

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Adoption of Text Amendments to the Seminole County Comprehensive Plan to implement the Services and Facilities requirement of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes)

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: ^{DA/LP} Dan Matthys **CONTACT:** Tony Matthews **EXT.** 7936

Agenda Date 06/13/06 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

1. Enact an ordinance that includes the proposed text amendments to the Drainage and Transportation Elements of the Seminole County Comprehensive Plan, attached as Exhibit A, to implement the Facilities and Services requirement of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes); and
2. Continue the proposed text amendments to the Sanitary Sewer Element of the Seminole County Comprehensive Plan, attached as Exhibit B, to implement the Facilities and Services requirement of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes); or
3. Deny the proposed text amendments to the Drainage and Transportation Elements of the Seminole County Comprehensive Plan, attached as Exhibit A, to implement the Facilities and Services requirement of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes) with staff findings; or
4. Continue any or all of the items above to a date and time certain.

(Unincorporated Seminole County)

(Tony Matthews, Principal Planner)

BACKGROUND:

The enclosed text amendments to the Seminole County Comprehensive Plan address the Facilities and Services requirement of the 2004, "Wekiva Parkway and Protection Act" (Part III, Chapter 369, Florida Statutes) (see Additional Background).

STAFF RECOMMENDATION:

Staff recommends the Board enact an ordinance adopting the text amendments regarding drainage and transportation found in Exhibit A, and continue the proposed text amendments regarding wastewater found in Exhibit B, until October 24, 2006, with staff findings (see Additional Background).

Reviewed by: KFT
Co Atty: KFT
DFS: _____
Other: _____
DCM: [Signature]
CM: [Signature]
File No. ph130pdp04

**LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION (LPA/P&Z)
RECOMMENDATION (12/7/05):**

On December 7, 2005, the LPA/P&Z voted 4 to 0 to recommend transmittal of the proposed text amendments, attached as Exhibits A and B, with staff findings.

BOARD OF COUNTY COMMISSIONERS (BCC) ACTION (12/20/05):

On December 20, 2005, the BCC voted 4 to 0 to transmit the proposed text amendments, attached as Exhibits A and B. Note: Staff has revised these text amendments to address the attached Objections, Recommendations, and Comments (ORC) Report, published by the Department of Community Affairs (DCA).

**DEPARTMENT OF COMMUNITY AFFAIRS (DCA), OBJECTIONS
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

On February 24, 2006, the DCA published its ORC Report regarding the proposed text amendments, attached as Exhibits A and B. Exhibit P is the ORC Report and County response.

ADDITIONAL BACKGROUND:

Fifteen local governments within the Wekiva Study Area, including Seminole County and the Cities of Altamonte Springs, Lake Mary, and Longwood, are subject to the requirements of the Wekiva Parkway and Protection Act (the "Act"). To comply with the requirements of the Act, Seminole County must accomplish the tasks as set forth in this staff report.¹

A. Statutory Requirements

The Act requires local governments to amend their comprehensive plans to address the Act's requirements for the Wekiva Parkway, land use strategies, stormwater, wastewater, and water supply.

B. Wastewater Facility Plan

Section 369.320 of the Act requires local governments to develop a wastewater facility plan for joint planning areas and utility service areas where central wastewater systems are not readily available, including a plan to phase-out existing onsite septic systems, and associated implementing comprehensive plan policies and land development regulations, as necessary. The Act identifies seven (7) components of a wastewater facility plan designed to ensure protection of surface water and groundwater resources in the Wekiva Study Area (see Exhibit G).

¹Exhibit C, Future Land Use Map, depicts the Wekiva Study Area within Seminole County. Senate Bill 908 (glitch bill) repealed the requirement for the County to adopt an interchange land use plan for the Interstate 4 and proposed Wekiva Parkway Interchange [Section 369.321(1), Florida Statutes]. The 10-Year Water Supply Facility Work Plan is scheduled for adoption by the end of 2006, as allowed by Senate Bill 908. On December 20, 2005, the County adopted Plan policies regarding the land use strategies of the Act. There are no joint planning areas in the unincorporated Seminole County portion of the Wekiva Study Area regarding wastewater utilities.

Continuation of Proposed Text Amendments – Staff is recommending the Board continue the proposed text amendments regarding the wastewater requirement of the Act until October 24, 2006, as there are several unresolved issues as follows:

1. The Department of Health has not adopted rules, as required by Section 369.318(2), Florida Statutes, regarding nitrogen reduction to protect water quality. Rulemaking may potentially affect both the County's goals for wastewater facility planning in the WSA, and for complying with the requirements of the Act.
2. The "Reiss Plan" (see below), prepared to determine potential areas for connection to central sewer service, including funding and timing to ensure compliance with the requirements of the Act and meet the long-term goals of the County's master utility plan, has not been finalized. Staff has not briefed the Board on the preliminary findings of the Reiss Plan, and has not requested Board direction regarding long-term wastewater issues within the WSA.
3. The Reiss Plan is substantially based on the Environmental Services Department's 2003 Utilities Master Plan Update. Staff has not briefed the Board on potential wastewater facility improvements in this master plan that relate to the WSA.
4. If directed by the Board, staff will schedule a Board briefing between June 13 and October 26, 2006, regarding the wastewater portion of the Act and the County's long-term goals for providing central sewer service to properties within the WSA.
5. The Act implies, but does not provide, a deadline for completion of a wastewater facility plan or implementing plan amendments.

Note: The 2006 Appropriations Bill, approved by the Legislature and awaiting the Governor's signature, contains a line item for \$250,000 for a study to address nitrogen impacts in the WSA. The study is due for completion in mid 2007.

Guidelines for Preparing Comprehensive Plan Amendments - In 2005, the DCA published "Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area" (the "DCA Guidelines"), to assist local governments in complying with the several provisions of the Act, including the wastewater facility plan. Page 41 of the DCA Guidelines states that: "Seminole County has a wastewater facility plan currently in place that could be used as a model by local governments within the Wekiva Study Area." In October 2004, the DCA informed the County that the County's existing wastewater facility plan, known as the "2003 Utilities Master Plan Update" is consistent with the requirements of the Act, with the exception of the septic tank phase-out program requirement (see Exhibit H).

The DCA ORC Report includes a number of recommendations regarding the County's proposed text amendments for wastewater facility planning (see Exhibit P). Staff is recommending continuation of these text amendments until October 24, 2006, to allow additional time to determine potential areas for connection to central sewer service, including funding and timing, to ensure compliance with the requirements of the Act, and meet the long-term goals of the County's master utility plans.

The Reiss Plan - Providing Central Wastewater Systems - To address the requirements of the wastewater facility plan provision of the Act, the County contracted with the consulting firm of Reiss Environmental to evaluate the requirements of Section 369.320(1), Florida Statutes, with particular emphasis on the requirement for development of a wastewater facility plan for utility service areas where central wastewater systems are not readily available. This evaluation, known as the "Wekiva Area Protection Legislation Evaluation (the "Reiss Plan"), will address the location of areas within the Wekiva Study Area for potential connection to central wastewater systems, consistent with the definition of "available" in Section 381.0065 (2)(a), Florida Statutes (see Exhibit I). The Reiss Plan will also recommend a timing and funding schedule for areas to connect to central wastewater systems. Note: The Reiss Plan has not been finalized.

C. Master Stormwater Management Plan

Section 369.319 of the Act requires local governments to develop a master stormwater management plan and associated implementing comprehensive plan policies and land development regulations, as necessary. The Act identifies 10 components of the master stormwater management plan designed to ensure protection of surface water and groundwater resources in the Wekiva Study Area (see Exhibit D).

The CDM Plan – A Regional Approach to Stormwater Management - To address the Act's requirement for development of a master stormwater management plan, and to design a plan in the most cost effective, efficient, and non-piecemeal manner, 14 of the 15 local governments in the Wekiva Study Area (excluding the City of Maitland) collaborated in the creation of a regional stormwater master plan. The consulting firm of Camp Dresser and McKee has developed this regional plan with oversight provided by the St. Johns River Water Management District (SJRWMD), with input from each stakeholder government. The plan, known as the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report, November 2005" (the "CDM Plan") identifies stormwater issues within the Wekiva Study Area and provides recommendations to address the issues in context of compliance with the provisions of the Act. Please note that the CDM Plan does not address the requirement for establishing stormwater reuse programs at the local level.

Seminole County does not maintain or operate a stormwater reuse facility in the WSA. Regarding the feasibility of stormwater reuse, based on the extent of developable land remaining within the WSA, there is limited need to warrant creation of a stormwater reuse plan in the WSA. There are currently no plans for stormwater reuse facilities except for the Pilot Project at Lake Sylvan cited below, and there are no capital improvements plan funds identified for any future studies or projects.

Funding is in place for the Sweetwater Cove Project and a Stormwater Reuse Pilot Project is underway in the Yankee Lake Basin (Lake Sylvan Drainage Subbasin). These two (2) projects are identified on Pages 15 and 26 of Exhibit E (Executive Summary of the CDM Plan) and represent the County's commitment to implementation of the CDM Plan.

The DCA ORC Report includes a number of recommendations regarding the County's proposed text amendments regarding stormwater management. Staff has rewritten/revised these amendments to address the ORC Report as shown in Exhibit P.

D. Transportation (Wekiva Parkway)

Section 369.317(1) of the Act describes the proposed Wekiva Parkway as: "any limited access highway or expressway constructed between State Road 429 (*in Orange County*) and Interstate 4..." (parentheses added). An essential component of the proposed Parkway is to: (a) meet regional transportation needs to provide regional connectivity, improve safety, accommodate projected population and economic growth; and (b) satisfy critical transportation requirements caused by increased traffic volume growth and travel demands.

Section 369.321(1) of the Act further states, in part, that: "Local governments within which the Wekiva Parkway is planned shall amend their local government comprehensive plan to include the Wekiva Parkway".

Wekiva Parkway in Seminole County - In Seminole County, the Seminole County Expressway Authority, the Department of Transportation, and the Florida Turnpike Enterprise shall locate the precise corridor and interchanges for the Wekiva Parkway (the "Parkway"), consistent with the legislative intent and provisions expressed in the Act [Section 316.317(5), Florida Statutes].

Seminole County's position regarding the Wekiva Parkway within the County is that the Parkway corridor should be contained within or adjacent to the current State Road 46 right-of-way, between the Seminole/Lake County line and Interstate 4. All efforts should be exerted to maintain access to properties along the State Road 46 corridor by using frontage road concepts. The County understands that the Department of Transportation, by law, must look at all viable corridors within the County.

State Road 46 Scenic and Gateway Corridor Overlays - The Land Development Code of Seminole County (LDC) contains the "State Road 46 Scenic Corridor Overlay District", extending from the intersection of State Road 46 and Orange Boulevard, west to the Seminole/Lake County line. The LDC also includes the "State Road Gateway Corridor Overlay Standards Zoning Classification", extending from North Center Road, west of the intersection of State Road 46 and Orange Boulevard, east to the CSX Railroad right-of-way, east of the intersection of State Road 46 and Airport Boulevard. These overlays are intended for, but not limited to: (a) maximizing traffic circulation functions from the standpoint of safety, roadway capacity, vehicular, and non-vehicular movement; (b) providing uniform design standards to establish high quality development; and (c) ensuring the development of the corridor as a well-landscaped and scenic gateway (see Exhibit J).

The applicable requirements and provisions of these corridor overlays described above shall apply to the proposed Parkway. The County has and will continue to coordinate with agencies involved in development of the proposed Parkway to avoid or minimize

negative impacts from the Parkway to existing neighborhoods, wildlife corridors, natural areas, existing vegetation, parks, trails, and public lands in Seminole County.

Wekiva Parkway Alignment - In November 2005, the Orlando-Orange County Expressway Authority and District Five of the Florida Department of Transportation hosted a series of public information workshops on initial Parkway alignment alternatives (see Exhibit K). This activity is part of the Project Development and Environment Study process for the project. Comprehensive public involvement is required prior to establishment of any recommended final Parkway alignment. Establishment of preferred Parkway alignment alternatives may occur in the Fall of 2006.

Note: Exhibit K - Draft Wekiva Parkway Conceptual Alignment Alternative, is included as information only and does not represent the position of Seminole County regarding any future Parkway alignment. The Seminole County Comprehensive Plan shall depict the Wekiva Parkway Corridor and roadway alignment in Seminole County, once adoption of the precise corridor and Parkway alignment are accomplished, tentatively late 2006. The Board of County Commissioners has previously stated its non-support of the northernmost route (yellow color) of the Wekiva Parkway as shown on Exhibit K.

The DCA ORC Report includes a comment about the County's proposed text amendments regarding transportation. Staff has revised Policy TRA 14.25, as shown in Exhibit P, to address the ORC Report.

E. Additional Background

1. The St. Johns River Water Management District, Department of Health, and Department of Agriculture and Consumer Services, have not completed rulemaking as required by the Act.
2. Amendments to comprehensive plans to address the Act's requirements are exempt from the twice-yearly limitation of submittal of large scale plan amendments [Section 369.321(5), Florida Statutes].
3. The Act does not include a provision for sanctions to local governments (e.g., withholding of funds, prohibition of adoption of future plan amendments, etc.) for not meeting the January 1, 2006, statutory deadline for submittal of comprehensive plan amendments.
4. The deadline for adoption of land development regulations to implement text amendments is January 1, 2007.

STAFF FINDINGS AND RECOMMENDATION:

Staff recommends the Board adopt an ordinance that includes the proposed text amendments to the Drainage and Transportation Elements of the Seminole County Comprehensive Plan, and continue the Sanitary Sewer Element text amendments until October 24, 2006, with the following staff findings:

1. The proposed text amendments in Exhibit A are consistent with the goals and intent of the Wekiva Parkway and Protection Act and with the Guidelines published by the Department of Community Affairs.
2. The County's response to the Objections, Recommendations, and Comments Report, published by the Department of Community Affairs, removes the several objections contained in the ORC Report.
3. Continuation of adoption of the wastewater facility planning text amendments to allow additional time for staff to brief the Board and receive direction on the several issues regarding the wastewater requirement of the Act as set forth in this report.
4. The St. Johns River Water Management District, Department of Health, and Department of Agriculture and Consumer Services, have not completed rulemaking as required by the Act.

