

SANITARY WASTEWATER GOALS, OBJECTIVES, AND POLICIES

GOAL 1: To provide for the adequate collection, treatment, and disposal of sewage to meet the needs of the customers of North Port using a Master Planning process, while taking into consideration the needs of the City at ultimate build-out.

Objective 1: The City shall establish level of service standards to guide the provision of sanitary wastewater service to its customers.

Policy 1.1: The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development:

Treatment/Disposal

Level of service is per City Administrative Code Sec. 78-30, with quality meeting or exceeding Environmental Protection Agency (EPA) and Department of Environmental Protection DEP Standards.

Collection

Residential: In all currently unplatted areas, the developer, by agreement with the City, must provide all wastewater infrastructure to include lift stations, extend wastewater collection, and force mains as appropriate, to serve the area concurrent with the development. The developer shall coordinate upsizing with the City as needed. In addition, the developer will assure his commitment to pay capacity fees and confirm available capacity of the City's wastewater treatment plant prior to development. In all currently platted areas, the City may extend lines pursuant to the Capital Improvements Element, and the utilities master plans (see Policy 2.12). The developed lots adjacent to the gravity wastewater line shall connect to the line within 365 days of notification of wastewater availability.

Commercial: All new commercial development within the City will be served by central sanitary wastewater, as determined by City of North Port. In all currently unplatted areas, the developer, by agreement with the City, must extend wastewater collection and force mains as appropriate, and provide and upgrade any lift stations necessary to serve the area concurrent with the development. The developer shall coordinate upsizing with the City as needed. In addition, the developer will assure his commitment to pay capacity fees and confirm available capacity of the City's wastewater treatment plant prior to development.

Industrial: All new industrial development within the City will be served by central sanitary wastewater, as determined by City of North Port staff. In all currently unplatted areas, the developer, by agreement with the City, must extend wastewater collection and forcemains as appropriate, and provide and upgrade any lift stations necessary to serve the area concurrent with the development. The developer shall coordinate upsizing with the City as needed. Each industry must also provide pretreatment of any industrial discharge in accordance with the Utilities Department requirements and submit for Utilities Department review. For

Significant Industrial Users, as defined by Florida Department of Environmental Protection (FDEP) or as determined by the City based on the City's treatment systems, and industrial pretreatment program (IPP), including monitoring, as defined by FDEP is required. Significant Industrial Users shall provide IPP Reports to the City as required by FDEP or as defined in a developer's agreement. In addition, the developer will assure his commitment to pay capacity fees and confirm available capacity of the City's wastewater treatment plant prior to development.

On-site, pretreatment and treatment systems will be allowed when the City requires additional treatment complementary to the City's central wastewater system consistent with rules, and regulations promulgated by State, Federal and local agencies.

Objective 2: The City will continue to implement procedures to ensure that at the time a development permit is issued, adequate sewage collection, treatment and disposal capacity is available, or will be available, concurrent with the impacts of development. Such procedures will be implemented as defined in the Unified Land Development Code, Chapter 5 and through the use of utilities master planning. Sanitary wastewater facilities shall be in place prior to the issuance of a Certificate of Occupancy, and available to serve new development.

Policy 2.1: For the proper planning, design, and construction of upgrades and expansions to the City's wastewater collection, treatment, and disposal facilities, the following factors shall be considered but not be limited to:

1. Raw wastewater characteristics and flows.
2. Effluent disposal requirements for the Deep Injection Well and golf course and other irrigation systems.
3. Sensitivity to changes in wastewater characteristics and flow, and their effect(s) on operations.
4. Operational requirements.
5. Flexibility in dealing with changing state and federal regulations regarding the treatment and disposal of wastewater and sludge.
6. Available space for upgrading and expanding the existing facilities.
7. Reliability of process equipment.
8. Capital and operating costs.
9. Appropriate minimum level of service.
10. Planning of extension of systems as defined in the Reuse Master Plan or if otherwise required by the City.
11. Developer's Agreements i.e. both sanitary wastewater and reclaimed water).
12. Relationship to land development patterns.
13. Reclaimed water requirements.

Commercial or industrial uses may require pretreatment as determined by the Utilities Department on a case by case basis and pursuant to applicable federal, state and local requirements, and shall be consistent with the utilities master plans (see Policy 2.12).

Policy 2.2: To develop a tract or a number of contiguous lots, the City will determine:

1. how a developer will expand and/or extend the treatment, collection and distribution system to serve the properties,
2. what on-site and off-site treatment, collection, and distribution systems are necessary, with the understanding that all systems are subject to City approval and applicable federal, state and City standards,
3. a combination of 1 and 2 above, or other appropriate technique(s).

