

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

**PUBLIC FACILITIES ELEMENT
Sanitary Sewer Sub-Element
Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted October, 1997**

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
PUBLIC FACILITIES ELEMENT
Sanitary Sewer Sub-Element**

Symbol	DATE AMENDED	ORDINANCE NO.
**	October 28, 1997	Ordinance No. 1997-58
(I)	October 22, 2002	Ordinance No. 2002-54
(II)	February 11, 2003	Ordinance No. 2003-07
(III)	June 19, 2002	***Ordinance No. 2002-32
(IV)	September 10, 2003	Ordinance No. 2003-44
(V)	June 7, 2005	Ordinance No. 2005-25
(VI)	January 25, 2007	****Ordinance No. 2007-09

**** Based on 2004 EAR, Evaluation and Appraisal Report

*** The above Ordinance No. 2002-32 was adopted on June 19, 2002. However, due to legal challenges, it did not become effective until the Florida Department of Community Affairs issued its Final Order on July 22, 2003.

** This is the EAR-based amendment (1996 EAR). Due to the magnitude of the changes - which included reformatting the entire Element, affecting every page of the Element - a Roman Numeral is not assigned.

* Indicates adopted portions

Note: The support document was completely updated with the adoption of Ordinance No. 2003-44. That update was prepared by Greeley and Hansen, Consultants to the Collier County Public Utilities Engineering Dept. The support document will continue to be updated as current information becomes available.

(VI) = Plan Amendment by Ordinance No. 2007-09 on January 25, 2007

(VI) I. INTRODUCTION

The purpose of the Sanitary Sewer Sub-Element is to provide for the health and safety of the residents of Collier County by ensuring adequate wastewater collection and treatment facilities that are cost-effective and environmentally sound. Such facilities may be provided through the Collier County Water-Sewer District, private utilities, other public utilities that operate within portions of the unincorporated County, or (in certain areas) private septic systems. In addition to collection and treatment of residential and commercial wastewater, the Sanitary Sewer Sub-Element also contains provisions regulating the reuse of treated effluent for irrigation purposes. Regardless of the service provider, or the manner in which service is provided to the customer, the provisions of the Sanitary Sewer Sub-Element shall be designed to ensure a safe, consistent and quality level of service for all customers.

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V. GOALS, OBJECTIVES AND POLICIES

GOAL: TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC BY ENSURING ACCESS TO ENVIRONMENTALLY SOUND, COST EFFECTIVE AND IMPLEMENTABLE SANITARY SEWER FACILITIES AND SERVICES

(I)(VI) OBJECTIVE 1:

The County will implement the following policies to make certain that public and private sector sanitary sewer service utilities provide, repair and/or replace sanitary sewer collection, treatment and disposal facilities to correct existing deficiencies in their respective service areas, as may be required to meet or exceed the Level of Service Standards established in this Plan. In addition, public sector sanitary sewer service utilities will be expanded as necessary to provide for future growth.

(IV)(VI) Policy 1.1:

Continue the development of the Collier County Water-Sewer District consistent with the Capital Improvements element to provide for future growth.

(I)(III)(IV)(V) (VI) Policy 1.2:

Consistent with the growth policies of the Future Land Use Element of this Plan, provision of central sanitary sewer service by the County is limited to: the service areas shown in this Plan and depicted on the Collier County Sewer District Boundaries maps (Figure SS-1 and Figure SS-1.1); the Existing and Future Sewer Service Areas maps, which includes the Rural Transition Water and Sewer District (Figure SS-2 and Figure SS-2.1); Sending Lands within the Rural Fringe Mixed Use District when Density Blending, as provided for in the Density Rating System of the Future Land Use Element, is utilized; and, to areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan. Additionally, the County, at its discretion, may serve Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay (RLSA); presently, the County has no plans to serve any portion of the RLSA. This Overlay is depicted on the countywide Future Land Use Map and map series.

Within the RLSA: Hamlets and Compact Rural Developments one hundred (100) acres or less in size may be served by central sewer facilities; Towns, Villages and those Compact Rural Developments greater than one hundred (100) acres in size are required to be served by central sewer facilities; and, Compact Rural Developments that are one hundred (100) acres or less in size may be required to be served by central sewer facilities, depending upon the permitted uses within the Compact Rural Development. The private sector, Collier County, an independent wastewater authority, or some other non-County utility provider may provide these facilities.

For the purposes of this policy and policies 1.4, 5.1, and 5.3 of this Sub-Element, within the RLSA, the term "central sewer facilities" includes decentralized community treatment systems and innovative alternative wastewater treatment systems such as decentralized community treatment systems, provided that they meet criteria of Chapter 64E-6 F.A.C.

A decentralized community wastewater treatment system shall not exceed a design capacity of 10,000 gallons per day, shall provide an advanced secondary level of treatment, and shall be

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operated by a public or private entity with responsibility for operations and maintenance in accordance with Chapter 64E-6 F.A.C. System facilities located on individual lots or parcels shall have a utility easement to allow for access and maintenance of the system by the operating entity. The system shall be designed to meet the adopted level of service standards set forth in Policy 2.1 of this Sub-Element.