EXHIBITS:

- A. New Comprehensive Plan Policies for BCC Adoption
- B. Comprehensive Plan Policies for Continuation
- C. Future Land Use Map
- D. Requirements of Master Stormwater Management Plan
- E. CDM Plan Executive Summary
- F. Wekiva Assessment Area
- G. Requirements of Wastewater Facility Plan
- H. Email from Jana Williams
- I. Definition of term "Available", Section 381.0065(2)(a), Florida Statutes
- J. State Road 46 Scenic and Gateway Corridor Overlays Standards
- K. Draft Wekiva Parkway Conceptual Alignment Alternatives
- L. Support Documentation
- M. LPA/P&Z Minutes (December 7, 2005)
- N. BCC Minutes (December 20, 2005)
- O. Comprehensive Plan Citizen Courtesy Information Statements
- P. Department of Community Affairs' Objections, Recommendations, and Comments (ORC) Report (February 24, 2006) and County Response
- Q. Adoption Ordinance
- R. Property Rights Analysis
- S. Economic Impact Analysis

Exhibit A

New Comprehensive Plan Policies

Revisions made subsequent to transmittal shown in bold strikeout and underline text in response to the DCA ORC Report and Model Goals, Objectives, and Policies (April 2006)

DRAINAGE ELEMENT

Policy DRG 2.9 Wekiva Study Area Land Development Regulations

By January 1, 2007, the County shall amend the Land Development Code to enact land development regulations, as necessary, to comply with the master stormwater management plan and land development regulations provisions of the Wekiva Parkway and Protection Act, Sections 369.319 and 369.321(6), Florida Statutes. Land development regulations shall implement Plan policies regarding stormwater management systems within the Wekiva Study Area. (06EX.TXT02.01)

Policy DRG 4.5 Wekiva Study Area Capital Improvements

The County shall implement the provisions of the Wekiva Parkway and Protection Act, Sections 369.319, and 369.321(2), Florida Statutes, by application of the following strategies:

A. Beginning in Fiscal Year 2006-2007, the County shall prioritize, in conjunction with overall County stormwater management efforts, the projects, programs, and activities applicable to Seminole County identified in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan").

B. The County shall base funding of any project, program, or activity from the CDM Plan on the following criteria:

1. Financial feasibility
2. Flood severity
3. Recharge potential
4. Ease of maintenance
5. Public benefit
6. Permittability
7. Construction cost
8. Water quality retrofit need
9. Potential pollutant load reduction

C. Projects, programs, or activities identified in the CDM Plan that meet the above criteria and are incorporated into the Capital Improvements Element, shall be identified as five (5) year capital improvements.

D. The County shall investigate, with each Evaluation and Appraisal Report cycle, Best Management Practices and available technology for stormwater reuse, and shall evaluate the possibility of establishing a stormwater reuse program for the Wekiva Study Area. The County shall incorporate any adopted stormwater reuse program into the Land Development Code.

E. The County shall continue to fund stormwater projects, programs, and activities, including operations and maintenance. Funding sources may include the Transportation/General Fund or other identified sources. (06EX.TXT02.02)

Drafter's Note: The CDM Plan does not evaluate the requirement for establishing stormwater reuse programs at the local level. The County continues to enforce existing Comprehensive Plan policies and land development regulations regarding protection of surface water and groundwater.

Policy DRG 4.5 Wekiva Study Area Capital Improvements

The County shall amend the Capital Improvements Element to comply with the master stormwater management plan and capital improvements element provisions of the Wekiva Parkway and Protection Act, Sections 369.319 and Section 369.321(2), Florida Statutes. The County shall consider implementing recommendations for capital improvement projects/programs from the "Wekiva Parkway and Protection Act Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan"). (06EX.TXT02.02)

Policy DRG 6.3 Wekiva Study Area Stormwater Management

The County shall address the master stormwater management plan provision of the Wekiva Parkway and Protection Act, Section 369.319, Florida Statutes, to assist in alleviating problems related to surface water conveyance and quality, and in improving the quality and quantity of groundwater discharging into the springs within the Wekiva Study Area, by application of, but not limited to, the following strategies:

- A. Implementation of the **projects, programs, and activities recommendations**, applicable to Seminole County, contained in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan"); and
- B. Implementation of Best Management Practices (BMPs), including, but not limited to, **applicable** BMPs recommended in "Protecting Florida's Springs – Land Use Planning Strategies and Best Management Practices", Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002, and from the **Model Goals, Objectives, and Policies, Wekiva Study Area, published by the Department of Community Affairs (April 2006). The County shall adopt BMPs into the Land Development Code by January 1, 2007.** (06EX.TXT02.03)

Drafter's Note: To address the Act's requirement for development of a master stormwater management plan, and to design a plan in the most cost effective, efficient,

and non-piecemeal manner, 14 of the 15 local governments in the Wekiva Study Area (excluding the City of Maitland) collaborated in the creation of a regional stormwater master plan. The consulting firm of Camp Dresser and McKee has developed this regional plan with oversight provided by the St. Johns River Water Management District (SJRWMD), with input from each stakeholder government. The plan, known as the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan") identifies stormwater issues within the Wekiva Study Area and provides recommendations to address the issues in context of compliance with the provisions of the Act. The County incorporates the CDM Plan into appropriate documents by reference.

~~As a supplement to the CDM Plan, the Department of Community Affairs, by direction of the Wekiva River Basin Commission, is currently developing model goals, objectives, and policies for local governments to use in addressing the requirements of the Act. The SJRWMD is also proposing rules, due for completion in 2006, as required by the Act to address stormwater issues in the Wekiva Study Area.~~

Policy DRG 4.5 Wekiva Study Area Capital Improvements

~~The County shall amend the Capital Improvements Element to comply with the master stormwater management plan and capital improvements element provisions of the Wekiva Parkway and Protection Act, Sections 369.319 and Section 369.321(2), Florida Statutes. The County shall consider implementing recommendations for capital improvement projects/programs from the "Wekiva Parkway and Protection Act Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan"). (06EX.TXT02.02)~~

TRANSPORTATION ELEMENT

Policy TRA 14.25 Wekiva Parkway

The County shall coordinate with the Florida Department of Transportation, the Orlando/Orange County Expressway Authority, and Florida's Turnpike Enterprise regarding construction of the Wekiva Parkway within Seminole County, as authorized by Section 369.317(5), Florida Statutes. Coordination efforts will ensure that design and construction of the Parkway and related transportation improvements occur in a cost effective and environmentally sensitive manner that will:

- A. Avoid or minimize negative impacts from the Wekiva Parkway to existing neighborhoods, wildlife corridors, natural areas, existing vegetation, parks, trails, **most effective recharge areas, karst features, sensitive natural habitats,** and public lands;
- B. Provide access to properties adjacent to the Wekiva Parkway through appropriate frontage roads integrated into the Parkway design to ensure safe and efficient traffic flow; and
- C. Ensure development of the Wekiva Parkway is consistent with the applicable requirements and provisions of the State Road 46 Scenic Corridor Overlay District and the State Road 46 Gateway Corridor Overlay Standards Zoning Classification. (06EX.TXT02.08)

Policy TRA 14.26 Wekiva Parkway Land Development Regulations

By January 1, 2007, the County shall enact land development regulations, as necessary and as authorized by Section 369.321(6), Florida Statutes, to implement Plan policies regarding the design and construction of the Wekiva Parkway within Seminole County. (06EX.TXT02.09)

Drafter's Note: The Seminole County Comprehensive Plan (Vision 2020 Plan) shall depict the Wekiva Parkway Corridor and roadway alignment in Seminole County, once adoption of the precise corridor and alignment are accomplished.

Exhibit B

Comprehensive Plan Policies for Continuation

SANITARY SEWER ELEMENT

Policy SAN 1.4 Wekiva Study Area Central Wastewater Treatment Systems

The County shall evaluate the potential of extending central wastewater systems to areas within the Wekiva Study Area where central wastewater systems are not readily available. This evaluation shall address the wastewater facility plan requirement of the Wekiva Parkway and Protection Act, Section 369.320(1), Florida Statutes, and shall include, but not be limited to:

1. Delineation of areas within the Seminole County Environmental Services Department central sewer service area, and within the Wekiva Study Area, for potential connection to central wastewater systems, consistent with the definition of “available” in Section 381.0065 (2)(a), Florida Statutes, and where central wastewater systems are not readily available; and
2. Creation of a timing and funding schedule for delineated areas to connect to central wastewater systems. (06EX.TXT02.04)

Drafter’s Note: To address the requirements of the wastewater facility plan provision of the Act, the County contracted with the consulting firm of Reiss Environmental to evaluate the requirements of Section 369.320(1), Florida Statutes, with particular emphasis on the requirement for development of a wastewater facility plan for utility service areas where central wastewater systems are not readily available. This evaluation, known as the “Wekiva Area Protection Legislation Evaluation”, November 2005 (the “Reiss Plan”), addresses the location of areas within the Wekiva Study Area for potential connection to central wastewater systems, consistent with the definition of “available” in Section 381.0065 (2)(a), Florida Statutes. The Reiss Plan also recommends a timing and funding schedule for areas to connect to central wastewater systems.

Policy SAN 1.5 Wekiva Study Area Onsite Wastewater Disposal Systems

The County shall support efforts by the Florida Department of Health to ensure that areas within the Wekiva Study Area that do not meet the definition of “available”, regarding the provision of central wastewater systems, as defined in Section 381.0065 (2)(a), Florida Statutes, are served with onsite wastewater disposal systems that:

1. Limit, to the maximum extent practicable, any adverse impacts to surface and groundwater resources;
2. Provide the highest level of wastewater treatment disposal standards;
3. Reflect economical installation and maintenance; and

4. Ensure proper monitoring for compliance with wastewater treatment disposal standards. (06EX.TXT02.05)

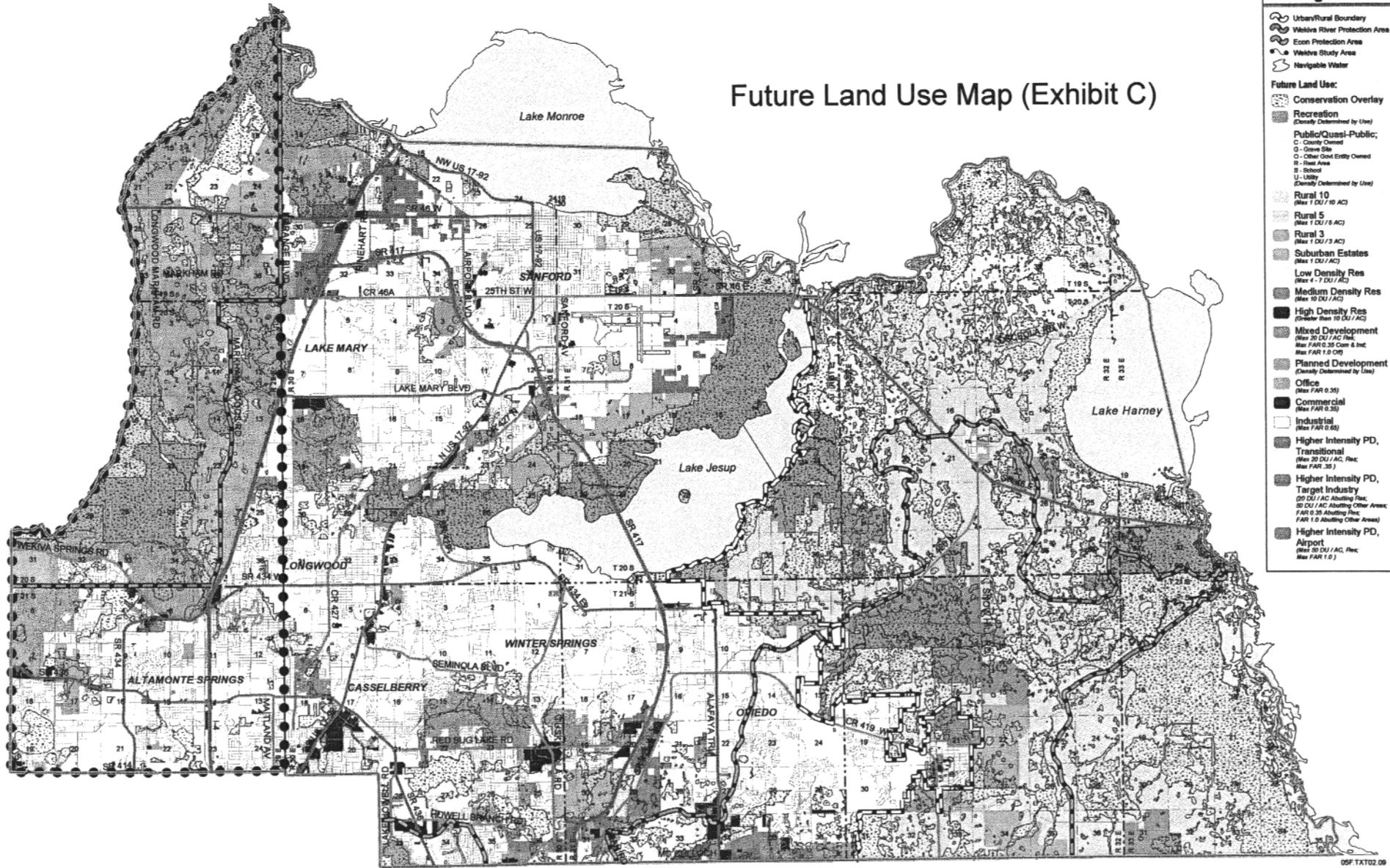
Policy SAN 2.7 Wekiva Study Area Capital Improvements

The County shall amend the Capital Improvements Element to comply with the wastewater facility plan and capital improvements element provisions of the Wekiva Parkway and Protection Act, Sections 369.320 and 369.321(2), Florida Statutes. The County shall consider implementing recommendations for capital improvement projects/programs from the "Wekiva Area Protection Legislation Evaluation", November 2005 (the "Reiss Plan"). (06EX.TXT02.06)

Policy SAN 2.8 Wekiva Study Area Land Development Regulations

By January 1, 2007, the County shall amend the Land Development Code to enact land development regulations, as necessary, to comply with the wastewater facility plan and land development regulations provisions of the Wekiva Parkway and Protection Act, Sections 369.320 and 369.321(6), Florida Statutes. Land development regulations shall implement Plan policies regarding areas within the Wekiva Study Area for potential connection to central wastewater systems. (06EX.TXT02.07)

Future Land Use Map (Exhibit C)



Legend

- Urban/Rural Boundary
- Wetlands River Protection Area
- Econ Protection Area
- Wetlands Study Area
- Navigable Water

Future Land Use:

- Conservation Overlay
- Recreation (Density Determined by User)
- Public/Quasi-Public;
 - C - County Owned
 - O - Other State Owned
 - R - Road Area
 - S - School
 - U - Utility
- Rural 10 (Max 1 DU / 10 AC)
- Rural 5 (Max 1 DU / 5 AC)
- Rural 3 (Max 1 DU / 3 AC)
- Suburban Estates (Max 1 DU / AC)
- Low Density Res (Max 4 - 7 DU / AC)
- Medium Density Res (Max 10 DU / AC)
- High Density Res (Greater than 10 DU / AC)
- Mixed Development (Max 20 DU / AC Plat; Max FAR 0.25 Com & Inc; Max FAR 0.09)
- Planned Development (Density Determined by User)
- Office (Max FAR 0.25)
- Commercial (Max FAR 0.25)
- Industrial (Max FAR 0.65)
- Higher Intensity PD, Transitional (Max 20 DU / AC, Plat; Max FAR 3.0)
- Higher Intensity PD, Target Industry (20 DU / AC Abutting Plat; 50 DU / AC Abutting Other Areas; FAR 0.25 Abutting Plat; FAR 1.0 Abutting Other Areas)
- Higher Intensity PD, Airport (Max 50 DU / AC, Plat; Max FAR 1.0)

Color

Exhibit D

Requirements of Master Stormwater Management Plan

Section 369.319 of the Act requires the master stormwater management plan to address the following components:

1. Assess existing problems and deficiencies in the community;
2. Identify projects to meet long-range needs;
3. Establish priorities to address existing deficiencies;
4. Establish measures to address redevelopment;
5. Establish a schedule to complete needed improvements;
6. Evaluate the feasibility of stormwater reuse;
7. Include requirements for inspection and maintenance of facilities; and
8. Identify a funding source, such as a stormwater utility fee, to fund implementation of the plan and maintenance program.