The above shall be implemented by a Developer's Agreement.

Policy 2.3: All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 2.4 The City shall update facility demand and capacity information as development orders or permits are issued.

Policy 2.5: The City will continue to operate and maintain its sludge treatment and disposal systems in accordance with Chapter 62-640, F.A.C., and Title 40 CFR, Part 503.

Policy 2.6: The City shall continue to analyze regional and new sludge removal technologies as they become available.

Policy 2.7: For all developments along waterways, the City will require a higher level of review for developments bordering areas of potential potable water resources, such as the Cocoplum Waterway, the Myakkahatchee Creek, and all drainage canals which feed these water supplies, so as to keep potential potable water resources from becoming contaminated by the overuse of septic systems and their potential environmental impacts.

Policy 2.8: The City will continue to enforce procedures to ensure that at the time a development permit is issued, adequate sanitary wastewater collection, treatment, and disposal facilities are available, or will be available, concurrent with the impacts of development. Such procedures will be implemented as defined in Chapter 5 of the City's Unified Land Development Code. The extension of sanitary wastewater lines to serve residential, commercial, industrial, and other uses shall be financed/funded pursuant to the Capital Improvement Plan. Sanitary wastewater facilities shall be in place prior to the issuance of a Certificate of Occupancy, and available to serve new development.

Policy 2.9: The City shall utilize utilities master plans to guide the provision of sanitary wastewater service to its customers. Utility Master Plans including water, wastewater, and reclaimed water (see Policy 2.12) shall be updated at least every five (5) years.

Policy 2.10: Utilities master plans, shall include a hydraulic modeling component.

Policy 2.11: All projects shall be undertaken consistently and complementary with the utility master plans (see Policy 2.12).

Policy 2.12: When referring to utilities master plans, the City will adhere to the following accepted plans. The City shall amend the Comprehensive Plan as soon as practicable when any of these master plans are updated and new master plans are developed and accepted by the City Commission.

- 1) 2004 Utilities Master Plan: Adopted by Commission on June 13, 2005.
- 2) Water Reuse Master Plan: Accepted by City Commission on April 28, 2008.
- 3) 2007 Water Utilities Master Plan: Accepted by City Commission on April 28, 2008.
- 4) 2016 Utilities Master Plan: Accepted by City Commission on April 26, 2016.

Objective 3: The City shall require that each developer enter into a Utilities Agreement which outlines the needs of the developer, and addresses the availability of adequate sanitary wastewater and reclaimed water infrastructure and capacity. In addition, the developer will be required to plan, design, permit, construct, and dedicate all infrastructure improvements necessary for their development pursuant to the developer agreement.

Policy 3.1: The developer will be responsible for evaluating and mitigating impacts system-wide. This will include increasing pumping capacity, replacing motors, and anything else that the impact from the development may require. The developer will also be responsible for all hydraulic modeling to evaluate impacts due to the development.

Policy 3.2: All developers within areas annexed after 1997 will be responsible for coordinating and expanding existing City sanitary wastewater services to assure that the sanitary wastewater treatment and capacity will be available to serve their developments. Developers who develop in areas annexed after 1997 will be required to implement improvements, including, but not limited to, water and wastewater and reclaimed water lines, lift stations, and treatment facilities, at the time of their development solely at their cost.

Objective 4: The City will maintain a five-year schedule of capital improvement needs, as identified in the Capital Improvements Element, for wastewater collection, treatment and disposal facilities, and the utilities master plans (see Policy 2.12). The schedule will be updated annually in conformance with the review process for the Capital Improvements Element of this plan in accordance with the City's annual budget process.

Policy 4.1: The City shall monitor federal and state requirements and grant funding sources for the construction of wastewater facilities, and/or reclaimed water facilities, and, where applicable and practical, shall encourage wastewater and reclaimed water planning consistent with the eligibility requirements of the funding program(s).

Policy 4.2: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines in conjunction with those enumerated in the Utilities Master Plans (see Policy 2.12):

- a. whether the project is needed to protect public health and safety,
- b. provide facilities and services to preserve or achieve full use of existing facilities and increase efficiency,
- c. prevents or reduces future improvement costs,

- d. promotes in-fill, economic development or educational facilities.
- e. provides service to developed areas lacking full service.

Policy 4.3: The City shall seek to eliminate unauthorized connections and discharges to the City's wastewater system (i.e. illicit connections per City Administrative Code Chapter 78-24).