(IV)(VI) Policy 1.3:

The Collier County Water and Wastewater Authority (Authority), established by County Ordinance Number 96-6, regulates the operations of private sector wastewater treatment utilities that provide sanitary sewer services to portions of unincorporated Collier County. All such private sector sanitary sewer service providers are required to meet the County's adopted wastewater treatment Level Of Service (LOS). All private sector sanitary sewer service providers shall file an annual statement with the Authority that provides current operating information including, but not limited to: a statement of current policies and service criteria, the LOS maintained by the service provider and whether such level of service meets the County's LOS Standard for wastewater treatment. The annual report shall also document any necessary or projected facility expansion and/or replacement projects that are required to correct observed deficiencies.

(III)(IV) (VI) Policy 1.4:

For any new structure in which plumbing fixtures are to be installed and which is proposed to be connected to a private sector sanitary sewer service utility, the developer is required to provide a letter of adequate capacity from that private utility to the Collier County Building Review and Permitting Department at the time of application for the first building permit, pursuant to Collier County Ordinance Number 80-112.

(VI) Policy 1.5:

Collier County shall permit development of package sewage treatment plant systems in areas identified in Policy 1.2, on an interim basis until County service is available. The County shall allow individual septic systems within the County only when connection to an existing central system is not within 200 lineal feet of the closest property line. In portions of the County where septic systems are allowed, at such time as County or other central sewer service becomes available within 200 lineal feet of the property line, said septic systems will be required to connect to the appropriate central sanitary sewer system.

- (I) Within the Rural Lands Stewardship Overlay, consistent with Policy 1.2: septic systems are permitted within Hamlets; septic systems may or may not be permitted in Compact Rural Developments one hundred (100) acres or less in size depending upon the permitted uses in the Compact Rural Development; and, septic systems are not permitted in Towns, Villages, and those Compact Rural Developments greater than one hundred (100) acres in size. However, in Towns, Villages, and those Compact Rural Developments greater than one hundred (100) acres in size, septic systems are allowed to serve no more than 100 acres, on an interim basis only, until central service is available.

(VI) Policy 1.6:

The County shall give master planning and budgetary emphasis to regional sanitary sewer system projects, which will provide the means for phase out and connection of existing package sewage treatment plants and areas where septic tank use fails to meet the performance standards for such facilities in Chapter 64E-6, F.A.C.

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(IV) (VI) Policy 1.7:

Where Community Development Districts, or similar special districts are established to provide a tool for developers to finance infrastructure or other purposes, wholly or partially within the Collier County Water-Sewer District, sewer service shall be connected to the regional system, and all facilities shall be conveyed, when acceptable, to the Collier County Water-Sewer District for operation and ownership in accordance with Collier County Ordinance Number 01-57, adopted October 23, 2001, and District construction and operating policies.

(VI) OBJECTIVE 2:

No development order shall be issued by Collier County without demonstration that sanitary sewer facility capacity that meets or exceeds the minimum Level of Service Standards established herein is available or will be available to serve the development under the guidelines established for concurrency in the Capital Improvement Element of this Plan.

(IV) (VI) Policy 2.1

The following Level of Service (LOS) standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

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FACILITY SERVICE AREA	LEVEL OF SERVICE STANDARD
Collier County Facilities	
North Sewer Service Area	145 gpcd
South Sewer Service Area	100 gpcd
Southeast Sewer Service Area	120 gpcd
Northeast Sewer Service Area	120 gpcd
Marco Island Sewer District	
Marco Shores	100 gpcd
City of Naples Facilities	
Unincorporated Service Area	145 gpcd
Everglades City Facilities	
Unincorporated Service Area	100 gpcd
Independent Districts	
Orangetree Utilities	100 gpcd
Immokalee Water and Sewer District	100 gpcd
Florida Governmental Utility Authority	100 gpcd
Private Sector Systems	*

* The standards hereby adopted are the sewage flow design standards in Chapter 64E-6008, Florida Administrative Code, unless otherwise approved by the Board of County Commissioners to address economic, social and construction method variations between individual systems.

Policy 2.2:

In order to ensure these LOS standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

Policy 2.3:

These LOS standards are the minimum criteria for replacement, expansion or increase in capacity of sanitary sewer treatment facilities.

(VI) Policy 2.4:

The County shall annually review historical sanitary sewer demand records and adjust the LOS standards, as referenced in Policy 2.1, if so indicated by said annual review.

(VI) OBJECTIVE 3:

The County shall continue to ensure utilization of environmentally sound and economically beneficial methods for disposal of treated sludge and septage, and shall also ensure that such practices are followed by private utilities regulated by the County.

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(VI) Policy 3.1:

The County shall maintain sludge de-watering and stabilization facilities for use by County wastewater treatment operations to produce sludge de-watered and stabilized to a degree suitable for use as cover material for County landfills or to be used for any suitable manner that is permitted by law. The County shall ensure that private wastewater utilities regulated by the County follow such practices.