In addition, local governments must establish a water reuse and irrigation program that allows for reuse of stormwater on a site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

Note: The Camp Dresser and McKee Master Stormwater Management Plan does not address the requirements for identification of a funding source or establishment of a water reuse and irrigation program.

Executive Summary

ES.1 Introduction

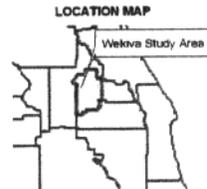
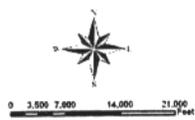
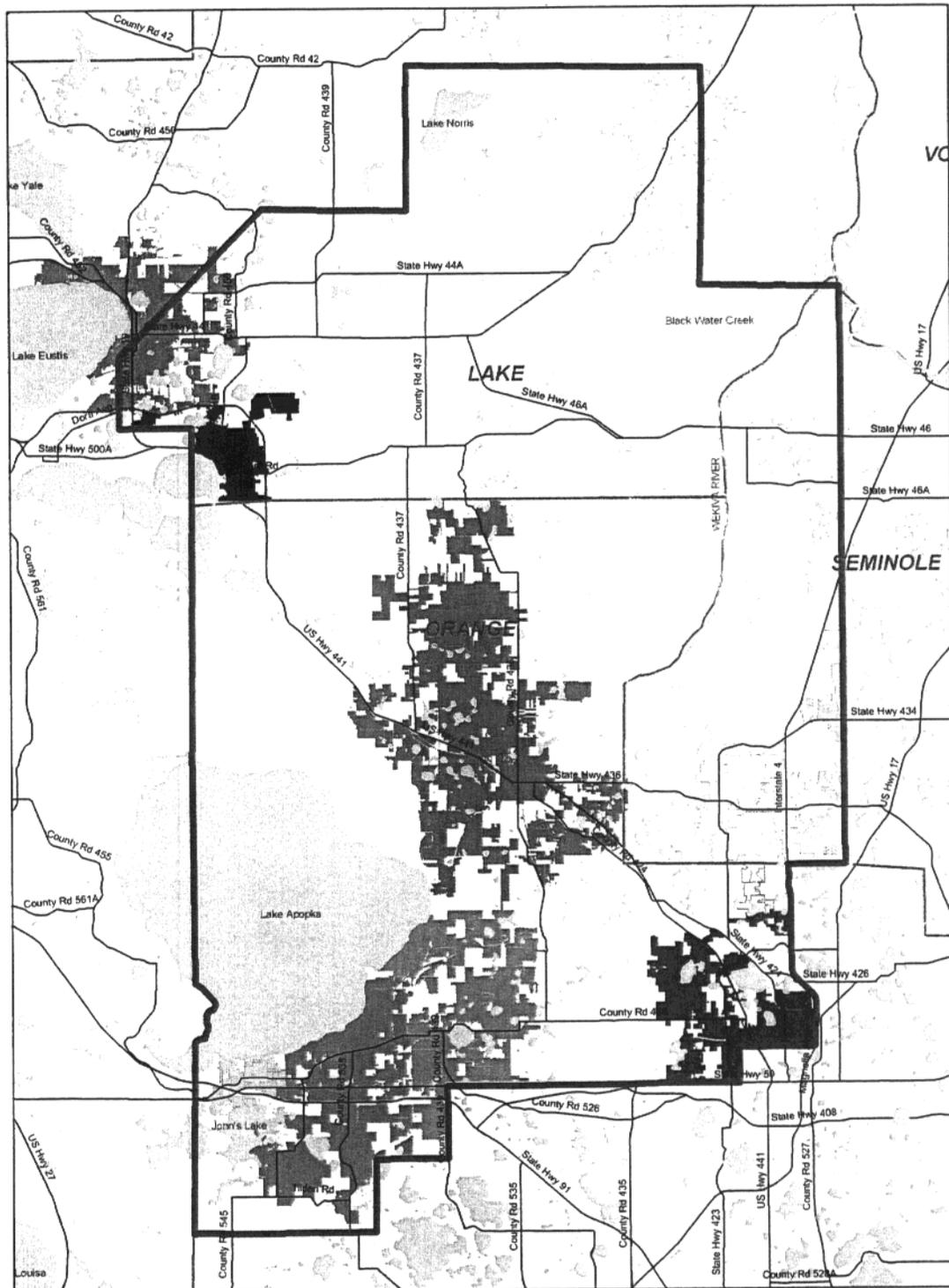
In 2004, Governor Jeb Bush signed the Wekiva Parkway and Protection Act (WPPA) into law which authorizes the building of the Wekiva Parkway and provides protection to the Wekiva River system. This legislation was in response to the Wekiva Basin Coordinating Committee's Report entitled *Recommendations for Enhanced Land Use Planning Strategies and Development Standards to Protect Water Resources of the Wekiva River Basin* (March 2004). The intent of the Committee's recommendations and subsequent implementation is to improve and assure protection of surface water and groundwater resources in the Wekiva Study Area (WSA), which encompasses approximately 473 square miles in Central Florida (See **Figure ES-1**). Local governments affected by the WPPA include Lake County, City of Eustis, City of Mount Dora, Orange County, City of Apopka, Town of Eatonville, Town of Oakland, City of Ocoee, City of Orlando, City of Winter Garden, Seminole County, City of Altamonte Springs, City of Lake Mary, and the City of Longwood (Stakeholders).

Chapter 369.319, F.S. of the WPPA requires the affected local governments to develop a Master Stormwater Management Plan (MSMP) for their portion of the WSA that:

- 1) Assess existing problems and deficiencies in the community;
- 2) Identify projects to meet long-range needs;
- 3) Establish priorities to address existing deficiencies;
- 4) Establish measures to address redevelopment;
- 5) Establish a schedule to complete needed improvements;
- 6) Evaluate the feasibility of stormwater reuse; and,
- 7) Include requirements for inspection and maintenance of facilities.
- 8) Identification of a funding source

Because of the complexity of the issues, the SJRWMD initiated an effort with CDM to cooperatively work with the affected Stakeholders to develop a MSMP for the WSA that meet the requirements of the WPPA. This cooperative approach promoted the development of a consistent plan rather than developing a piecemeal approach by individual governments. The Florida Department of Community Affairs who is responsible for implementation of the Act was a cooperative partner in the Stakeholder effort. This cooperation was a key factor in the success of this project.

Color



LEGEND

Wekiva Study Area	Longwood
Water Bodies	Maitland
Major Roads	Mount Dora
Incorporated Areas	Oakland
Altamonte Springs	Ocoee
Apopka	Orlando
Estorville	Winter Garden
Eustis	County Line
Lake Mary	

Figure ES-1 – Wekiva Study Area

ES.2 Data Collection and Regional Information

CDM performed an extensive data collection and review effort in order to provide a better understanding of the regional issues related to both surface water and groundwater in the WSA. Characteristics of the WSA including topography, land use, soils, major watersheds and subbasins, rainfall, surface water stages and flows, water quality monitoring, total maximum daily loads (TMDLs), hydrogeology, groundwater flow, recharge, projected drawdowns, groundwater contamination, Wekiva Aquifer Vulnerability Assessment (WAVA), drainage wells and public lands are all described in detail in the MSMP. The data presented were used extensively in developing the subsequent portions of the MSMP.

ES.3 Stakeholder Stormwater Management Policies

CDM reviewed comprehensive plans, code of ordinances, land development codes and permits, and obtained feedback from the Stakeholders in order to provide a summary of each individual Stakeholder's policies. Detailed information presented for each Stakeholder included the adopted level of service (LOS) for stormwater management facilities, National Pollutant Discharge Elimination System (NPDES) permitting for municipal separate storm sewer systems (MS4s), stormwater system inspection and maintenance, redevelopment control measures (as they relate to water quantity and quality) and current water resources funding mechanisms.

ES.4 Assess and Prioritize Existing Deficiencies

CDM developed an inventory of existing stormwater master plans and drainage studies that have been completed or are in the process of being completed by the Stakeholders to date. These studies were then individually reviewed to identify existing problem areas. Some problem areas were also identified through correspondence with Stakeholders as they were not part of an existing study. **Figure ES-2** presents the areas of the WSA that have been studied in detail. Through the Stakeholder process, this list of deficiencies was refined and a ranking methodology was developed to prioritize problems based on their importance to the goals of the Act.

Color

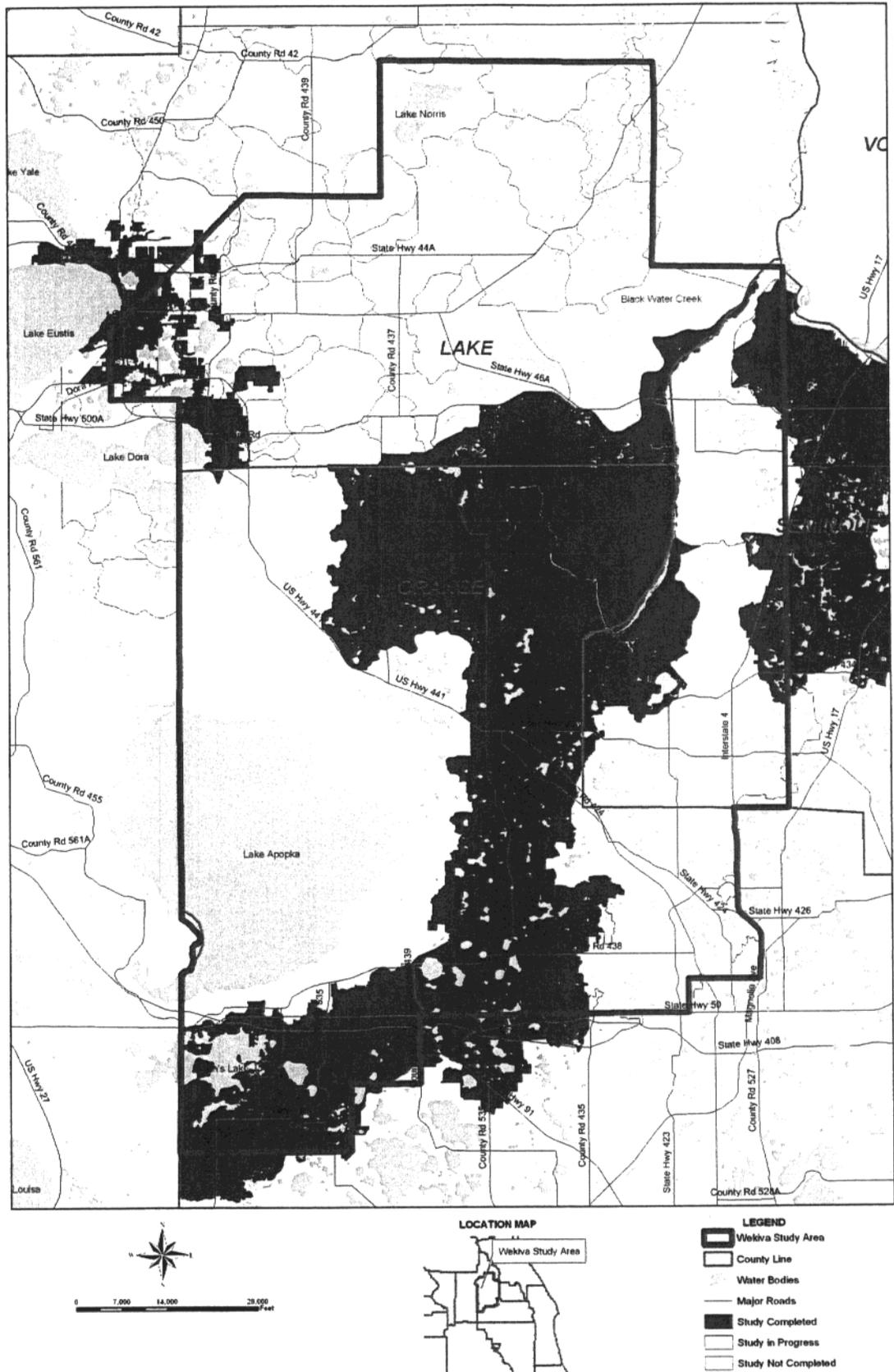


Figure ES-2 – Studied Watersheds within the WSA

ES.5 Identification of Regional Projects

CDM, with input from the Stakeholders, developed a methodology to evaluate and apply long-term management strategies in order to identify regional projects. Based on review of the goals of the WPPA, the following two regional strategies were considered:

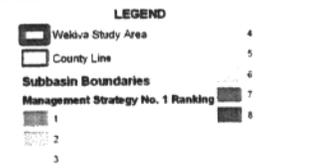
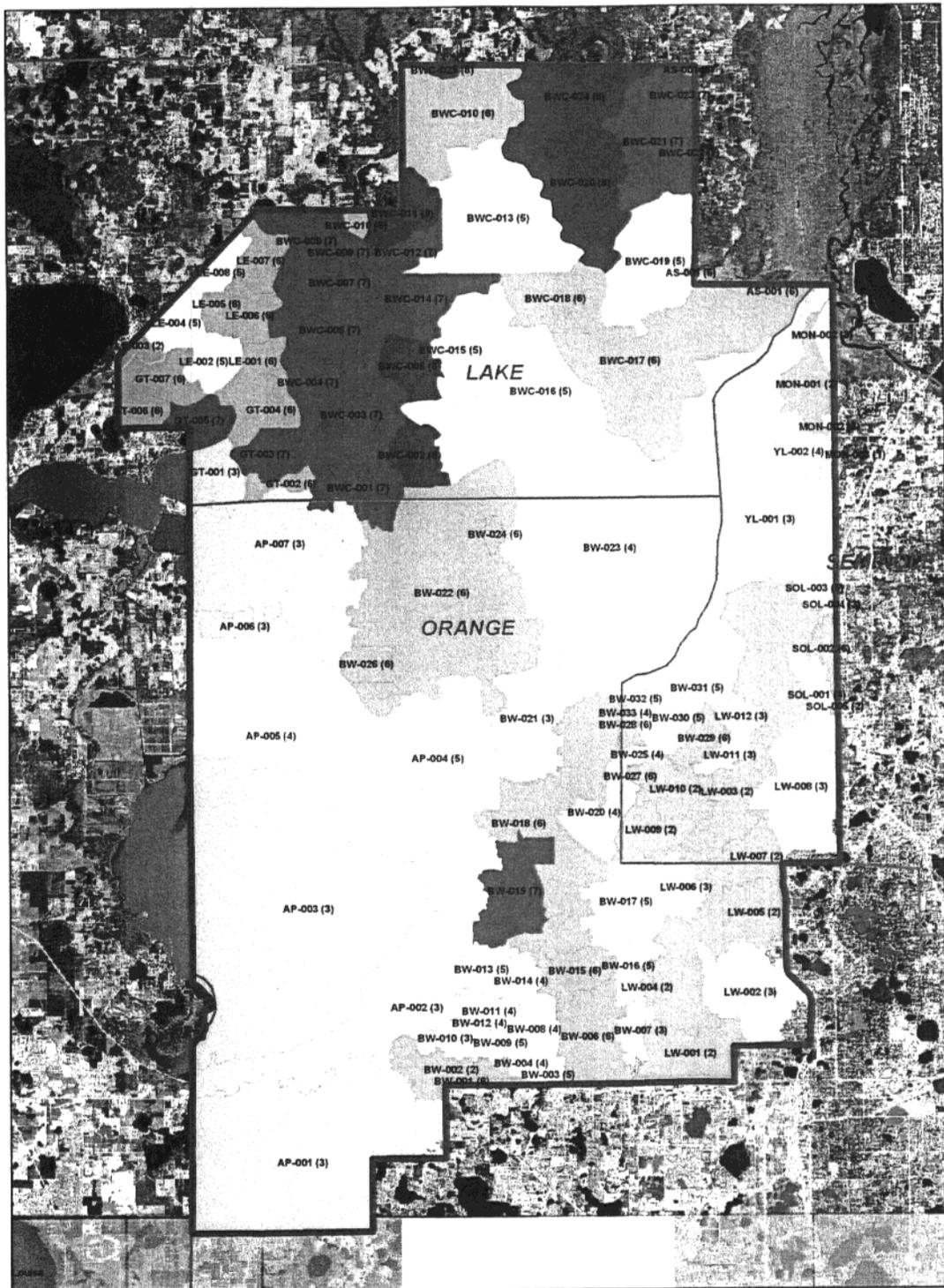
- 1) **Surface Water Conservation, Groundwater Protection and Reuse; and,**
- 2) **Surface Water Treatment and Flood Control.**

Using a watershed approach, CDM developed a methodology for prioritizing subbasins within the WSA to apply these two strategies. The prioritized subbasins are presented in **Figure ES-3** and **Figure ES-4**.

Once prioritized, CDM identified best management practices (BMPs) that could be applied to meet the goal of each strategy. BMPs identified under Management Strategy No. 1 include stormwater reuse, the use of reservoirs and ponds, no net loss of floodplains, stormwater infiltration basins (SIBs), the use of buffers, promotion of green development or low impact development (LID), and continuation of the SJRWMD recharge rule for development. BMPs identified under Management Strategy No. 2 include source controls, no net loss of floodplains, retention, detention, swales, buffers, end-of-pipe treatments, alum/chemical treatment, drainage well (recharge well) and treatment system, agricultural nonpoint source management, green roofs, water wise landscaping and reduced turf area, pervious pavement, public education/outreach of proper management and use of fertilizers, and green development or LID. As can be seen from this list for each strategy, there are some BMPs that if implemented, help meet the long-term goals under both management strategies, and are therefore repeated.

Based on the resulting ranking, CDM selected example subbasins under each management strategy (for a total of 10 subbasins) to show how each management strategy could be applied to identify regional projects. These 10 example subbasins were then evaluated to show how various BMPs, depending on the characteristics of the subbasin, can help meet the long term goals of each strategy. It is the intent of this document to provide a protocol for each Stakeholder to follow in order to identify site specific BMPs that promote the goals of the WPPA that can then be integrated into a Capital Improvement Project (CIP) program. For the 10 example subasins, CDM then developed conceptual cost estimates for those BMPs that appear feasible. Conceptual costs ranged between \$200,000 and \$6,000,000 depending on the characteristics of the area.

Color



*This reflects the overall ranking for Management Strategy No. 1
Subbasins highlighted in the darker green represent the highest priority subbasins.

Figure ES-3 – Management Strategy No. 1- Resulting Ranking

Color

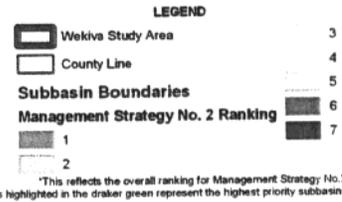
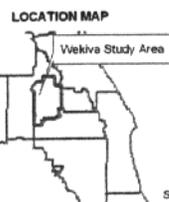
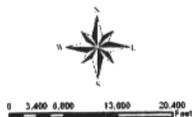
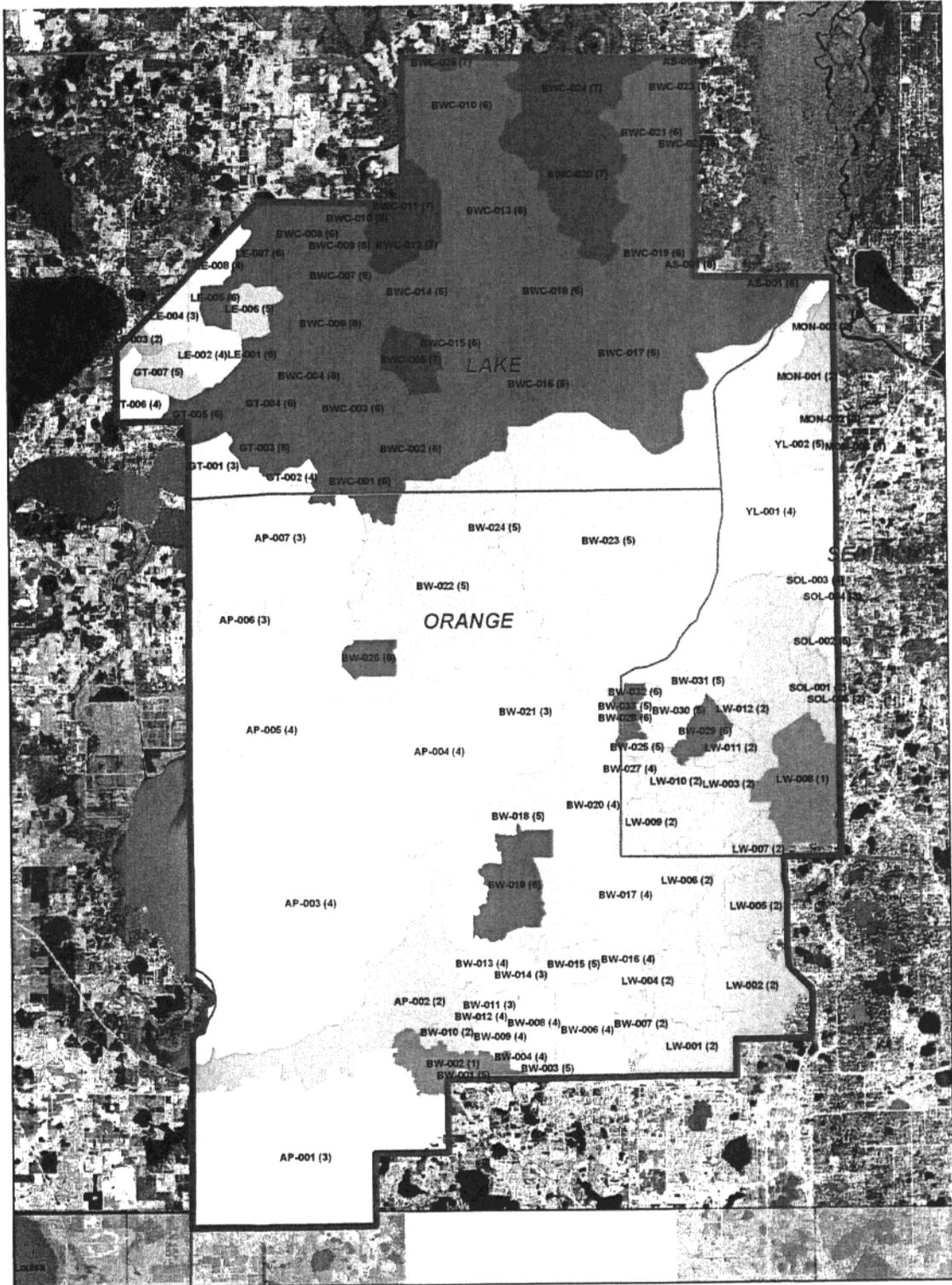


Figure ES-4 – Management Strategy No. 2-
Resulting Ranking

ES.6 Feasibility of Stormwater Reuse

As the future of a sustainable water supply in Central Florida becomes more uncertain, water conservation practices and reuse become more attractive. The idea of stormwater reuse as an alternative water supply for irrigation has been suggested as a viable option that would help promote recharge and lower consumptive use of potable water supplies. As part of the MSMP, CDM conceptually evaluated the feasibility of using stormwater runoff as a source of irrigation water. The result of the conceptual analysis indicated that stormwater reuse may be feasible on a continuous basis when demand is 50 percent or less of the available supply. Additionally, it does not appear possible to provide sufficient storage to completely equalize supplies and demands, based on a desire to reuse 100 percent of the available runoff. At commitments beyond 70 percent of the long term average runoff, the analysis suggests that it is unlikely that reuse at these levels would be feasible due to the volume of storage required to equalize seasonal differences in supply (runoff) and demand (irrigation).

As suggested by CDM's analysis and research done by others, stormwater reuse may be feasible up to a certain point, however additional study is needed to address the following concerns when considering this type of system in the WSA:

- The feasibility of stormwater reuse is site-specific and would need to be evaluated on a case by case basis as site conditions can vary greatly throughout the WSA (e.g., soils, recharge capacity, temporal and spatial distribution of rainfall, and local irrigation demand); and
- The relationship of stormwater reuse to the proposed pre-development/post-development match (Section 369.318 (4) of the WPPA) in the WSA would have to be assessed.

ES.7 Evaluation of Stormwater Management Programs

CDM used the information documented under each Stakeholder's stormwater management policies to provide an evaluation for redevelopment, stormwater inspection and maintenance and current funding mechanisms.

Redevelopment

Each of the Stakeholders' regulations that address redevelopment was reviewed to identify current requirements as they relate to stormwater management for water quantity and quality. A general summary of the level that each Stakeholders regulations address redevelopment is presented in **Table ES-1**.

Table ES-1
Wekiva Parkway & Protection Act
Master Stormwater Management Plan Support
Level that Redevelopment Policies are Addressed

Clearly Defined	Moderately Defined	Broadly Defined
Lake County	City of Eustis	Town of Oakland
City of Mount Dora	City of Apopka	
Orange County	Town of Eatonville	
City of Orlando	City of Ocoee	
City of Winter Garden	City of Altamonte Springs	
Seminole County	City of Lake Mary	
City of Longwood		

Stormwater Maintenance and Inspection

The benefit of stormwater operations and maintenance (O&M) to a community is realized in three general ways:

- The useful life of the stormwater infrastructure is extended through proper operation and routine maintenance of these assets resulting in a cost savings by delaying the need for major rehabilitation or replacement of these assets.
- Cleaning of catch basins, culverts, and stream channels maintains the hydraulic capacity of these items, thus lessening the likelihood of flooding in the vicinity of these structures as compared to a non-maintained state.
- Regular removal of trash, debris, sediment, and excess vegetation from the stormwater system improves water quality of streams and downstream waterways as well as the aesthetic value of these areas to the community. Regular street sweeping and greenway maintenance achieves similar results.

Information on the current stormwater inspection and maintenance practices was provided by each of the Stakeholders. Based on this feedback, CDM summarized the maintenance operations, inspections, contracted services and equipment for each Stakeholder. As O&M programs can vary greatly amongst Stakeholders based on individual needs and constraints (e.g., staffing, equipment, funding), it is recommended that each Stakeholder evaluate improvements to their maintenance programs based on the information presented in this MSMP and their own familiarity with their respective programs. The use of a standard rating system, such as a level of service for maintenance described in detail in the MSMP itself, could be used to evaluate such a program.

Funding Mechanisms

As part of the MSMP, a discussion of types of funding alternatives for stormwater services as well as their advantages and disadvantages was provided. Most of the funding sources discussed in the MSMP apply to cities and counties but are limited in their application to a multi-city and county program. Of course, all of the cities and county participants have revenues from ad valorem taxes collected within the three counties (Lake, Orange and Seminole). Many of the municipalities have stormwater utility fees; but none of the counties do. Thus, the use of an existing funding source to provide revenues for the entire WSA would be difficult to implement.

