

INFRASTRUCTURE ELEMENT

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the Future Land Use Element of this Comprehensive Plan. The data collected for this plan element and analysis of this data contained in the County's *Data and Analysis* document, are not part of this adopted plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

(Ord. # 1991-006, 11-26-91)

The future growth of the County depends upon the safe, adequate and economical provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economical fashion as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, the Apalachee Regional Comprehensive Policy Plan and the various elements of the Comprehensive Plan.

(Ord. # 2001-006, 7-17-01)

GOAL, OBJECTIVES AND POLICIES

GOAL 4: TO HAVE ORDERLY DEVELOPMENT AND PRUDENT MANAGEMENT OF NATURAL RESOURCES FOR THE PROVISION OF SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE WHICH MAXIMIZES THE USE OF EXISTING FACILITIES AND PROVIDES THE ADOPTED LEVEL OF SERVICE CONCURRENT WITH DEVELOPMENT.

(Ord. # 1991-006, 11-26-91)

OBJECTIVE 4.1: The County shall monitor projected demands for Sanitary Sewer Service, Potable Water, Drainage Improvements, and Solid Waste Disposal to maintain adequate Levels of Service of these facilities.

(Ord. # 2001-006, 7-17-01)

Policy 4.1.1: The County shall provide within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facilities needs. Existing deficiencies or projected needs identified by the County shall be included in annual updates to the Capital Improvements Element.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 4.2: The projected demand for infrastructure through 2010 shall be met by the following actions:

(Ord. # 2001-006, 7-17-01)

A. Sanitary Sewer

1. The County shall encourage multifamily housing and commercial/industrial operations to locate where central sewer is accessible (i.e., the Urban Service Areas adjacent to municipal sewer systems).

2. Subdivisions that require mounded systems will be required to provide a minimum of three (3) acres for lots in areas with limiting soils and provide an area for two drain fields. Mounded on-site systems shall be designed by a Florida registered professional engineer.
3. The County supports ongoing research and policy development into the regulation and maintenance of On Site Treatment and Disposal Systems (OSTDS) and shall amend OSTDS policies per Department of Health and Department of Community Affairs recommendations.

(Ord. # 2001-006, 7-17-01)

B. Potable Water

1. Encourage residential and commercial/industrial developments to locate where municipal or central water is accessible. No new areas shall be rezoned commercial or industrial without access to a central water supply. (Ord. # 2001-006, 7-17-01)
2. Discourage the proliferation of deep wells in subdivisions. (Ord. # 1991-006, 11-26-91)

C. Drainage

1. Drainage facility deficiencies identified in the Traffic Circulation Element Data and Analysis will be scheduled for correction in the Capital Improvements Element.

(Ord. # 2001-006, 7-17-01)

D. Solid Waste

1. The County shall maintain a solid waste recycling center and construction debris facility.
2. The County shall actively work with the incorporated municipalities to ensure that future solid waste disposal needs are met.

(Ord. # 2001-006, 7-17-01)

Policy 4.2.1: The County shall coordinate with the municipalities, adjacent counties and independent utility providers, as provided in the Intergovernmental Coordination Element, to avoid unwarranted duplication of public services.

(Ord. # 2001-006, 7-17-01)

OBECTIVE 4.3: The County shall promote the extension of central water and sewer to existing or developing high density areas and limit expansion into environmentally sensitive areas.

(Ord. # 2001-006, 7-17-01)

Policy 4.3.1: The County shall require new developments to connect to sanitary sewage systems and central water systems, if they are within ¼ mile of such public facilities, within 24 months if the provider can provide capacity.

(Ord. # 2001-006, 7-17-01)

Policy 4.3.2: Central water and sewage systems shall not be expanded to service new development in floodprone or conservation areas except for lots or parcels of record that currently have structures on them.

(Ord. # 2001-006, 7-17-01)

Policy 4.3.3: New Developments of Regional Impact shall be designed for central water and sewer systems.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 4.4: Operation, design and maintenance of all sanitary sewer, potable water, and solid waste facilities shall meet the minimum requirements of Chapter 403, Florida Statutes and implementing regulations and minimize the effects of facility-associated pollution on water and air systems.

(Ord. # 2001-006, 7-17-01)

Policy 4.4.1: The County shall provide for facility life expansion through the permitting of greywater systems for irrigation purposes, and maintenance and enhanced operation of its solid waste recycling center. By 2005 the County shall identify a site and funding mechanisms to provide for a solid waste landfill facility for municipal and construction debris disposal for County residents and businesses.

(Ord. # 2001-006, 7-17-01)

SANITARY SEWER SUB-ELEMENT

OBJECTIVE 4.5: The County shall discourage urban sprawl by guiding higher density developments to Urban Service Areas and Rural Residential Areas that have sufficient capability to accommodate sanitary sewer systems and on-site treatment and disposal systems (OSTDS) in an environmentally safe manner in the unincorporated areas.

