 381.0065(4)(i), F.S.

*Matrix Analysis Comment: Clarified statutory reference.*

**Policy I-2 5.1.78:** Change of use within an existing commercial, industrial or institutional building or structure must be reviewed for possible retrofitting and capacity impacts by the providing central sewage system provider for compliance with the system's construction specifications and standards detail.

~~**Policy I-2.1.8:** Installation of onsite sewage treatment and disposal systems, where central sewage system facilities are available, is not permitted.~~

*Matrix Analysis Comment: Relocated to Policy I-2.1.5 (6) above.*

**OBJECTIVE I-2 5.2:** Priorities for replacing and correcting sanitary sewer facilities shall be implemented.

**Policy I-2 5.2.1:** No new public or private or sanitary sewage system shall be permitted unless it is consistent with the policies established in all elements of the Comprehensive Plan and meets provision for monitoring and inspection by the applicable federal, state, regional, water management district, and local agencies to be assured that the facilities are in compliance.

**Policy I-2 5.2.2:** Walton County ~~will~~ shall cooperate with the Florida Community Services Corporation (d/b/a Regional Utilities), South Walton Utility Company, City of DeFuniak Springs, City of Freeport, and the Town of Paxton, in the tracking of facility demand and capacity information on a project by project basis as each development or building permit is submitted to determine the

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impact of any requested development order or building permit and to ensure that issuance of the permit will not degrade adopted level of service standards for existing facilities, and that capital facilities are provided concurrent with the impacts of development.

**Policy I-2 5.2.3:** All improvements for replacement, expansion, or increase in capacity of facilities shall be consistent with adopted level of service standards.

**Policy I-2 5.2.4:** Walton County shall establish inter-local agreements and other coordination mechanisms to ensure that private or public utility providers coordinate with other utility providers, regarding provision of sewage service to developed and transitioning areas currently without sanitary sewage to avoid the duplication of services and to provide for conditions for the establishment of and the operation within the service areas as delineated on the Utilities Services Area Map.

**Policy I-2 5.2.5:** Walton County ~~will~~ shall work with sewage utility providers whenever possible to continually correct existing facility deficiencies and maximize the use of existing facilities through intergovernmental coordination, interlocal agreements and implementation of concurrency management.

**Policy I-2 5.2.6:** Walton County and sewage system providers shall continue to monitor influence, collection, and treatment of unwanted water entering the wastewater system from infiltration and inflow, combined sewage overflow, stormwater, and unaccounted wastewater, and coordinate retrofitting system deficiencies.

**Policy I-2 5.2.7:** Walton County shall coordinate with central sewage providers to establish and maintain, at a minimum a current five (5) year schedule of capital improvements for the improvement, extension, and/or increase in capacity of central sewage and reclaimed water facilities and system components, both in capacity and non-capacity related service area needs. The schedule of capital improvements shall be updated on an annual basis or as necessary.

~~**Policy I-2.2.8:** Future development shall be consistent with the following guidelines:~~

- ~~1. Where central sewer service is not available, projects processed for development order approvals shall be allowed to proceed by providing onsite treatment and disposal systems until such time as central sewer service can be provided, subject to meeting all local and state regulatory requirements.~~
- ~~2. Where central sewage service is available, all development is responsible for designing, permitting, and constructing infrastructure for its portion of the sewage system consistent with the central sewer provider's construction specifications and standards detail.~~

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*Matrix Analysis Comment: Duplicative and unnecessary.*

**Policy I-2 5.2.98:** Walton County shall require connection to central sewer service along Choctawhatchee River and Bay, Outstanding Florida Waters, including all coastal dune lakes and karst springs, whenever service becomes available, consistent with §381.00655(1)(a), F.S., and County LOS standards.

**Policy I-2 5.2.409:** Walton County shall support funding upgrades and expansion requests for central sewer service to areas around Choctawhatchee River and Bay, Outstanding Florida Waters, including coastal dune lakes, karst springs, and within floodplains through a variety of measures, including state and federal grants and special appropriations.

~~**OBJECTIVE I-2.3:** Walton County shall promote and sustain compatibility between the demands of built and future environments and natural systems.~~

~~**Policy I-2.3.1:** Walton County shall coordinate with the Northwest Florida Water Management District and public and privately owned sewer providers to assist with implementation of goals and provisions of the Regional Water Supply Plan and the Walton County adopted Water Supply Facilities Work Plan (2010). Such coordination and implementation shall to include evaluation of evaluate the long-term needs of the natural and built environments; to the restriction of activities that may result in the degradation or over-utilization of water resources; and to assure assurance of an adequate water supply, including reuse of treated wastewater, supply for natural ecosystems, agriculture, domestic, commercial and industrial uses; and facilitate the reuse of treated wastewater.~~

~~**Policy I-2.3.2:** Walton County will coordinate with public and privately owned sewage systems to integrate and provide linkage to land development regulations, water needs and sources planning, and sewer service planning to ensure natural resources protection for regional water management purposes and the availability of sewer service for Walton County visitors and residents.~~

*Matrix Analysis Comment: Duplicative and unnecessary.*