Therefore, in order to implement the recommendations made throughout the MSMP, a dedicated continuous funding source should be established for projects and programs in the WSA. Currently, 10 out of the 13 local governments have established such a funding mechanism in the form of a stormwater utility. The overall concept of a joint stormwater utility as a method of funding projects within the WSA would be too difficult to implement and faces several challenges. It is recommended that the affected Stakeholders that currently do not have a dedicated stormwater funding mechanism, such as a utility, consider developing one in order to fund the planning, implementation and O&M of projects within the WSA. In addition to a dedicated stormwater fund it is recommended that the Stakeholders develop a joint planning agreement that would allow them to plan and implement regional projects in the WSA that are part of the CIP.

ES.8 Recommendations & Schedule

It is important to recognize the recommendations made throughout the MSMP are those for the Stakeholders to consider, however determining those recommendations which are feasible and affordable and which may be reflected in future policy changes are the responsibility of the local governments. Recommendations made throughout the report are summarized in **Table ES-2**. This table identifies each recommendation, where it is referenced in the MSMP, as well as the identified Stakeholders that each recommendation applies to. Finally, a recommended schedule, shown in **Table ES-3**, to complete the needed improvements was developed with input from the Stakeholders in order to address the recommendations summarized in Table ES-2.

Table ES-2
Wekiva Parkway Protection Act
Master Stormwater Management Plan Support
Summary of Recommendations

Recommendation No.	Recommendation Description	MSMP Reference	Jurisdiction													
			Lake County	Eustis	Mount Dora	Orange County	Apopka	Eatonville	Oakland	Ocoee	Orlando	Winter Garden	Seminole County	Altamonte Springs	Longwood	Lake Mary
1	For those subbasins in the WSA with predicted percent increases in pollutant loads between existing and future conditions, evaluate the use of controls in addition to what is already required for stormwater treatment by local governments and permitting agencies, where most beneficial and where feasible. A list of the types of BMPs to help reduce pollutant loading is provided in Section 5.2.2.	Appendix E - Section E.4.2, Section E.5, Table E-17, Section 5.2.2	√	√	√	√	√	√	√	√	√	√	√	√	√	√
2	Implement recommendations for existing deficiencies based on the prioritization developed as part of this MSMP.	Section 4.3, Table 4-2, Appendix D	√	√	√	√	√	√	√	√	√	√	√	√	√	√
3	Develop a detailed master stormwater management plan or update older existing plans which should at a minimum address the requirements of the WPPA and have the following components: data collection; identification of problem areas; hydraulic/hydrologic analysis of the primary stormwater management system; water quality; recommendations, estimated costs for capital improvements.	Figure 4-1, Section 4.4	√		√											
4	Apply the Surface Water Conservation, Groundwater Protection & Reuse Management Strategies to the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Section 5.2 (methodology includes subbasin ranking and prioritization, flow charts showing how to apply methodology, and 10 example projects of how the management strategy is applied)	√	√	√	√	√	√	√	√	√	√	√	√	√	√
5	Apply the Surface Water Treatment and Flood Control Management Strategy for the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Section 5.2 (methodology includes subbasin ranking and prioritization, flow charts showing how to apply methodology, and 10 example projects of how the management strategy is applied)	√	√	√	√	√	√	√	√	√	√	√	√	√	√
6	For those areas not already served by reclaimed water, identify large potential users (i.e., golf courses, parks, recreational areas) and implement stormwater irrigation practices where practicable and financially feasible. Potential sites will have to be evaluated independently on a case-by-case basis based on actual conditions.	Section 6.4	√	√	√	√	√	√	√	√	√	√	√	√	√	√
7	Strengthen or add language to existing codes where it pertains to redevelopment and stormwater management.	Section 7.2.1		√			√	√	√	√				√	√	
8	Continue to implement stormwater maintenance and inspection activities as defined by the NPDES MS4 permit or by already established programs.	Appendix C	√	√	√	√	√	√	√	√	√	√	√	√	√	√
9	Develop a pro-active routine inspection and maintenance program of stormwater facilities.	Section 7.3	√													
10	Evaluate individual maintenance programs to identify areas where improvements can be made. The use of a standard rating system, such as a level of service for maintenance, could be used to evaluate such a program.	Section 7.3	√	√	√	√	√	√	√	√	√	√	√	√	√	√
11	Establish a dedicated funding source, such as a stormwater utility, that can be used for planning, implementation and O&M of regional projects within the WSA.	Section 7.4.5	√			√			√				√			
12	Establish a joint planning agreement between local governments in the WSA that will facilitate the planning and implementation of regional projects.	Section 7.4.5	√	√	√	√	√	√	√	√	√	√	√	√	√	√

* These are recommendations that the local governments should consider, however determining those recommendations that are feasible and affordable are the responsibility of the local governments.

Table ES-3
Wekiva Parkway Protection Act
Master Stormwater Management Plan Support
Recommended Schedule

Recommendation No.	Recommendation Description	Comments	2006	2007	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
1	For those subbasins in the WSA with predicted percent increases in pollutant loads between existing and future conditions, evaluate the use of controls in addition to what is already required for stormwater treatment by local governments and permitting agencies, where most beneficial and where feasible. A list of the types of BMPs to help reduce pollutant loading is provided in Section 5.2.2.	Dependent on planning horizons for build-out conditions for each Stakeholder.	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
2	Implement recommendations for existing deficiencies based on the prioritization developed as part of this MSMP.	Implement identified recommendations for 20 percent of the prioritized deficiencies every 5 years.	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
3	Develop a detailed master stormwater management plan or update older existing plans which should at a minimum address the requirements of the WPPA and have the following components: data collection; identification of problem areas; hydraulic/hydrologic analysis of the primary stormwater management system; water quality; recommendations, estimated costs for capital improvements.	Evaluate 1 basin (i.e. watershed) every 5 years.	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
4a	Apply the Surface Water Conservation, Groundwater Protection & Reuse Management Strategies to the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "1" and "2" in the first 5 years, implementation of financially feasible projects the following 5 years	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
4b	Apply the Surface Water Conservation, Groundwater Protection & Reuse Management Strategies to the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "3" and "4", implementation of financially feasible projects the following 5 years						◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
4c	Apply the Surface Water Conservation, Groundwater Protection & Reuse Management Strategies to the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "5" and "6", implementation of financially feasible projects the following 5 years											◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
4d	Apply the Surface Water Conservation, Groundwater Protection & Reuse Management Strategies to the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "7" and "8", implementation of financially feasible projects the following 5 years																◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
5a	Apply the Surface Water Treatment and Flood Control Management Strategy for the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "1" and "2" in the first 5 years, implementation of financially feasible projects the following 5 years	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
5b	Apply the Surface Water Treatment and Flood Control Management Strategy for the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "3" and "4", implementation of financially feasible projects the following 5 years						◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
5c	Apply the Surface Water Treatment and Flood Control Management Strategy for the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "5" and "6", implementation of financially feasible projects the following 5 years											◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
5d	Apply the Surface Water Treatment and Flood Control Management Strategy for the subbasins in the WSA using the methodology described in Section 5.2 to identify CIPs where most beneficial and where feasible.	Evaluate and identify CIPs for subbasins receiving a rank of "7" implementation of financially feasible projects the following 5 years																◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
6	For those areas not already served by reclaimed water, identify large potential users (i.e., golf courses, parks, recreational areas) and implement stormwater irrigation practices where practicable and financially feasible. Potential sites will have to be evaluated independently on a case-by-case basis based on actual conditions.	Evaluate 1 basin (i.e. watershed) every 5 years, reference watershed list	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
7	Strengthen or add language to existing codes where it pertains to redevelopment and stormwater management.	5 year duration or as directed by the Wekiva Parkway & Protection Act Legislation	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
8	Continue to implement stormwater maintenance and inspection activities as defined by the NPDES MS4 permit or by already established programs.		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
9	Develop a pro-active routine inspection and maintenance program of stormwater facilities.	5 year duration	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
10	Evaluate individual maintenance programs to identify areas where improvements can be made. The use of a standard rating system, such as a level of service for maintenance, could be used to evaluate such a program.	5 year duration	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
11	Establish a dedicated funding source, such as a stormwater utility, that can be used for planning, implementation and O&M of regional projects within the WSA.	10 year duration or as directed by the Wekiva Parkway & Protection Act Legislation	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
12	Establish a joint planning agreement between local governments in the WSA that will facilitate the planning and implementation of regional projects.	5 year duration	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆

*It is recommended the schedule should be updated every 5 years at a minimum

Appendix
 Wekiva Parkway Protection Act
 Master Stormwater Management Plan Support
 Identified Problem Areas from Existing Studies

Subbasin	WSA Problem ID	Problem Area	Problem Description	Recommendation/Status	Jurisdiction	Source
BW-030	BW-046	108 Creekwood Ct	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-047	106 Colyer Road	Property Flooding	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-049	103 Bay Hammock Lane	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-050	103 Thistlewood Dr	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-052	2650/2670 Azalea Drive	House Flooding	Increase capacity under Azalea Drive (addition of one 72" pipe); construct water quality pond and wetland enhancement.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-053	Smokerise Blvd.	Street Flooding	No Action	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-054	900/902 Riverbend Blvd.	House Flooding	Replace existing arch CMP cross drains; construct a 225-foot spillway; raise the minimum berm overtopping elevation.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-055	Wekiva Springs Road	Street Flooding	Culvert improvements; proposed weir upstream of problem area; and raise roadway profile of Wekiva Springs Road.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-175	Sweetwater Creek	Water Quality	Forested wetland and sedimentation basin treatment systems, and periodic whole-lake surface chemical treatments. Seminole County has implemented the Sedimentation Basin, Forested Wetland Treatment elements of the recommended improvements. The remaining recommendations include the dredging and revegetation of the Sweetwater Cove Lake.	Unincorporated Seminole County	Draft Final Report Sweetwater Cove Tributary Surface Water Restoration Project Phase 2 Restoration Plan (ERD, 2005)
BW-031	BW-033	508 Woodview Drive	Property Flooding	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-031	BW-040	203 E. Hornbeam Dr	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-031	BW-041	207 E. Hornbeam Dr	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-032	BW-057	Sweetwater Club Blvd.	Street Flooding	No Action	Privately owned	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-032	BW-059	Sweetwater Club Drive	House Flooding	Excavation of depressional areas behind homes.	Privately owned	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-033	BW-056	W. Wekiva Springs Road	Street Flooding	Construction of water quality pond designed by CPH and upgrading culvert crossing.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BWC-007	BC-002	Dairy Rd.	Street Flooding		Unincorporated Lake County	Lake County
BWC-017	BC-001	Wekiva Pines Estates	Street/Property Flooding		Unincorporated Lake County	Lake County
BWC-021	BC-003	Royal Trails Subdivision-main entrance	Street/Property Flooding		Unincorporated Lake County	Lake County
GT-001	GT-062	Old US 441 at Railroad tracks	Erosion/Sedimentation		Unincorporated Lake County	Lake County
GT-002	GT-063	Wolf Branch Sink	Water Quality		Unincorporated Lake County	

AP - Apopka Basin
 BC - Black Water Creek Basin
 BW - Big Wekiva Basin
 GT - Golden Triangle Basin
 LE - Lake Eustis Basin
 LW - Little Wekiva River Basin
 MO - Monroe Basin
 SC - Soldiers Creek Basin
 YL - Yankee Lake

Appendix
 Wekiva Parkway Protection Act
 Master Stormwater Management Plan Support
 Identified Problem Areas from Existing Studies

Subbasin	WSA Problem ID	Problem Area	Problem Description	Recommendation/Status	Jurisdiction	Source
MON-001	MO-002	Channel east of Mallard Dr.	Property Flooding	Regrade channel sections	Unincorporated Seminole County	Monroe Basin Engineering Study and Drainage Inventory Update Final Report, Seminole County, (CDM, 2001)
MON-002	MO-003	FPC powerline crossing	Street Flooding	Replace culverts with two 42-in circular RCPs	Unincorporated Seminole County	Monroe Basin Engineering Study and Drainage Inventory Update Final Report, Seminole County, (CDM, 2001)
SOL-001	SC-002	Hickory Tree Rd	Street Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc.)
SOL-001	SC-003	Penelope Rd	Street Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc.)
SOL-001	SC-004	Twin Lake-Cedarwood Cir. And Sweet Briar Branch	Street Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc.)
SOL-001	SC-005	Area between Woodlands II Pond and E.E. Williamson Rd	Street/Property Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc.)
SOL-005	SC-001	Rangeline Rd	Erosion/Sedimentation	Clean out stormwater conveyance system	City of Longwood	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc.)
YL-002	YL-001	Lake Sylvan	Property Flooding	Under study	Unincorporated Seminole County	Yankee lake Engineering Study and Drainage Inventory, (CDM, current)

Exhibit G

Requirements of Wastewater Facility Plan

Section 369.320(1) and (2) of the Act requires the wastewater facility plan to address the following components:

1. The delineation of areas within the utility service area to be served by central facilities within 5 years;
2. A financially feasible schedule of improvements;
3. An infrastructure work plan to build the facilities needed to implement the facility plan, including those needed to meet enhanced treatment standards adopted by the Department of Environmental Protection;
4. A phase-out of existing onsite septic tank systems where central facilities are available. The term "available" shall be interpreted consistent with the definition of Section 381.0065(2)(a), Florida Statutes; and
5. A long-range component addressing service of the joint planning area or utility service area.

In addition, local governments shall establish a water reuse program that allows for reuse of reclaimed water on a site-by-site basis for development over a size threshold to be determined by the local government or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

Also, local governments shall update the wastewater facility plan where the Total Maximum Daily Loads Program requires reductions in point source pollutants for a basin or as required by legislation for enhanced treatment standards.

Note: There are no identified joint planning areas in the Wekiva Study Area in unincorporated Seminole County.

Exhibit H

Email from Jana Williams



Jana.Williams@dca.state.fl.us

10/21/2004 04:21 PM

To: TMatthews@seminolecountyfl.gov
cc: Marina.Pennington@dca.state.fl.us
bcc:
Subject: Re: Fw: Wekiva/Wastewater facilities requirements

History:

This message has been forwarded.

Tony:

I'm still waiting for an official response for your first question and I apologize for the delay. In regards to your second question, it appears that the County's wastewater master plan is consistent with the Wekiva Act with exception to the septic tank phase-out program requirement. I will contact you know as soon as I have a more comprehensive answer to your questions.

