

Goal, Objectives and Policies
Public Facilities Element/Potable Water Sub-Element (PWS-E)

GOALS, OBJECTIVES AND POLICIES

[Revised text, page 2]

~~Potable Water Sub-Element~~

GOAL:

TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC BY ENSURING ACCESS TO ENVIRONMENTALLY SOUND, COST EFFECTIVE AND IMPLEMENTABLE POTABLE WATER FACILITIES AND SERVICES.

OBJECTIVE 1:

[Rephrased to improve format as an "objective", revised text, page 2]

~~The County shall~~ Locate and develop potable water supply sources to meet the future needs of the County owned and operated systems, said supply sources meeting the minimum Level of Service Standards established by this Plan. The development and utilization of new potable water supply sources and the acquisition of land necessary for such development shall be based upon the information, guidelines and procedures identified within the County's Ten-Year Water Supply Facilities Work Plan (as updated annually), ~~the Collier County Water Sewer Master Plan,~~ and the Lower West Coast Water Supply Plan prepared by the South Florida Water Management District.

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Policy 1.3:

[Revised text, page 2]

The County shall continue to identify sufficient quantities of water sources to meet the County's estimated growth-related needs. ~~Potential water sources to meet the County's 2025 water demands include raw water from Hawthorn Zone I Aquifer (Intermediate Aquifer System) and Lower Hawthorn Aquifer (Florida Aquifer System), identified within the County's 2005 Water Master Plan. The County shall use these water sources as well as alternative sources, as permitted by the State, to meet the County's needs.~~ The County shall seek supply from all permissible sources of raw water cited in the Lower West Coast Water Supply Plan to meet the County's needs.

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Policy 1.5:

[Revised text, page 2]

The County shall coordinate with the South Florida Water Management District in the development of the ~~Water Master Plan Update~~ Lower West Coast Water Supply Plan, which is the primary planning document for ~~the Collier County Water Sewer District.~~

Policy 1.6:

[Revised text, page 2]

The County shall coordinate with the South Florida Water Management District to produce future plans for water supply as described within the ~~Water Master Plan Updates~~ Lower West Coast Water Supply Plan that ensure the County's ability to maintain its stated Level of Service standard.

Words underlined are added; words ~~struck through~~ are deleted – as recommended by staff.
Words double underlined are added; words ~~double struck through~~ are deleted – as recommended by CCPC.

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OBJECTIVE 2: [Rephrased to improve format as an “objective”, revised text, page 3] ~~The County shall implement the following policies to m~~ Make certain that public and private sector potable water service utilities provide, repair and/or replace potable water supply, treatment and distribution 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, expand public sector potable water service utilities ~~shall be expanded~~ as necessary to provide for future growth, as provided for in the following policies.

Policy 2.1: [Revised text, previously-proposed new text retracted, page 3] ~~The Collier County Water-Sewer District and the Collier County Water and Wastewater Authority~~ shall continue the development of a Collier County Regional Potable Water System consistent with the Capital Improvement Element and the ~~Collier County Water Sewer Master Ten -Year Water Facilities Work~~ Plan to correct existing deficiencies and provide for future growth.

Policy 2.2: [Revised text, page 3] Consistent with the growth policies of the Future Land Use Element of this Plan, provision of central potable water service by the County is limited to the service areas shown in this Plan and depicted on the Collier County Water District Boundaries Existing and Future Potable Water Service Areas maps (Figure PW-1 and Figure PW-1.1); ~~the Existing and Future Potable Water Service Areas maps (Figure PW 2 and Figure PW 2.1), which includes the Rural Transition Water and Sewer District;~~ 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 may serve Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay at the County’s discretion; presently, the County has no plans to serve any portion of the Rural Lands Stewardship Area Overlay. This Overlay is depicted on the countywide Future Land Use Map and map series.

Within the Rural Lands Stewardship Area Overlay: Hamlets and those Compact Rural Developments one hundred (100) acres or less in size may be served by central potable water facilities; Towns, Villages, and those Compact Rural Developments greater than one hundred (100) acres in size are required to be served by central potable water facilities; and, Compact Rural Developments one hundred (100) acres or less in size may be required to be served by central potable water facilities, depending upon the permitted uses within the Compact Rural Development. These facilities may be provided by the private sector, an independent water authority, or some other non-County utility.

For the purposes of this ~~p~~Policy and ~~p~~Policies 2.4, 5.1, and 5.3, within the Rural Lands Stewardship Area Overlay, the term “central potable water facilities” includes decentralized community treatment systems. Innovative alternative water treatment systems such as decentralized community treatment systems shall not be prohibited by this ~~p~~Policy provided that they meet all applicable regulatory criteria.

