

**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. 97-58
(I)	October 22, 2002	Ordinance No. 02-54
(II)	February 11, 2003	Ordinance No. 03-07
(III)	June 19, 2002	***Ordinance No. 02-32
(IV)	September 10, 2003	Ordinance No. 03-44
(V)	June 7, 2005	Ordinance No. 05-25

*** 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. 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.

(V) = Plan Amendment adopted on June 7, 2005 by Ordinance No. 2005-25

V. GOALS, OBJECTIVES AND POLICIES

GOAL I: 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)(IV) OBJECTIVE 1.1:

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) Policy 1.1.1:

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) Policy 1.1.2:

Consistent with the urban 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 map (Figure SS-1); the Existing and Future Sewer Service Areas map, which includes the Rural Transition Water and Sewer District (Figure SS-2); 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, Towns, Villages, Hamlets, and Compact Rural Developments within the Rural Lands Stewardship Area Overlay may be served by the County, 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 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 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. These facilities may be provided by the private sector, an independent wastewater authority, or some other non-County utility provider.

For the purposes of this policy and policies 1.1.4, 1.5.1, and 1.5.3, within the Rural Lands Stewardship Area Overlay, central sewer facilities includes decentralized community treatment systems; and, innovative alternative wastewater treatment systems such as decentralized community treatment systems shall not be prohibited by this policy provided that they meet all applicable regulatory criteria.

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A decentralized community wastewater system shall not exceed a design capacity of 10,000 gallons per day, shall provide an advanced secondary level of treatment, and shall be operated by a public or private entity with responsibility for operations and maintenance in accordance with applicable regulations. System facilities 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 1.2.1 of this Sub-Element.

(IV) Policy 1.1.3:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202, F.S., including any amendments thereto, the County will establish and implement a program requiring that private sector sanitary sewer service utilities establish and file with the Collier County Utilities Division an annual statement of their policy and service criteria, including level of service provided, consistent with the goals, objectives and policies of this Plan, for the expansion and/or replacement of their facilities to correct existing deficiencies and provide for future growth within their respective service areas. Also, County Ordinance 80-112 requires any new development connecting to private STP submit capacity availability information with building permit applications.

(III)(IV) Policy 1.1.4:

Permit development of package sewage treatment plant systems in areas identified in Policy 1.1.2, on an interim basis until County service is available. Allow individual septic systems within the County only when connection to an existing central system is not readily accessible to render service and note that where septic systems are allowed, and future County sewer service becomes available, said septic systems will be required to connect to the County regional system.

- (I) Within the Rural Lands Stewardship Overlay, consistent with policy 1.1.2: 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.

Policy 1.1.5:

Continue enforcement of ordinances requiring connection of existing and new development to central sanitary sewer systems when they become available. Connections to a central system shall be made pursuant to Collier County Ordinance 88-4.

Policy 1.1.6:

The County will give planning and budgetary priority to regional sanitary sewer system projects which will provide the means for phase out and connection of existing package sewage treatment plants and areas of high concentrations of septic tanks where such facilities may reasonably be expected to adversely affect public health and safety or the environment.

(IV) = Plan Amendment adopted on September 10, 2003 by Ordinance No. 2003-44

(IV)Policy 1.1.7:

Where Community Development Districts, or similar special districts are established to provide a tool for developers to finance infra-structure or other purposes, wholly or partially within the Collier County Water-Sewer District, sewer service will 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 01-57, adopted October 23, 2001, and District construction and operating policies.

OBJECTIVE 1.2:

By the time mandated for the adoption of land development regulations pursuant to Chapter 163.3202,, F.S., including any amendments thereto, implement procedures to ensure that at the time a development order is issued, 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)Policy 1.2.1:

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:

<u>FACILITY/SERVICE AREA</u>	<u>LEVEL OF SERVICE STANDARD</u>
(IV)Collier County Facilities	
North Sewer Service Area	145 gpcd
South Sewer Service Area	100 gpcd
(IV)Marco Island Sewer District	
Unincorporated Service Area (Marco Shores)	100 gpcd
(IV)City of Naples Facilities	
Unincorporated Service Area	145 gpcd
(IV)Everglades City Facilities	
Unincorporated Service Area	100 gpcd

Independent Districts/Private Sector Systems

The standards hereby adopted are the following sewage flow design standards (Source: Chapter 10D-6, Florida Administrative Code) unless otherwise approved by the Board of County Commissioners to address economic, social and construction method variations between individual systems.