Sincerely,

Jana Z. Williams, Senior Planner
Office of Comprehensive Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
PH: (850) 922-1827
FAX: (850) 488-3309

TMatthews@seminolec
ountyfl.gov
Jana.Williams@dca.state.fl.us

10/20/2004 03:46 PM
Wekiva/Wastewater facilities requirements

To:
cc:
Subject: Fw:

Exhibit I

Definition of Available

*Section 381.0065(2)(a), Florida Statutes, defines the term "available" as:

(a) "Available," as applied to a publicly owned or investor-owned sewerage system, means that the publicly owned or investor-owned sewerage system is capable of being connected to the plumbing of an establishment or residence, is not under a Department of Environmental Protection moratorium, and has adequate permitted capacity to accept the sewage to be generated by the establishment or residence; and:

1. For a residential subdivision lot, a single-family residence, or an establishment, any of which has an estimated sewage flow of 1,000 gallons per day or less, a gravity sewer line to maintain gravity flow from the property's drain to the sewer line, or a low pressure or vacuum sewage collection line in those areas approved for low pressure or vacuum sewage collection, exists in a public easement or right-of-way that abuts the property line of the lot, residence, or establishment.
2. For an establishment with an estimated sewage flow exceeding 1,000 gallons per day, a sewer line, force main, or lift station exists in a public easement or right-of-way that abuts the property of the establishment or is within 50 feet of the property line of the establishment as accessed via existing rights-of-way or easements.
3. For proposed residential subdivisions with more than 50 lots, for proposed commercial subdivisions with more than 5 lots, and for areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within one-fourth mile of the development as measured and accessed via existing easements or rights-of-way.
4. For repairs or modifications within areas zoned or used for an industrial or manufacturing purpose or its equivalent, a sewerage system exists within 500 feet of an establishment's or residence's sewer stub-out as measured and accessed via existing rights-of-way or easements.

Exhibit J

State Road 46 Scenic and Gateway Corridor Overlays Standards

Scenic Overlay - Section 30.1181, LDC:

- a. Provides uniform design standards to establish high quality development that is rural in character; and
- b. Maintains existing vegetation along the State Road 46 corridor within the Wekiva River protection area of Seminole County; and
- c. Provides for safe and efficient traffic flow by minimizing individual property curb cuts; and
- d. Maintains the State Road 46 scenic corridor in accordance with the provisions set forth herein; and
- e. Preserves the rural entranceway into the State Road 46 corridor within the Wekiva River protection area; and
- f. Implements, and is consistent with, the Comprehensive Plan of Seminole County.

Gateway Overlay - Section 30.1201, LDC:

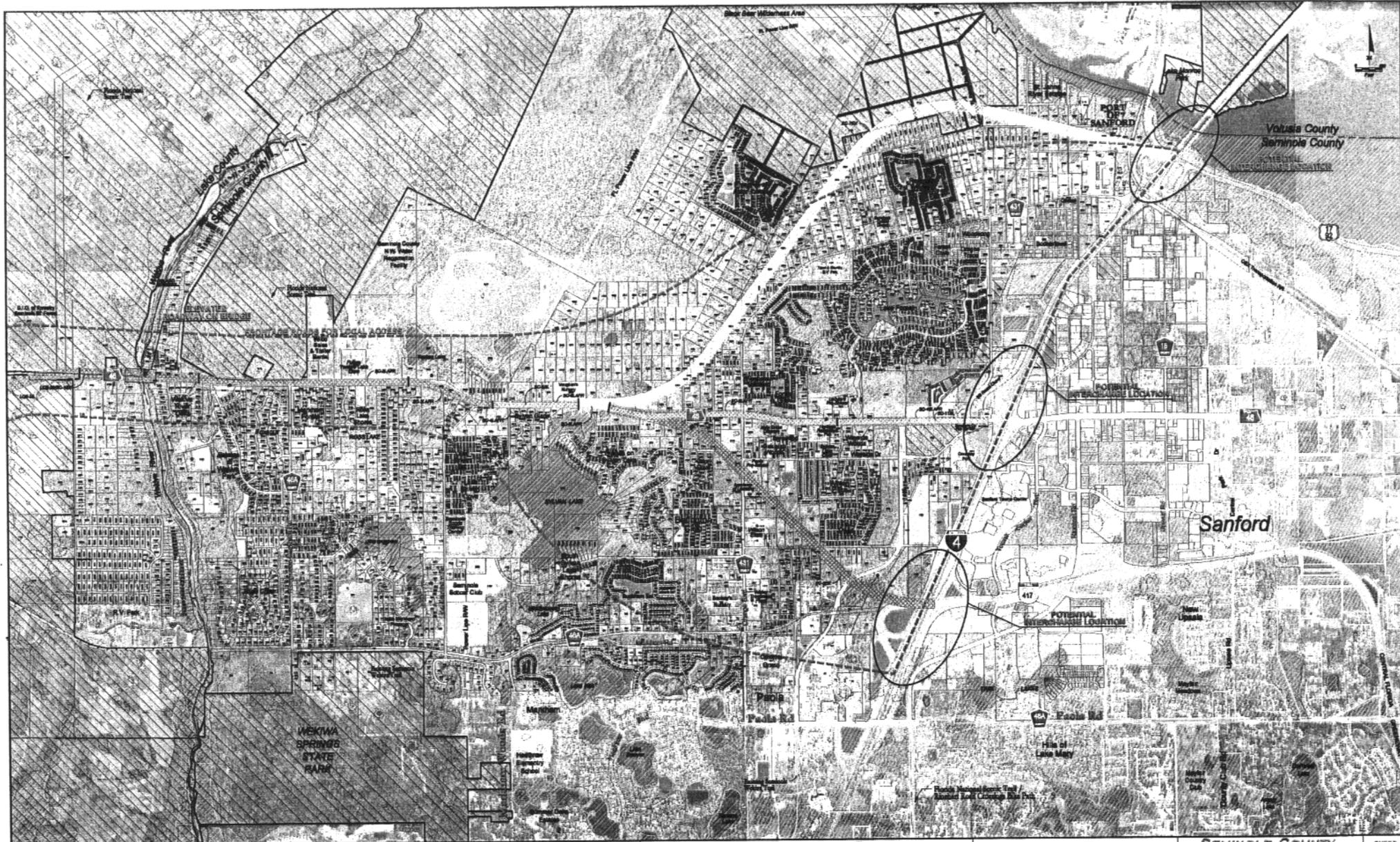
- a. Ensures the development of the corridor as a well landscaped and scenic gateway.
- b. Provides uniform design standards to establish high quality development.
- c. Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures.
- d. Maximizes traffic circulation functions from the standpoint of safety, roadway capacity, vehicular and non-vehicular movement.
- e. Maintains and enhances property values.
- f. Preserves natural features to the maximum extent practicable.
- g. Recognizes and makes allowances for existing uses and buildings.

Exhibit K

Draft Wekiva Parkway Conceptual Alignment Alternatives

Note: Exhibit K - Draft Wekiva Parkway Conceptual Alignment Alternative, is included as information only and does not represent the position of Seminole County regarding any future Parkway alignment. The Board of County Commissioners has previously stated its non-support of the northernmost route (yellow color) of the Wekiva Parkway as shown on Exhibit K.

Copy



FUTURE TRAIL PROJECT OF AREA	FUTURE TRAIL PROJECT OF AREA
FUTURE TRAIL PROJECT OF AREA	FUTURE TRAIL PROJECT OF AREA
FUTURE TRAIL PROJECT OF AREA	FUTURE TRAIL PROJECT OF AREA

CH2MHILL
 200 N. West Street, Suite 200
 Orlando, FL 32801-1000
 Tel: 407-443-0000
 Fax: 407-443-0000

WBKIVA PARKWAY
 Project Development and Environment Study
 Orange, Lake & Seminole Counties

SEMINOLE COUNTY
 Conceptual Alignment
 Alternative

DATE: Nov. 09, 2005 1"=600'

SHEET NO. **5**

Exhibit L

Support Documentation

Support documentation used to create Plan policies and land development regulations is on file in the Seminole County Planning Division Office. The Department of Community Affairs Guidelines requires support documentation. Documentation considered by Seminole County, but not necessarily applied, in preparing Staff findings and recommendations includes:

1. Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area, pursuant to the Wekiva Parkway and Protection Act, Department of Community Affairs, 2005
2. Land Development Code of Seminole County
3. Seminole County Comprehensive Plan (Vision 2020 - A Guide to the Journey Ahead)
4. Wekiva Area Protection Legislation Evaluation (Reiss Plan)
5. Wekiva Parkway and Protection Act Master Stormwater Management Plan (the "CDM Plan")
6. Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes)
7. Wekiva River Basin Coordinating Committee Final Report, 2004

Exhibit M

MINUTES FOR THE SEMINOLE COUNTY LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION DECEMBER 7, 2005

Members present: Ben Tucker, Dudley Bates, Matt Brown, and Jason Brodeur.

Members absent: Beth Hattaway, Rob Wolf, and Walt Eismann.

Also present: Tony Walter, Planning Manager; Dan Matthys, Director of Planning and Development; Brian Nelson, Principal Coordinator; Tony Matthews, Principal Planner; Kim Laucella, Assistant County Attorney; Tom Radzai, Senior Engineer; Denny Gibbs, Senior Planner; Brian Walker, Planner; and Candace Lindlaw-Hudson, Senior Staff Assistant.

E. Wekiva Parkway and Protection Act; Seminole County, applicant, Text Amendments to the Seminole County Comprehensive Plan to implement the Services and Facilities requirement of the Wekiva Parkway and Protection Act, Part III, Chapter 369, Florida Statutes. (06EX.TXT02.01, 06EX.TXT02.02, 06EX.TXT02.03, 06EX.TXT02.04, 06EX.TXT02.05, 06EX.TXT02.06, 06EX.TXT02.07, 06EX.TXT02.08, 06EX.TXT02.09).

Unincorporated Seminole County
Tony Matthews, Principal Planner

Tony Matthews addressed the Commissioners regarding the County's efforts to comply with the requirements of the Wekiva Parkway and Protection Act, Part III, Chapter 369, Florida Statutes.

Mr. Matthews stated that in 2004, the Florida Legislature passed the "Wekiva Parkway and Protection Act" for the broad purpose of: (a) protecting surface and groundwater resources through a variety of land use strategies; (b) promoting the continuity of effective and innovative planning and development activities; and (c) authorizing development of the Wekiva Parkway.

The Act requires local governments to amend their comprehensive plans to:

1. Include the Wekiva Parkway within the comprehensive plan; and
2. To address the master stormwater management plan, wastewater facility plan, 10-Year Water Supply Facility Work Plan, and land use strategies requirements of the Act.

Amendments to comprehensive plans to address stormwater, transportation, and land use strategies are to be adopted by local governments by January 1, 2006.

Fifteen local governments within the Wekiva Study Area, including Seminole County and the Cities of Altamonte Springs, Lake Mary, and Longwood, are subject to the requirements of the Act.

In July of 2005, staff presented a series of text amendments to the LPA designed to address the land use strategies requirement of the Act. The Board of County Commissioners is scheduled to adopt these amendments on December 20.

The County has until December 1, 2006, to accomplish the 10 Year Water Supply Facility Work Plan. Staff will present this plan and related text amendments to the LPA in early-mid 2006.

Exhibit I in the agenda package is a schedule of public hearing dates regarding the Act.

With that brief background, the focus of tonight's meeting is on proposed text amendments to address the stormwater, wastewater, and transportation facilities and services requirements of the Act.

To fully appreciate the County's efforts in preparing the proposed text amendments, it's important to note that there are a number of ongoing activities associated with meeting the facilities and services requirements of the Act. These activities involve:

1. Staff evaluation of the master stormwater management plan;
2. Updating the County's Utilities Master Plan to address wastewater issues; and
3. Awaiting the establishment of the precise corridor and alignment for the proposed Wekiva Parkway.

In addition, staff is evaluating:

1. Rulemaking by various state agencies; and
2. Reviewing model goals, objectives, and policies, prepared under the auspices of the Department of Community Affairs, to assist local governments in complying with the requirements of the Act.

On Pages 2 through 5 of the agenda package is a description of this ongoing work regarding the stormwater, wastewater, and transportation requirements of the Act.

Staff is proposing 9 new policies found in the Drainage, Sanitary Sewer, and Transportation Elements of the Seminole County Comprehensive Plan. These are contained in Exhibit A in the agenda package.

Mr. Matthews stated that Staff believes that the proposed text amendments attached as Exhibit A regarding stormwater, wastewater, and transportation are:

1. Consistent with the goals and intent of the Wekiva Parkway and Protection Act and with the Guidelines published by the Department of Community Affairs; and
2. Transmittal of the enclosed text amendments at this time demonstrates the County's good faith effort toward meeting the purposes and intent of the Act, with recognition that changes to the text amendments may occur in the future based on ongoing activities by the County and state agencies described herein.

Mr. Matthews said Staff recommends transmittal of the proposed text amendments to the Drainage, Sanitary Sewer, and Transportation Elements of the Seminole County Comprehensive Plan, attached as Exhibit A, to implement the Services and Facilities requirement of the Wekiva Parkway and Protection Act, with staff findings.

The Board of County Commissioners will conduct a public hearing on these proposed text amendments on December 20, 2005, and consider transmittal to the Department of Community Affairs for review and comment. The adoption date for these amendments is tentatively set for March 14, 2006.

Commissioner Tucker asked about the alignment of the Wekiva Parkway project.

Jerry McCollum, County Engineer stated the website has information on the alignment of the parkway. There are three possible routes, indicated on the color map running north of Orange Boulevard, another that goes south of Orange Boulevard through International Drive and joining the SR 417, and the third follows SR 46, joining I-4. There will be a presentation made to the Expressway Authority on December 20th at 4:00 P.M. The FDOT will not have a final recommendation until the summer or early fall of 2006. This is a state road which cannot be executed without a number of types of studies being done first. As for the Parkway being built, Mr. McCollum stated that there was no funding at this time for right-of-way acquisition or construction of the roadway. If funding were available today, it would take 8 to 10 years to open the roadway. It begins in Zellwood and continues on through the Plymouth, Sorrento area and ties into SR 46. It will be a billion dollars in cost and is a massive project.

Commissioner Tucker asked about access.

Mr. McCollum said that in Seminole County the access would be highly controlled with frontage roads and u-turns. Lake County is still looking at concepts on what they are going to do there.

Commissioner Tucker asked about the deadline for sanitary sewers and septic tanks.

Mr. Matthews said that a report is not ready at this time. It will be presented to the board in the future.

Commissioner Brown made a motion to recommend transmittal of the text amendments.

Commissioner Bates seconded the motion.

The motion passed 4 – 0.