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Policy 2.4:

[Revised text, previously-proposed new text retracted, page 4]

Collier County shall permit development of potable water supply systems as follows: within the Designated Urban Areas of the Plan, including the outlying urban areas of Immokalee, Copeland, Chokoloskee, Plantation Island, and Port of the Islands; within the areas depicted on the Collier County Water District ~~Boundaries~~ Existing and Future Potable Water Service Area map (Figure PW-1); ~~within the Existing and Future Potable Water Service Areas map (Figure PW 2), which includes the Rural Transition Water and Sewer District;~~ 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; in Towns, Villages, Hamlets and Compact Rural Developments within the Rural Lands Stewardship Area Overlay; and, in areas where the County has legal commitments to provide facilities and services as of the date of adoption of this Plan. For lands located within the Collier County Water-Sewer District, but in which County water service is not currently available, non-County potable water supply systems shall only be allowed on an interim basis until County ~~a centralized potable water supply system~~ service is available.

Individual potable water supply wells may be permitted within the areas depicted on the Collier County Water District ~~Boundaries~~ Existing and Future Potable Water Service Area map (Figure PW-1) on an interim basis until County water service is available; individual potable water supply wells may be permitted in all Urban designated areas outside of the areas depicted on Figure PW-1 on an interim basis until a centralized potable water supply system is available; ~~individual potable water supply wells may be permitted in the Rural Transition Water and Sewer District, depicted on the Existing and Future Potable Water Service Areas map (Figure PW 2), on an interim basis until County water service is available;~~ individual potable water supply wells may be permitted 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, on an interim basis until County water ~~a centralized potable water supply system~~ service is available; and, individual potable water supply wells may be permitted on lands outside of the Urban designated areas, outside of areas depicted on Figure PW-1, and outside of Towns, Villages and those Compact Rural Developments greater than one hundred (100) acres in size within the Rural Lands Stewardship Area Overlay – all areas where potable water supply systems are not anticipated. However, individual potable water supply wells may or may not be permitted within Compact Rural Developments one hundred (100) acres or less in size, depending upon the uses permitted within the Compact Rural Development. Also, in Towns, Villages, and those Compact Rural Developments greater than one hundred (100) acres in size, potable water supply wells are allowed to serve no more than 100 acres, on an interim basis only, until ~~central~~ a centralized potable water supply system service is available.

Policy 2.5:

[Revised text, page 5]

The County shall continue enforcement of ordinances requiring connection of existing and new development to central potable water systems when they become available. Connections to a central system shall be made pursuant to Collier County Ordinance 01-73, adopted December 11, 2001, as amended.

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Policy 2.6:

[Revised text, page 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, water service shall be connected to the regional system, and internal facilities shall be conveyed, when acceptable, to the Collier County Water-Sewer District for operation and ownership in accordance with Collier County Ordinance ~~04-57, adopted October 23, 2001~~ 04-31, adopted May 11, 2004, or its latest revision, and District construction and operating policies.

OBJECTIVE 3:

[Revised text, page 5]

Pursuant to Chapter 163.3202, F.S., including any amendments thereto, ~~Collier County has implemented procedures to~~ ensure that at the time a development order is issued, potable water facility capacity that meets or exceeds the minimum Level of Service (LOS) 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.

Policy 3.1:

[Revised text, previously-proposed new text retracted, page 5]

~~The following Level of Service 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:~~

~~Review of the historical ratio of residential to non-residential demand indicated that approximately 17% of the total water usage is non-residential. Thus, the residential demand is 154 gpcd and the total finished water demand is 185 gpcd.~~

FACILITY CAPACITY

FACILITY/SERVICE AREA	LEVEL OF SERVICE STANDARD
Collier County Water-Sewer District	185 gpcd
Goodland Water District	185 gpcd
Marco Island Water District	
Marco Shores	185 gpcd
CITY OF NAPLES FACILITIES	
Unincorporated Service Area	185gpcd
EVERGLADES CITY FACILITIES	
Unincorporated Service Area	185 gpcd

INDEPENDENT DISTRICTS

Orangetree Utilities	100gpcd
Immokalee Water and Sewer District	100gpcd
Florida Governmental Utilities Authority	100gpcd

~~The standards for levels of service (LOS) of County potable water systems, both public and private, appear in Policy 1.5; subsection "D" in the Capital Improvement Element and shall be~~

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used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 3.2: [Revised text, page 6]

In order to ensure that the ~~Level of Service Standards~~ LOS standards contained in Policy 3.1 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 3.3: [Revised text, page 6]

The ~~Level of Service Standards~~ LOS standards contained in Policy 3.1 are the minimum criteria for replacement, expansion or increase in capacity of potable water supply facilities.