(Ord. # 2001-006, 7-17-01)

Policy 4.5.1: The County shall prohibit the installation of OSTDS in locations with unsuitable soils and within 100 feet of wetlands, creeks, streams, ponds, lakes and critical habitat areas (endangered and threatened animals and plant species). Mound systems (soil absorption systems) are prohibited in mobile home parks.

(Ord. # 2001-006, 7-17-01)

Policy 4.5.2: The County shall allow existing OSTDS and package treatment plants to be used in Urban Service Areas and Rural Residential Areas. New development within ¼ mile of an existing central sanitary sewer system must connect to such system within 24 months providing there is sufficient permitted capacity.

(Ord. # 2001-006, 7-17-01)

Policy 4.5.3: Central sewage and water systems shall be required for developments with a density in excess of four (4) dwelling units per acre (4:1).

(Ord. # 2001-006, 7-17-01)

Policy 4.5.4: The County adopts an average daily flow rate of one hundred (100) gallons per day per person as the design Level of Service Standard for central sanitary sewer facilities serving the unincorporated areas of the County. For on-site treatment and disposal systems, the level of service shall be one hundred (100) gallons per day per bedroom.

(Ord. # 2001-006, 7-17-01)

Policy 4.5.5: The County shall permit OSTDS subject to minimum standards of Rule 64E-6, Florida Administrative Code, Policies 4.5.1 and 4.12.6, the Future Land Use Map, Policy 1.5.2 of the Future Land Use Element, and the following requirements:

1. A maximum of four (4) units per acre (4:1) with central water. Exclusive of streams, lakes, normally wet ditches, marshes or other such bodies or surface water.
2. A mound system must be used if the water table is within twenty-four inches (24") of the surface.

(Ord. # 2001-006, 7-17-01)

Policy 4.5.6: By 2005, the County shall review its policies and procedures on permitting On Site Treatment and Disposal Systems with respect to permitting, revised state regulations, land use controls, and developing technologies.

(Ord. # 2001-006, 7-17-01)

Policy 4.5.7: New Major and Minor Subdivision developments located along and at the terminus of Reynolds Road shall require that new development lots; if not served by central sewer, shall be served by on-site treatment and disposal systems enhanced to deliver secondary levels of treatment to further treat effluent prior to discharge into drain fields located less than 200' (two hundred feet), from the Florida Department of Environmental Protection's jurisdictional wetlands line. Affected properties are those named in Land Use Amendments 2003-1 for Miller and Hill.

(Ord. #. 2003-010, 11-4-03)

POTABLE WATER SUB-ELEMENT

OBJECTIVE 4.6: The County shall work with the municipalities and Talquin Electric Cooperative to guide the provision of centralized potable water systems for development in Urban Service Areas and Rural Residential Areas to maximize the use of existing facility capacity and discourage urban sprawl.

(Ord. # 1991-006, 11-26-91)

Policy 4.6.1: The County adopts an average daily flow rate of one hundred (100) gallons per day per person as the design Level of Service Standard for potable water facilities serving the unincorporated areas of the County. For proposed subdivision design, the design rate shall be three hundred fifty (350) gallons per Dwelling Unit.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 4.7: The County shall coordinate with Talquin Electric Co-operative, the Northwest Florida Water Management District and municipal water suppliers on potable water conservation issues important to the County.

(Ord. # 2001-006, 7-17-01)

Policy 4.7.1: The County shall continue to enforce water use restrictions upon declaration of a water shortage by the Northwest Florida Water Management District.

(Ord. # 1991-006, 11-26-91)

Policy 4.7.2: The County shall provide a water conservation program that stresses education for adults and children concerning practices and methods. This program will address basic and innovative strategies such as water conserving plumbing fixtures and the use of drought tolerant native vegetation.

(Ord. # 2001-006, 7-17-01)

Policy 4.7.3: The County shall use guidelines as provided by the Northwest Florida Water Management District to develop its Water Shortage Plan.

(Ord. # 1991-006, 11-26-91)

Policy 4.7.4: The County shall cooperate with adjacent municipalities and Talquin Electric to provide protection for all potable water supply wells by restricting development within 500 feet of the cones of influence for established well field areas. New wellfields will be restricted within five hundred feet (500') of an existing septic tank drainfield.

(Ord. # 2001-006, 7-17-01)

Policy 4.7.5: The County shall use such measures as best management practices (BMPs) to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources such as the Quincy Creek and Interlocking Lakes Drainage Basins, water recharge areas and potable water wells.