Exhibit N

12/20/05

CONSIDERATION OF TEXT AMENDMENTS**RE: WEKIVA PARKWAY & PROTECTION ACT**

Proof of publication, as shown on page _____, calling for a public hearing to consider an ordinance of text amendments to the Seminole County Comprehensive Plan to implement the Land Use Strategies requirement of the Wekiva Parkway and Protection Act, received and filed.

Planner, Tony Matthews, addressed the Board to present the request, advising the Department of Community Affairs (DCA) issued an Objections, Recommendations and Comments Report on November 28, 2005, with objections that the County should revise the proposed text amendments by adding an exhibit depicting the most effective recharge areas, include the definition of "open space", establish meaningful and predictable guidelines and standards addressing recharge areas, PUD's, cluster developments, best management practices, setbacks, and natural habitats. The DCA also recommended the County further analyze property rights issues. He further advised the County's responses are shown in Exhibit B of the agenda packet. He added staff recommends enactment of the ordinance for the text amendments with the following findings: (1) The proposed text amendments in Exhibits A & B, as revised, are consistent with the Wekiva Parkway and Protection Act and with the Guidelines published by the DCA; and (2) The proposed text amendments in Exhibits A & B, as revised, will further the goals of the Wekiva Parkway and Protection Act to protect surface and groundwater resources through a variety of land use strategies and to promote the continuity of effective and innovative planning and development activities within the Wekiva Study Area.

At the request of Commissioner Morris, Mr. Matthews advised the

map in the agenda packet is a map that has been prepared by the consultant working with FDOT and depicts conceptual alignments for the Wekiva Parkway. He explained the aerial photo is simply an exhibit and does not recommend or suggest any proposed alignment by the County staff or the BCC. He stated that the Glitch Bill for the Wekiva Protection Act exempted Seminole County from doing an "interchange land use plan" at I-4 because much of it is built out or already zoned industrial, commercial or HIP.

Commissioner Morris clarified that Seminole County will not be coming back with rezones if the interchange is built.

No one spoke in support or in opposition.

Motion by Commissioner Carey, seconded by Commissioner Morris to approve the proposed text amendments to the Conservation, Future Land Use, and Recreation and Open Space Elements of the Seminole County Comprehensive Plan attached as Exhibits A, B, and C, to implement the Land Use Strategies requirement of the Wekiva Parkway and Protection Act, as described in the proof of publication, with staff findings.

Districts 1, 2, 4 and 5 voted AYE.

**FALL 2005 CYCLE LARGE SCALE
COMPREHENSIVE PLAN AMENDMENT**

Proof of publication, as shown on page _____, calling for a public hearing to consider the Fall 2005 Cycle Large Scale Comprehensive Plan Amendments to the Vision 2020 Seminole County Comprehensive Plan, received and filed.

Planner, Tony Matthews, presented the request, advising the amendments are listed in the agenda packet.

No one spoke in support or in opposition.

Motion by Commissioner Dallari, seconded by Commissioner Carey

to adopt Ordinance #2005-54, as shown on page _____, adopting the Fall 2005 Cycle Large Scale Plan Amendments to the Vision 2020 Seminole County Comprehensive Plan, as described in the proof of publication.

Districts 1, 2, 4 and 5 voted AYE.

Commissioner Morris left the meeting at this time.

Exhibit O

Comprehensive Plan Citizen Courtesy Information Statements

SPEAKER REQUEST FORM

(I wish to Speak regarding this Item)

SEMINOLE COUNTY PUBLIC HEARINGS

TUESDAY, DECEMBER 20, 2005

1:30 PM HEARINGS

Please print first/last name:

Address:

City/State:

Quentin (Bob) Betel (Marathon Lands Association, Inc.)

*42941 Ken
Longwood, FL 32719*

ITEM	ACTION	APPLICANT
73.	Carry forward Funds – Approve and authorize Chairman to execute Budget Amendment Resolution to carryforward funds from FY 2004/05 to FY 2005/06.	Seminole County
74.	Uniform Method of Collection for Non-Ad Valorem Assessments - Adopt Resolution adopting the Uniform Method of Collection for Non-Ad Valorem assessments.	Seminole County
75.	Consolidated Street Lighting District Ordinance - Adopt the Consolidated Street Lighting District Ordinance amending the Seminole County Code.	Seminole County
76.	Rezone – from A-1 (Agriculture) to PCD (Planned Commercial Development) for a 9.52 +/- acre site located on the west side of Monroe Road, approximately one-half mile north of State Road 46, and authorize Chairman to execute Development Order. District 5 - Carey	Jerry Cutrona
77.	Rezone – from R-3 (Multi-Family Dwelling) to R-1B (Single-Family Dwelling) for a 0.23 +/- acre site located on the north side of 5 th Street, Chuluota, approximately 180 feet west of County Road 419. District 1 - Dallari	Frank Joyce
78.	Vacate and Abandon – a portion of the unimproved public right-of-way know as Lake Street. District 5 – Carey	Seminole County
79.	Vacate and Abandon – adopt a proposed Resolution to vacate and abandon a portion of platted, unimproved right-of-way within the Country Creek subdivision area relating to the settlement of the eminent domain litigation with Country Creek, Altamonte Springs.	Seminole County
80.	Capital Improvements Element – 2005 Annual Update - Adopt Ordinance amending the Capital Improvements Element of the Seminole County Comprehensive Plan (Vision 2020 Plan) by updating and replacing in full the Exhibits section of the Capital Improvements Element.	Seminole County
81.	Adoption of Text Amendments - Adopt Ordinance of text amendments to the Seminole County Comprehensive Plan to implement the Land Use Strategies requirement of the Wekiva Parkway and Protection Act.	Seminole County

82.	Fall 2005 Cycle Large Scale Comprehensive Plan Amendment Ordinance – Adopt Ordinance which adopts the Fall 2005 Fall Cycle Large Scale Plan Amendments to the Vision 2020 Seminole County Comprehensive Plan and authorize Chairman to execute.	Seminole County
83.	Transmittal of Text Amendments to the Seminole County Comprehensive Plan to implement the Facilities and Services Requirement of the Wekiva Parkway and Protection Act.	Seminole County

Comment regarding Item _____ **I support the action on this item.**
(ONE ITEM PER FORM PLEASE) **I oppose the action on this item.**

I will speak for myself.
 I will represent Markham Woods Assoc. Inc and will speak for several minutes

Persons providing a name and address on this form will receive a courtesy informational statement concerning publications of the state land planning agency's notice of intent relating to the County's Comprehensive Plan (Vision 2020).



SPEAKER REQUEST FORM

(I wish to Speak regarding this Item)

SEMINOLE COUNTY PUBLIC HEARINGS

TUESDAY, DECEMBER 20, 2005

1:30 PM HEARINGS

Please print first/last name: DR. IRA SCHWARTZBERG
Address: 5336 LAKE BLUFF TERRACE
City/State: SANFORD, FL

ITEM	ACTION	APPLICANT
73.	Carry forward Funds – Approve and authorize Chairman to execute Budget Amendment Resolution to carryforward funds from FY 2004/05 to FY 2005/06.	Seminole County
74.	Uniform Method of Collection for Non-Ad Valorem Assessments - Adopt Resolution adopting the Uniform Method of Collection for Non-Ad Valorem assessments.	Seminole County
75.	Consolidated Street Lighting District Ordinance - Adopt the Consolidated Street Lighting District Ordinance amending the Seminole County Code.	Seminole County
76.	Rezone – from A-1 (Agriculture) to PCD (Planned Commercial Development) for a 9.52 +/- acre site located on the west side of Monroe Road, approximately one-half mile north of State Road 46, and authorize Chairman to execute Development Order. District 5 - Carey	Jerry Cutrona
77.	Rezone – from R-3 (Multi-Family Dwelling) to R-1B (Single-Family Dwelling) for a 0.23 +/- acre site located on the north side of 5 th Street, Chuluota, approximately 180 feet west of County Road 419. District 1 - Dallari	Frank Joyce
78.	Vacate and Abandon – a portion of the unimproved public right-of-way know as Lake Street. District 5 – Carey	Seminole County
79.	Vacate and Abandon – adopt a proposed Resolution to vacate and abandon a portion of platted, unimproved right-of-way within the Country Creek subdivision area relating to the settlement of the eminent domain litigation with Country Creek, Altamonte Springs.	Seminole County
80.	Capital Improvements Element – 2005 Annual Update - Adopt Ordinance amending the Capital Improvements Element of the Seminole County Comprehensive Plan (Vision 2020 Plan) by updating and replacing in full the Exhibits section of the Capital Improvements Element.	Seminole County
81.	Adoption of Text Amendments - Adopt Ordinance of text amendments to the Seminole County Comprehensive Plan to implement the Land Use Strategies requirement of the Wekiva Parkway and Protection Act.	Seminole County

82.	Fall 2005 Cycle Large Scale Comprehensive Plan Amendment Ordinance – Adopt Ordinance which adopts the Fall 2005 Fall Cycle Large Scale Plan Amendments to the <u>Vision 2020 Seminole County Comprehensive Plan</u> and authorize Chairman to execute.	Seminole County
83.	Transmittal of Text Amendments to the Seminole County Comprehensive Plan to implement the Facilities and Services Requirement of the Wekiva Parkway and Protection Act.	Seminole County

Comment regarding Item B
 (ONE ITEM PER FORM PLEASE)

I support the action on this item.
I oppose the action on this item.

I will speak for myself.

I will represent _____ and will speak for LK. FOREST H.O.A.

Persons providing a name and address on this form will receive a courtesy informational statement concerning publications of the state land planning agency's notice of intent relating to the County's Comprehensive Plan (Vision 2020).

EXHIBIT P

DEPARTMENT OF COMMUNITY AFFAIRS (DCA) OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT REGARDING THE STORMWATER, WASTEWATER, AND TRANSPORTATION PORTIONS OF THE THE WEKIVA PARKWAY AND PROTECTION ACT AND COUNTY RESPONSE

June 13, 2006

I. CONSISTENCY WITH CHAPTER 163, PART II, F.S., RULE 9J-5, F.A.C., AND SECTIONS 369.319, 369.320, and 369.321, F.S.

A. STORMWATER MANAGEMENT PLAN AMENDMENT

DCA Recommendation A: Revise the amendment to include a master stormwater management plan that includes the CDM Plan and that includes a supplement to the CDM Plan. The supplement should address the following:

1. Evaluate the feasibility of stormwater reuse.

County Response:

a. Master Stormwater Management Plan

As DCA is aware, to address the requirement for development of a master stormwater management plan, and to design a plan in the most cost effective, efficient, and non-piecemeal manner, 14 of the 15 local governments in the Wekiva Study Area (excluding the City of Maitland) collaborated in the creation of a regional stormwater master plan. The consulting firm of Camp Dresser and McKee developed this regional plan with oversight provided by the St. Johns River Water Management District, and with input from each stakeholder government. The plan, known as the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report, November 2005" (the "CDM Plan") identifies stormwater issues within the Wekiva Study Area (WSA) and provides recommendations to address the issues in context of compliance with the provisions of the Act.

b. Stormwater Reuse

Seminole County does not maintain or operate a stormwater reuse facility in the WSA. Regarding the feasibility of stormwater reuse, based on the extent of developable land remaining within the WSA, there is limited need to warrant creation of a stormwater reuse in the WSA. There are currently no plans for stormwater reuse facilities except for the Pilot Project at Lake Sylvan cited below,

and there are no capital improvements plan funds identified for any future studies or projects.

c. Supplement to the CDM Plan

As a supplement to stormwater reuse, the County currently has available lines for reuse of reclaimed water within the WSA. The current plans of the County's Environmental Services Department include a significant expansion of available reclaimed water service to residential users in the Northwest service area (within the WSA). Planned for implementation in five (5) phases, this expansion will result in the reuse of approximately 2.0 MGD of additional reclaimed water, with service connections to approximately 2,900 residences. Design of Phase I of the expansion is completed. Subsequent phases are forthcoming.

In 2003, the County adopted an ordinance requiring all new development to install reclaimed water systems when a central water system is also required. Where a reclaimed water supply is not available, development must install dry lines (see attached Ordinance 2003-37 for more details). At this time, the County is focusing its resources regarding reuse water within the WSA through the implementation of reclaimed water.

Note: The CDM Plan does not evaluate the requirement for establishing stormwater reuse programs at the local level.

c. Additional Comments Regarding the Feasibility of Stormwater Reuse

1. The projects identified in the CDM Plan consist of several types of projects from maintenance issues, minor property flooding, to street flooding and water quality improvement projects. CDM compiled a list of projects from previously completed engineering basin evaluations in the Big Wekiva, Little Wekiva, Soldiers Creek, Monroe, and Yankee Lake Sub Basins in Seminole County. The County has addressed many of the maintenance items addressed through the standard maintenance operations work order program. Funding is in place for the Sweetwater Cove Project through a cooperative effort with the St. Johns River Water Management District (SJRWMD). Funding for a portion of the Sweetwater Creek Tributary Project was completed in 2005 through the Natural Resources Conservation Service during the past year.
2. Seminole County has one (1) Stormwater Reuse Pilot Project underway in the Yankee Lake Basin (Lake Sylvan Drainage Subbasin).¹ Design of the project is underway with construction expected to begin in 12 to 24 months. The project will use excess stormwater runoff in the subbasin that is causing elevated stages in Lake Sylvan. The Yankee Lake Basin and Lake Sylvan Drainage are within the WSA boundary.
3. The County has completed all stormwater master plans for the WSA, except for the Yankee Lake Basin (excluding the Sylvan Subbasin).

¹ See last two (2) pages of this Exhibit for projects currently funded from the CDM Plan.

2. Identify a funding source, such as a stormwater utility fee, to fund implementation of the plan and maintenance of stormwater facilities.

County Response: On two (2) occasions in the 1990s, Seminole County considered formal proposals for a Stormwater Utility. Each of these proposals was deferred for various reasons. In the 1990s, the voters of Seminole County, through an “nonbinding referendum”, voted not to establish a stormwater fee. Consequently, the County did not proceed toward establishing a stormwater fee at that time.

The latest discussion by the County (March 2005) concerned Infrastructure Challenges in Public Works issues. Future options of sustainable revenues were discussed during the briefings of the Board of County Commissioners. These options included: (1) Ad Valorem/Countywide millage; (2) Public Service Utility/Telecommunications Tax increase; and (3) establishment of a Municipal Service Benefit Unit or a Municipal Service Taxing Unit. To date, the County has not implemented any options for long term sustainability, but continues to fund stormwater operations and maintenance with resources from the Transportation/General Fund.