OBJECTIVE 4:

The County will continue to promote the use of treated wastewater effluent for irrigation purposes in order to provide an environmentally sound disposal method and to conserve potable water and groundwater supplies by developing and implementing an integrated, comprehensive strategy for the following Policies.

(VI) Policy 4.1:

The County shall negotiate agreements with area golf courses to accept and use treated wastewater effluent for irrigation when and where such treated effluent is available from existing and future wastewater plants.

(VI) Policy 4.2:

The County shall continue to connect existing and future publicly owned lands suitable for irrigation with treated wastewater effluent, such as government building grounds, parks, and highway medians, when economically feasible.

(VI) Policy 4.3:

The County shall continue to connect existing and future privately owned lands suitable for irrigation with treated wastewater effluent, such as cemeteries, nurseries and commercial/industrial parks, when economically feasible.

(VI) Policy 4.4:

At such time as a source of treated effluent becomes available, the County shall permit the construction and connection of dual water systems (i.e., separate potable water and treated wastewater effluent networks) to the County's treated effluent irrigation system in new subdivisions, provided that said connection causes no adverse impact to the potable water system.

(VI) Policy 4.5:

Where Community Development Districts, or other similar special districts are established to provide a tool for developers to finance infrastructure or other purposes, wholly or partially within the Collier County Water-Sewer District, and where such districts make provisions for irrigation via dual systems utilizing effluent and/or other irrigation sources, said systems shall be connected to the regional system when available, and all internal irrigation systems shall remain in private ownership and be master metered by the County.

(VI) Policy 4.6

The County shall promote the use of xeriscape techniques (drought resistant landscaping) to minimize potable water use for landscape irrigation.

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(IV)(VI) Policy 4. 7:

The County shall seek to expand the availability of irrigation water from supplemental sources through connection of such sources to the County's reclaimed water system.

(VI) OBJECTIVE 5:

The County shall discourage urban sprawl and the proliferation of private sector sanitary sewer service suppliers in an effort to maximize the use of existing public facilities through the development order approval process by implementing the following policies.

(I)(II)(III)(IV)(V)(VI) Policy 5.1:

The County shall discourage urban sprawl by permitting universal availability of central sanitary sewer systems only: in the Designated Urban Area, in the Designated Urban-Rural Fringe Transition Zone Overlay, in Receiving and certain Neutral Lands within the Rural Fringe Mixed Use District, and in the Rural Settlement District, all of which are depicted on the Future Land Use Map, and in Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay. These areas are further identified as: within the Collier County Sewer District Boundaries on Figure SS-1 of the Sanitary Sewer Sub-element, except the outlying urban areas of Immokalee, Copeland, Chokoloskee, Plantation Island, and Port of the Islands; within the Rural Lands Stewardship Area Overlay, as each Town, Village, Hamlet and Compact Rural Development is designated; or within the Rural Transition Water and Sewer District Boundaries on Figure SS-2 of the Sanitary Sewer Sub-element; or in Sending Lands within the Rural Fringe Mixed Use District when Density Blending, as provided for in the Density Rating System of the Future Land Use Element, is utilized; and, in areas where the County has legal commitments to provide facilities and service outside the Urban Area as of the date of adoption of this Plan.

(VI) Policy 5.2:

The County shall discourage urban sprawl and the proliferation of private sector and/or package sanitary sewer treatment systems through the development order approval process in order to ensure maximum utilization of existing and planned public facilities. No existing private sector or package treatment system will be permitted to add customers unless all Levels of Service Standards are met, and operations are in conformance with all FDEP permits.

(I)(IV)(VI) Policy 5.3:

As provided for in the Rural Lands Stewardship Area Overlay, and in Policy 1.2, central sewer facilities are permitted in Towns, Villages, Hamlets, and Compact Rural Developments. Though not anticipated, it is possible that central sanitary sewer collection lines may extend through lands not designated as a Town, Village, Hamlet or Compact Rural Development; no properties designated other than as a Town, Village, Hamlet or Compact Rural Development are permitted to connect to these collection lines. Under criteria, properties may be eligible for central sanitary sewer service from Collier County Utilities, or a private sector utility or independent district, within the Receiving Areas identified in the Rural Transition Water and Sewer District, depicted on the Existing and Future Sewer Service Areas map (Figure SS-2) of the Sanitary Sewer Sub-element, subject to availability. Qualifying criteria shall be limited to the requirements and incentives established in the Future Land Use and Conservation and Coastal

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Management Elements of this Plan to obtain preservation standards established for environmentally sensitive lands in the Sending Areas of the Rural Fringe Mixed Use District. Criteria for central sanitary sewer service eligibility may include, but are not limited to, plans for development which utilize creative planning techniques such as clustering, density blending, rural villages, and TDRs from identified environmentally sensitive areas. Criteria for eligibility may be amended and additional Sending and Receiving Lands may be designated in the future. Central Sanitary Sewer collection lines, within the Rural Transition Water and Sewer District, may extend through Sending Lands; however, no properties designated as Sending Lands may connect to the collection lines.

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