Policy 3.4: [Revised text, page 6]

~~The Collier County Water and Wastewater Authority will annually review historical potable water demand records and adjust the Level of Service Standards LOS standards contained in Policy 3.1 if so indicated by the annual review. The Collier County Water-Sewer District shall review historical potable water demand records during Collier County Wastewater Master Plan updates and adjust the LOS standards, as referenced in Policy 3.1, if needed.~~

OBJECTIVE 4: [Rephrased to improve format as an "objective", revised text, page 6]

~~The County shall continue to p~~ Promote conservation of potable water supplies by developing and implementing an integrated, comprehensive conservation strategy which will identify specific consumption per capita goals.

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Policy 4.5: [Revised text, page 6]

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 in accordance with Collier County Ordinance Number 04-31, adopted May 11, 2004.

Policy 4.6: [Revised text, page 7]

~~The County shall promote the use of xeriscape techniques (landscaping method that emphasizes water conservation in its use of drought resistant landscaping) to minimize potable water use for landscape irrigation.~~

The County will encourage Florida-Friendly Landscaping™ to reduce the generation of yard waste, reduce water consumption, and improve water quality. Section 373.185, F.S., defines Florida-Friendly Landscaping™ as using quality landscapes that conserve water, protect the environment, adapt to local conditions and tolerate drought.

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OBJECTIVE 5: [Rephrased to improve format as an “objective”, revised text, page 7]
~~The County shall~~ Discourage urban sprawl and the proliferation of private sector potable water service suppliers in an effort to maximize the use of existing public facilities through the development order approval process ~~by implementing the following policies.~~

Policy 5.1: [Revised text, page 7]
The County shall discourage urban sprawl by permitting universal availability of central potable water systems only: in the Designated Urban Area, in Receiving and certain Neutral Lands within the Rural Fringe Mixed Use District, in the Designated Urban-Rural Fringe Transition Zone Overlay, 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 Water District Boundaries on Figure PW-1 of the Potable Water Sub-element, except the outlying urban areas of Immokalee, Copeland, Chokoloskee, Plantation Island, and Port of the Islands; ~~or within the Rural Transition Water and Sewer District Boundaries on Figure PW-2 of the Potable Water 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; within the Rural Lands Stewardship Area Overlay, as each Town, Village, Hamlet, and Compact Rural Development is designated; 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.

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Policy 5.4: [Revised text, page 8]
Under criteria, projects may be eligible for central potable water service from ~~Collier County Utilities, or a~~ an existing public or private sector/independent district, ~~within the Rural Transition Water and Sewer District, depicted on the Existing and Future Potable Water Service Areas map (Figure PW-2) of this Potable Water Sub-element,~~ utility, subject to availability. Qualifying criteria shall be limited to the requirements and incentives established in the Future Land Use Element and Conservation and Coastal Management Elements of this Plan to obtain preservation standards established for environmentally sensitive lands in the Sending Lands of the Rural Fringe Mixed Use District (RFMUD). Criteria for potable water 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 transfer of development rights (TDRs) from RFMUD Sending Lands. Criteria for eligibility may be amended and additional Sending and Receiving Lands may be designated in the future. Central Potable Water distribution lines, within the Rural Transition Water and Sewer District, may extend through Sending Lands; however, no properties designated as Sending Lands are permitted to connect to the distribution lines.

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MAP CHANGES:

1. Figure PW-1.1, Collier County Water District Boundaries
 - This map has the same title as Figure PW-1 and is incorrect. This map, and references to it in Policies, are to be deleted.
2. Figure PW-1.2, Existing and Future Potable Water Service Areas
 - This map has the same title as Figure PW-2 and is incorrect. This map, and references to it in Policies, are to be deleted.
3. Table PW-8, Capital Improvement Projects FY 2003-2022
 - This table is not referenced in any Objective or Policy and is specific to the Collier County Water-Sewer District. For those reasons, this table is to be deleted.
4. Figure PW-1, Collier County Water District Boundaries
 - This map is referenced in multiple Policies and is incorrect. The references to this map are to be changed to reference “Existing and Future Potable Water Service Areas” since the District Boundaries are included. This map is to be re-titled.
5. Figure PW-2, Existing and Future Potable Water Service Areas
 - This map is referenced in the same Policies as Figure PW-1 and is to also be updated to be identical to the 2008 Water Master Plan Figure 1-1. ~~Similar maps are to be added for other Water Systems overseen by the Collier County Water and Wastewater Authority, where available.~~
6. Figure PW-3, Potable Water Treatment and Transmission Facilities
 - This map is not referenced in any Objective or Policy and is to be deleted.

EAR-Potable Water Sub-E – CCPC Transmittal DRAFT updated to February 23, 2012 – 9:59 AM
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