Policy 4.4: All Developers within areas annexed after 1997 will be responsible for coordinating and expanding existing City sanitary wastewater services to assure that wastewater capacity will be available to serve their developments. Developers who develop in areas annexed after 1997 will be required to implement improvements, including, but not limited to, water and wastewater lines, lift stations, and treatment facilities, at the time of their development solely at their cost.

Objective 5: Existing deficiencies which have been identified in the Utilities Master Plans (see Policy 2.12), or other pertinent documents, will be addressed by the City.

Policy 5.1: All projects shall be undertaken in accordance with the utilities master plans (see Policy 2.12).

Policy 5.2: Projects needed to correct existing deficiencies, as identified in the Capital Improvements Element or other appropriate documents, shall be given priority, in accordance with Policy 2.4 of this element.

Objective 6: The City shall accommodate, where and when financially feasible, the projected development and the accompanying demands for sewage collection, treatment, and disposal facilities while taking into consideration the needs of the City at ultimate build-out.

Policy 6.1: The City shall discourage the use of individual septic systems. When it is determined that an on-site septic system is necessary for interim service prior to the availability of central wastewater service, such individual septic tanks and on-site systems will be installed in accordance with applicable Federal, State, and Local regulations.

Policy 6.2: The City shall continue to identify and evaluate alternative treatment, disposal and collection methods.

Policy 6.3: The City will continue to coordinate with regional utilities to assess common needs and opportunities.

Policy 6.4: The City will continue to evaluate the amount of inflow/infiltration (I & I) and options to reduce infiltration to defer treatment and effluent disposal facility expansions. The cost/benefit between reducing infiltration and expanding plant capacity for treatment and effluent disposal shall be addressed so as to minimize costs to sewer customers.

Policy 6.5: The City shall continue to promote sewage flow reduction and organic load reductions through greater public education and will develop a pretreatment ordinance and

grease trap ordinance which will provide requirements for all commercial and industrial properties.

Policy 6.6: The City shall continue to develop and implement wastewater line extension policies which will include funding, and timing of line extensions to individual users.

Policy 6.7: The City shall continue to pursue reclaimed options including, but not limited to, residential gray water systems, irrigation of school sites, parks, golf courses, residential commercial, and other public lands, and export to appropriate sites for spray irrigation. Reuse of wastewater is the effluent disposal method of first choice.

Objective 7: In an effort to encourage efficiency in the provision of utilities services, the City shall seek input, as applicable, from various local, state, regional, and federal authorities, as well as the citizens of the City of North Port.

Policy 7.1: The City of North Port Public Utilities Advisory Board shall make recommendation to the City Commission regarding utilities issues as described in the City Administrative Code Chapter 4-172, including Capital Improvement Projects.

Policy 7.2: The City, in its discretion, when considering utilities-initiatives, shall seek input as appropriate through mechanisms which include, but are not limited to, the following:

- (a.) City advisory boards.
- (b.) Neighborhood meetings.
- (c.) Coordination with regional agencies.
- (d.) Coordination with nearby utilities providers, including but not limited to Sarasota County, Charlotte County, Desoto County, Venice, Punta Gorda and the Englewood Water District.
- (e.) Participation and coordination with the Peace River/Manasota Regional Water Supply Authority, Southwest Florida Water Management District, or any other regional entity.
- (f.) Participation and coordination with special areas within and abutting the City's border, including, but not limited to, the West Villages Improvement District.
- (g.) Participation and coordination with Emergency Management providers.
- (h.) All annexed areas – property owners.

Policy 7.3: The City shall encourage efficiency in the provision of services through the regional sharing of ideas and technology.

Objective 8: The City will maximize the use of existing sanitary wastewater facilities as development occurs.

Policy 8.1: Recognizing the platted lands nature of the City, the City, through utilities master planning, will continue to expand sanitary wastewater service to the neighborhoods as those neighborhoods satisfy the proposed criteria identified in the master plans (see Policy 2.12), and consistent with the Unified Land Development Code.

Policy 8.2: Consistent with the Future Land Use Element, no sanitary wastewater service will be provided to areas designated as “Agriculture/Estates” on the Urban Services Boundary Map.

Objective 9: The City will evaluate the extension of sanitary wastewater lines for the purposes of Economic Development.

Policy 9.1: The City will evaluate extending sanitary wastewater lines to current and proposed Activity Centers not currently serviced by sanitary wastewater service for the purpose of Economic Development.