(Ord. # 1991-006, 11-26-91)

Policy 4.7.6: The County shall permit the use of greywater systems for irrigation purposes, or other appropriate re-use applications. The County shall support the re-use of effluent from Advanced Waste Treatment facilities when appropriate.

(Ord. # 2001-006, 7-17-01)

Policy 4.7.7: The County shall encourage the installation of water saving fixtures and devices in new and retro-fitted buildings in new developments and redevelopments.

(Ord. # 2001-006, 7-17-01)

SOLID WASTE SUB-ELEMENT

OBJECTIVE 4.8: The County shall promote the increased use of contracted waste collections services, support or establish a construction debris facility and seek to increase levels of recycling of all waste and debris at central locations.

(Ord. # 2001-006, 7-17-01)

Policy 4.8.1: In accordance with the Florida Department of Environmental Protection requirements, the County shall restrict the location of landfills within cones of influence of wellfields and conversely, new wellfields which would be adversely affected by an existing landfill.

(Ord. # 2001-006, 7-17-01)

Policy 4.8.2: The County shall actively solicit its citizens to use the contracted waste collection services, and forego dumping trash on vacant lots or burning trash through newspaper and radio advertisements. The County's Code Enforcement officer will develop a public education program for improved community awareness and prescribe penalties against any illegal dumping.

(Ord. # 2001-006, 7-17-01)

Policy 4.8.3: By 2005 the County shall identify a site and find mechanisms to acquire property for a future landfill facility for municipal and construction debris disposal to ensure that the County's future waste disposal needs are met.

(Ord. # 2001-006, 7-17-01)

Policy 4.8.4: The County shall continue to maintain a recycling station at central locations to permit the collection of reusable and recyclable materials. County residents shall be encouraged

to bring recyclable glass, plastic, aluminum, newspapers, and other acceptable materials to these locations. The Department of Recycling is responsible for implementing this program.

(Ord. # 2001-006, 7-17-01)

Policy 4.8.5: The County shall seek to maintain its long-term contract with private enterprise to dispose of its solid waste. The Department of Recycling shall monitor on an annual basis, the available capacity at the waste facility at Byrd Landfill.

(Ord. # 2001-006, 7-17-01)

Policy 4.8.6: The County hereby adopts the following level of service standards for solid waste disposal facilities:

Per resident:	3.5 lbs/day
Per Household:	12.25 lbs/day
Per Retail Employee:	2.0 lbs/day
Per Industrial Empl.:	2.75 lbs/day

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 4.9: The County shall strive to enhance efforts in reduction, disposal and management of hazardous wastes through the implementation of the following policies.

(Ord. # 1991-006, 11-26-91)

Policy 4.9.1: The County shall apply for available federal, state, private and other funds for the establishment of hazardous waste storage/transfer facilities.

(Ord. # 1991-006, 11-26-91)

Policy 4.9.2: The County as a part of the development review process shall require that all hazardous waste generators properly manage their own wastes and in accordance with all applicable federal and state permitting requirements in accordance with the provisions of Chapter 403, Florida Statutes, implementing administrative rules and other statutorily related requirements before approving any development plans.

(Ord. # 1991-006, 11-26-91)

Policy 4.9.3: Throughout the planning period, the County will set up periodic meetings with the municipalities, Florida Department of Environmental Protection, and other affected parties to ensure proper storage, recycling, collection and disposal of hazardous wastes.

(Ord. # 2001-006, 7-17-01)

Policy 4.9.4: The County shall prohibit the deposit of untreated, infectious, and municipal solid waste at any Class III or Construction and Demolition landfill.

(Ord. # 2001-006, 7-17-01)

Policy 4.9.5: The County shall provide periodic amnesty programs for the disposal of hazardous household wastes.

(Ord. # 2001-006, 7-17-01)

Policy 4.9.6: The County shall require septic and sludge disposal permits which would identify method of disposal, quantity and handling procedures, in accordance with the provisions of Chapter 403, Florida Statutes and Rule Chapter 64E-6, Florida Administrative Code.

(Ord. # 2001-006, 7-17-01)

Policy 4.9.7: The County shall revise its trash litter ordinance to make it a fineable misdemeanor to dump household garbage and construction debris on private property or rights of way or to burn plastics, resins or composite materials.

(Ord. # 2001-006, 7-17-01)

DRAINAGE SUB-ELEMENT

OBJECTIVE 4.10: The County shall use the following standard for programs and procedures and levels of service to coordinate the provision and maintenance of stormwater management facilities and natural drainage features in the County:

(Ord. # 1991-006, 11-26-91)

FACILITY TYPE

LEVEL OF SERVICE STANDARDS

Retention Pond Standards

Water quality standards shall be as specified in Rule Chapters 62-25, Florida Administrative Code as administered by the Florida Department of Environmental Protection and the Northwest Florida Water Management District.