<u>TYPE ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
<u>Commercial</u>	
Airports	
a. Per passenger	5
b. add per employee	20
Barber and Beauty Shops (per chair)	100
Bowling Alleys (toilet wastes only per lane)	100

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Country Club	
a. per resident member	100
b. per member present	25
c. per employee	20
Dentist Offices	
a. per wet chair	200
b. per non-wet chair	50
<u>TYPE OF ESTABLISHMENT</u>	<u>GALLONS PER DAY (GPD)</u>
Doctors Offices (per doctor)	250
Factories, exclusive of industrial wastes (gallons per person per shift)	
a. no showers provided	20
b. showers provided	35
Food Service Operations	
a. ordinary restaurant (per seat)	50
b. 24 hour restaurant (per seat)	75
c. single service articles only (per person)	25
d. bar and cocktail lounge (per person)	30
e. drive-in restaurant (per car space)	50
f. carry out only	
1. per 100 square feet of floor space	50
2. add per employee	20
Hotels and Motels	
a. Regular (per room)	100
b. Resort hotels, camps, cottages (per person)	75
c. add for establishments with self service laundry facilities (per machine)	400
Office Building (per worker)	20
Service Stations (per bay)	500
Shopping Centers without food or laundry (per square foot of floor space)	0.1
Stadiums, Race Tracks, Ball Parks (per seat)	5
Stores (without food service)	
a. private toilets, for employees only (per employee)	20
b. public toilets (per square foot of floor space)	0.1
Theaters	
a. Indoor, auditoriums (per seat)	5
b. Outdoor, drive-ins (per space)	10
Trailer/Mobile Home Park (per trailer space)	200
Travel Trailer/Recreational Vehicle Park	
a. Travel trailer (overnight), without water and sewer hook-up (per trailer space)	50

b. add for water and sewer hook-up (per trailer space)	100
Swimming and bathing facilities (per person)	10

Institutional

Churches (per seat)	3
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TYPE OF ESTABLISHMENT

GALLONS PER DAY (GPD)

Hospitals (per bed)	200
Nursing, rest homes (per person)	100
Parks, public picnic	
a. with toilets only (per person)	5
b. with bathhouse, showers and toilets (per person)	10
Public institutions other than schools and hospitals (per person)	100
Schools (per student)	
a. day type	15
b. add for showers	5
c. add for cafeteria	5
d. add for day school workers	15
e. boarding type	75
Work/Construction camps semi-permanent (per worker)	50

Residential

Residences	
a. Single family (per bedroom)	150
b. apartment (per bedroom)	150
c. Mobile home not in a trailer park (per bedroom)	150
d. Other (per occupant)	75

Footnotes:

1. For food service operations, kitchen wastewater flows shall normally be calculated as sixty-six percent (66%) of the total establishment wastewater flow.
2. Systems serving high volume establishments, such as fast food restaurants and service stations located near interstate type highways, require special sizing considerations due to above average sewage volume expected from restroom facilities.

Policy 1.2.2:

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 1.2.3:

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

Policy 1.2.4:

Annually review historical sanitary sewer demand records and adjust these LOS standards if so indicated by said annual review.

Objective 1.3:

The County will continue to ensure utilization of environmentally sound and economically beneficial methods for disposal of treated sludge and septage.

Policy 1.3.1:

Include sludge de-watering and stabilization facilities with all County wastewater treatment plants 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.

OBJECTIVE 1.4:

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.

Policy 1.4.1:

Negotiate agreements with area golf courses to accept and use treated wastewater effluent for irrigation when and where same is available from existing and future wastewater plants.

Policy 1.4.2:

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 and in accordance with the direction and policy of the Board of County Commissioners.

Policy 1.4.3:

Connect existing and future privately owned land suitable for irrigation with treated wastewater effluent, such as cemeteries, nurseries and commercial/industrial parks, when economically feasible and in accordance with the direction and policy of the Board of County Commissioners.

Policy 1.4.4:

At such time that effluent will be available, permit the construction and connection of dual water systems to the county's effluent system (i.e., separate potable water and treated wastewater effluent) in new subdivisions, provided that said connection causes no adverse impact to the potable water system.

(IV) = Plan Amendment adopted on September 10, 2003 by Ordinance No. 2003-44

Policy 1.4.5:

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 master metered by the County.

(IV) Policy 1.4.6:

The County will seek to expand the availability of irrigation water from supplemental water sources connected to the reclaimed water system.

OBJECTIVE 1.5:

The County will 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) Policy 1.5.1:

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.

Policy 1.5.2:

The County will discourage urban sprawl and the proliferation of private sector and/or package sanitary sewer treatment systems through the development order approval process to insure maximum utilization of the 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 DER permits.

(V) = Plan Amendment adopted on June 7, 2005 by Ordinance No. 2005-25

(I)(IV)Policy 1.5.3:

As provided for in the Rural Lands Stewardship Area Overlay, and in Policy 1.1.2, 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 is permitted to connect to these collection lines.

Under criteria may be eligible for central sanitary sewer service from Collier County Utilities, or a private sector/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 will be limited to the requirements and incentives established in the Future Land Use and the Conservation and Coastal Management Elements of the 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.

(IV) = Plan Amendment adopted on September 10, 2003 by Ordinance No. 2003-44