(Ord. # 2001-006, 7-17-01)

Detention Pond Standards

Stormwater Rate Control Standards shall be provided to restrict post development runoff rates to pre-development rates for the 25-year design storm as defined in the Gadsden County Stormwater Management Policy and Procedures Manual. All stormwater management facilities shall be designed to safely pass the 100-year design storm.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.1: The County shall require the construction of roads within new subdivision plats or re-plats to be arranged so that the grades of streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems. This shall not relieve any requirement to provide for treatment per FDEP stormwater treatment rules.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.2: The County shall require that proposed new development receive the required State and County stormwater discharge permits, including an approved erosion and sediment control plan before site development begins.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.3: The County shall require new development and other land use activities to properly install drainage culverts in accordance with the County's standards for access management, stormwater management and drainage flow along established and recognized easements and right-of-ways where needed.

(Ord. # 1991-006, 11-26-91)

Policy 4.10.4: New stormwater systems and facilities shall be designed to provide detention or retention with filtration pursuant to rule chapter 62-25, Florida Administrative Code.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.5: Environmental healthcare protection with emphasis on point and non-point pollution of surface waters and protection of ecological system integrity shall be a criteria for consideration in all land use decisions concerning commercial and recreational fisheries.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.6: The County shall monitor and minimize impacts to Lake Talquin and the Ochlocknee River and its tributaries due to stormwater runoff.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.7: The County shall require that stormwater management facilities and natural drainage features for structural and non-structural level of service standards be implemented in accordance with the Gadsden County Stormwater Management Policy and Procedures Manual.

(Ord. # 2001-006, 7-17-01)

Policy 4.10.8: The County shall seek funding to study the capacity of existing culverts on County maintained roads to determine if adequate capacity is provided relative to the stated level of service for the classification of the crossing roadway. Culverts found to be insufficient of capacity shall be scheduled for upgrades based on the greatest deficiency.

(Ord. # 2001-006, 7-17-01)

OBJECTIVE 4.11: The County shall protect the functions and natural drainage features in the floodplain in accordance with the provisions of the FEMA National Flood Insurance Protection Program pursuant to 44 Code of Federal Regulations.

(Ord. # 2001-006, 7-17-01)

Policy 4.11.1: The County will control development in floodprone areas, and maintain natural drainage corridors in open and unobstructed condition in the development permitting process administered by the Department of Growth Management.

(Ord. # 2001-006, 7-17-01)

Policy 4.11.2: For all new structures or substantial improvements to existing structures, including mobile homes located in flood prone areas, the bottom chord supporting the lowest habitable floor shall be elevated to one foot above the official 100-year flood elevation.

(Ord. # 2001-006, 7-17-01)

Policy 4.11.3: No new construction shall be located within a designated floodway.

(Ord. # 2001-006, 7-17-01)

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

OBJECTIVE 4.12: The County shall coordinate with the other municipalities, to protect the Floridan Aquifer, natural groundwater recharge areas, and natural drainage features:

(Ord. # 2001-006, 7-17-01)

Policy 4.12.1: The County shall require that all development and redevelopment meet the following standards to protect the Floridan Aquifer, natural groundwater recharge areas, and natural drainage features:

- A. Silviculture – “Silviculture Best Management Practices” – A 98 page manual prepared by the Florida Department of Agriculture and Consumer Services, 1993.

- B. Agriculture – “Best Management Practices for Agrichemical Handling and Farm Equipment Maintenance” June, 1998
- C. Development – “Florida Development Manual: A Guide to Sound Land and Water Management” (1988)

(Ord. # 2001-006, 7-17-01)

Policy 4.12.2: The County shall require all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Northwest Florida Water Management District and ensure that proposed developments are consistent with any proposed management plans within that basin.

(Ord. # 2001-006, 7-17-01)

Policy 4.12.3: The County shall coordinate with the Northwest Florida Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features by requiring that all development proposals, which have the potential for impacting the water resources of the County, be reviewed by the Northwest Water Management District.

(Ord. # 2001-006, 7-17-01)

Policy 4.12.4: The County shall work with the municipalities to evaluate any proposed development which would impact upon drainage functions.

(Ord. # 2001-006, 7-17-01)

Policy 4.12.5: The County shall establish agricultural densities (1:5, 1:10, and 1:20) restrict commercial/industrial activities, provide minimum setbacks and buffering of water bodies, prohibit the proliferation of deep wells and high concentrations of septic tanks in subdivisions, along with establishing streamside protection areas as conservation zones to protect the Quincy Creek Drainage Area.

(Ord. # 2001-006, 7-17-01)

Policy 4.12.6: The County shall coordinate with the City of Quincy in closely monitoring any proposed development in the Quincy Creek Drainage Basin.

(Ord. # 2001-006, 7-17-01)