DCA Recommendation B: Revise the Comprehensive Plan to include plan policies addressing the following:

1. Establish a funding source for implementation of the stormwater plan and maintenance of stormwater facilities; and (2) include requirements for inspection and maintenance of stormwater facilities.

County Response:

a. The County adopts Policy DRG 4.5 and 6.3 below, rewritten/revised subsequent to DCA transmittal review:

Policy DRG 4.5 Wekiva Study Area Capital Improvements

The County shall implement the provisions of the Wekiva Parkway and Protection Act, Sections 369.319, and 369.321(2), Florida Statutes, by application of the following strategies:

A. Beginning in Fiscal Year 2006-2007, the County shall prioritize, in conjunction with overall County stormwater management efforts, the projects, programs, and activities applicable to Seminole County identified in the “Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report”, November 2005 (the “CDM Plan”).

B. The County shall base funding of any project, program, or activity from the CDM Plan on the following criteria:

1. **Financial feasibility**
2. **Flood severity**
3. **Recharge potential**
4. **Ease of maintenance**
5. **Public benefit**
6. **Permittability**
7. **Construction cost**
8. **Water quality retrofit need**
9. **Potential pollutant load reduction**

C. Projects, programs, or activities identified in the CDM Plan that meet the above criteria and are incorporated into the Capital Improvements Element, shall be identified as five (5) year capital improvements.

D. The County shall investigate, with each Evaluation and Appraisal Report cycle, Best Management Practices and available technology for stormwater reuse, and shall evaluate the possibility of establishing a stormwater reuse program for the Wekiva Study Area. The County shall incorporate any adopted stormwater reuse program into the Land Development Code.

E. The County shall continue to fund stormwater projects, programs, and activities, including operations and maintenance. Funding sources may include the Transportation/General Fund or other identified sources. (06EX.TXT02.02)

Drafter's Note: The CDM Plan does not evaluate the requirement for establishing stormwater reuse programs at the local level. The County continues to enforce existing Comprehensive Plan policies and land development regulations regarding protection of surface water and groundwater.

Policy DRG 4.5 Wekiva Study Area Capital Improvements

The County shall amend the Capital Improvements Element to comply with the master stormwater management plan and capital improvements element provisions of the Wekiva Parkway and Protection Act, Sections 369.319 and Section 369.321(2), Florida Statutes. The County shall consider implementing recommendations for capital improvement projects/programs from the "Wekiva Parkway and Protection Act Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan"). (06EX.TXT02.02)

Policy DRG 6.3 Wekiva Study Area Stormwater Management

The County shall address the master stormwater management plan provision of the Wekiva Parkway and Protection Act, Section 369.319, Florida Statutes, to assist in alleviating problems related to surface water conveyance and quality, and in improving the quality and quantity of groundwater discharging into the springs within the Wekiva Study Area, by application of, but not limited to, the following strategies:

- A. Implementation of the **projects, programs, and activities recommendations**, applicable to Seminole County, contained in the “Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report”, November 2005 (the “CDM Plan”); and
- B. Implementation of Best Management Practices (BMPs), including, but not limited to, **applicable** BMPs recommended in “Protecting Florida’s Springs – Land Use Planning Strategies and Best Management Practices”, Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002, and from the **Model Goals, Objectives, and Policies, Wekiva Study Area, published by the Department of Community Affairs (April 2006). The County shall adopt BMPs into the Land Development Code by January 1, 2007. (06EX.TXT02.03)**

Drafter’s Note: To address the Act’s requirement for development of a master stormwater management plan, and to design a plan in the most cost effective, efficient, and non-piecemeal manner, 14 of the 15 local governments in the Wekiva Study Area (excluding the City of Maitland) collaborated in the creation of a regional stormwater master plan. The consulting firm of Camp Dresser and McKee has developed this regional plan with oversight provided by the St. Johns River Water Management District (SJRWMD), with input from each stakeholder government. The plan, known as the “Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report”, November 2005 (the “CDM Plan”) identifies stormwater issues within the Wekiva Study Area and provides recommendations to address the issues in context of compliance with the provisions of the Act. The County incorporates the CDM Plan into appropriate documents by reference.

~~As a supplement to the CDM Plan, the Department of Community Affairs, by direction of the Wekiva River Basin Commission, is currently developing model goals, objectives, and policies for local governments to use in addressing the requirements of the Act. The SJRWMD is also proposing rules, due for completion in 2006, as required by the Act to address stormwater issues in the Wekiva Study Area.~~

- b. Initial funded projects from the CDM Plan within the WSA are Sweetwater Cove and Lake Sylvan (see attached Pages 15 and 26 of the CDM Plan).

c. The County hereby incorporates the projects, programs, and activities applicable to Seminole County from the CDM Plan into the Seminole County Comprehensive Plan (SCCP) Drainage Element Support Document.

Note: Support Documentation to the SCCP is on file with the Seminole County Planning Division. The County does not adopt Support Documentation to the SCCP.

2. Establish a water reuse and irrigation program that allows for reuse of stormwater on a site basis for development over a size threshold to be determined by the County or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

County Response: As noted in County Response to DCA Recommendation A above, at this time, the County proposes to address reuse water within the WSA through the implementation of reclaimed water. In addition, revised Policy DRG 4.5, above, provides that the County shall investigate, with each Evaluation and Appraisal Report cycle, Best Management Practices and available technology for stormwater reuse and evaluate the possibility of establishing a stormwater reuse program for the WSA.

3. Date to amend the Capital Improvements Element and a date(s) to begin implementing the stormwater capital improvement projects, programs, and activities.

County Response: The County will amend the Capital Improvements Element (CIE) of the SCCP by December 2006, to begin implementing applicable capital improvements projects, programs, and activities. Policy DRG 4.5 above, provides that the County shall amend the Capital Improvements Element, beginning in Fiscal Year 2006-2007, to incorporate capital improvements from the CDM Plan.

DCA Recommendation C: Revise Policy 4.5 to eliminate the vague wording “consider” and to establish guidelines requiring the County to implement recommendations for capital improvement projects/programs from the master stormwater management plan (CDM Plan and supplemental plan).

County Response: The County has rewritten Policy DRG 4.5 (see DCA Recommendation B above).

DCA Recommendation D: Revise the Capital Improvements Element data and analysis to identify the stormwater capital facilities projects recommended in the master stormwater management plan.

County Response: The County hereby incorporates the projects, programs, and activities applicable to Seminole County from the CDM Plan into the SCCP CIE Support Document.

Note: Support Documentation to the SCCP is on file with the Seminole County Planning Division. The County does not adopt Support Documentation to the SCCP.

DCA Recommendation E: Revise the Capital Improvements Element to include a financially feasible Five-Year Schedule of Capital Improvements which includes the stormwater projects that are needed for the five year period.

County Response: The County has rewritten Policy DRG 4.5 (see DCA Recommendation B above).

B. WASTEWATER FACILITIES PLAN AMENDMENT

DCA Recommendation F:

Revise the amendment to include the wastewater facilities plan as supporting data and analysis and demonstrate that the wastewater facilities plan meets the requirements of the Wekiva Parkway and Protection Act. Revise the data and analysis of the Comprehensive Plan Sanitary Sewer Element and Capital Improvements Element to include the capital improvement projects recommended by the wastewater facilities plan. Revise the amendment to include a financially feasible Capital Improvements Element Five-Year Schedule of Capital Improvements which includes the wastewater improvement projects recommended by the wastewater facilities plan and coordinated with the Sanitary Sewer Element.

Compliance with Recommendation F shall include:

1. Evaluation of the location of areas within the Wekiva Study Area for potential connection to central wastewater systems based on the definition of available in Section 381.0065(2)(a), Florida Statutes; and
2. Timing and funding schedule for areas to connect to central wastewater systems.
3. Guidelines addressing the phase-out of existing on-site septic tank systems where central facilities are available; and
4. Guidelines establishing a water reuse program that allows for reuse of reclaimed water on a site-by-site basis for development over a size threshold to be determined by the County or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

5. Identification of five year and long term areas planned for central wastewater facilities with reference to a map (showing these areas) incorporated by reference into the adopted portion of the Comprehensive Plan;

6. Within the five year delineated area, the requirements for mandatory hookup to central wastewater facilities and the requirements (allow/prohibit septic tank use; design and treatment standards) for septic systems;

7. Outside the five year area but within the long term area, the requirements for mandatory hookup to central wastewater facilities and the requirements (allow/prohibit septic tank use; design and treatment standards) for septic systems.

8. Revise the data and analysis to identify the capital facilities projects to implement the wastewater facilities plan or include data and analysis demonstrating that no additional capital facilities projects are needed; and

9. Revise the Five Year Schedule of Capital Improvements to include financially feasible capital facilities projects to implement the wastewater facilities plan or include data and analysis demonstrating that no additional capital facilities projects are needed.

County Response: The County has evaluated Sections 369.320, and 369.321 Florida Statutes, and DCAs ORC Report regarding wastewater facility planning within the WSA and has chosen to continue adoption of these proposed Plan amendments, previously transmitted to DCA (see policies below) until October 24, 2006, with findings that:

- a. The County is continuing its efforts to determine potential areas for connection to central sewer service, including funding and timing, to ensure compliance with the requirements of the Act, and meet the long term goals of the County's master utility plans. The Department of Health has not adopted rules, as required by Section 369.318(2), Florida Statutes, regarding nitrogen reductions to protect water quality. Rulemaking may potentially affect the County's goals for wastewater facility planning in the WSA.
- b. The Act does not provide a statutory deadline for completion of wastewater facility plan or implementing plan amendments.

The County reminds DCA that in October 2004, DCA informed the County that the County's existing wastewater facility plan, known as the "2003 Utilities Master Plan Update" is consistent with the requirements of the Act, with the exception of the septic tank phase-out program requirement (see attached email from Jana Williams).

SANITARY SEWER ELEMENT

Policy SAN 1.4 Wekiva Study Area Central Wastewater Treatment Systems

The County shall evaluate the potential of extending central wastewater systems to areas within the Wekiva Study Area where central wastewater systems are not readily available. This evaluation shall address the wastewater facility plan requirement of the Wekiva Parkway and Protection Act, Section 369.320(1), Florida Statutes, and shall include, but not be limited to:

1. Delineation of areas within the Seminole County Environmental Services Department central sewer service area, and within the Wekiva Study Area, for potential connection to central wastewater systems, consistent with the definition of "available" in Section 381.0065 (2)(a), Florida Statutes, and where central wastewater systems are not readily available; and
2. Creation of a timing and funding schedule for delineated areas to connect to central wastewater systems. (06EX.TXT02.04)

Drafter's Note: To address the requirements of the wastewater facility plan provision of the Act, the County contracted with the consulting firm of Reiss Environmental to evaluate the requirements of Section 369.320(1), Florida Statutes, with particular emphasis on the requirement for development of a wastewater facility plan for utility service areas where central wastewater systems are not readily available. This evaluation, known as the "Wekiva Area Protection Legislation Evaluation", November 2005 (the "Reiss Plan"), addresses the location of areas within the Wekiva Study Area for potential connection to central wastewater systems, consistent with the definition of "available" in Section 381.0065 (2)(a), Florida Statutes. The Reiss Plan also recommends a timing and funding schedule for areas to connect to central wastewater systems.

Policy SAN 1.5 Wekiva Study Area Onsite Wastewater Disposal Systems

The County shall support efforts by the Florida Department of Health to ensure that areas within the Wekiva Study Area that do not meet the definition of "available", regarding the provision of central wastewater systems, as defined in Section 381.0065 (2)(a), Florida Statutes, are served with onsite wastewater disposal systems that:

1. Limit, to the maximum extent practicable, any adverse impacts to surface and groundwater resources;
2. Provide the highest level of wastewater treatment disposal standards;
3. Reflect economical installation and maintenance; and
4. Ensure proper monitoring for compliance with wastewater treatment disposal standards. (06EX.TXT02.05)

Policy SAN 2.7 Wekiva Study Area Capital Improvements

The County shall amend the Capital Improvements Element to comply with the wastewater facility plan and capital improvements element provisions of the Wekiva Parkway and Protection Act, Sections 369.320 and 369.321(2), Florida Statutes. The County shall consider implementing recommendations for capital improvement projects/programs from the "Wekiva Area Protection Legislation Evaluation", November 2005 (the "Reiss Plan"). (06EX.TXT02.06)

Policy SAN 2.8 Wekiva Study Area Land Development Regulations

By January 1, 2007, the County shall amend the Land Development Code to enact land development regulations, as necessary, to comply with the wastewater facility plan and land development regulations provisions of the Wekiva Parkway and Protection Act, Sections 369.320 and 369.321(6), Florida Statutes. Land development regulations shall implement Plan policies regarding areas within the Wekiva Study Area for potential connection to central wastewater systems. (06EX.TXT02.07)

C. TRANSPORTATION ELEMENT AMENDMENT

DCA Comment 1: The proposed Transportation Element Policy 14.25 should be revised to include a reference to protection of the most effective recharge areas, karst areas, and sensitive natural habitats. The County should amend the Comprehensive Plan to depict the Wekiva Parkway Corridor and roadway alignment in Seminole County once the precise corridor and alignment are known.

County Response:

The County has revised Policy TRA 14.25 as shown below:

Policy TRA 14.25 Wekiva Parkway

The County shall coordinate with the Florida Department of Transportation, the Orlando/Orange County Expressway Authority, and Florida's Turnpike Enterprise regarding construction of the Wekiva Parkway within Seminole County, as authorized by Section 369.317(5), Florida Statutes. Coordination efforts will ensure that design and construction of the Parkway and related transportation improvements occur in a cost effective and environmentally sensitive manner that will:

- A. Avoid or minimize negative impacts from the Wekiva Parkway to existing neighborhoods, wildlife corridors, natural areas, existing vegetation, parks, trails, **most effective recharge areas, karst features, sensitive natural habitats**, and public lands;
- B. Provide access to properties adjacent to the Wekiva Parkway through appropriate frontage roads integrated into the Parkway design to ensure safe and efficient traffic flow; and

- C. Ensure development of the Wekiva Parkway is consistent with the applicable requirements and provisions of the State Road 46 Scenic Corridor Overlay District and the State Road 46 Gateway Corridor Overlay Standards Zoning Classification. (06EX.TXT02.08)

II. CONSISTENCY WITH STATE COMPREHENSIVE PLAN

DCA Recommendation G: Revise the plan amendment for the objections raised above. The proposed Comprehensive Plan Amendment 06-WSA1 is not consistent with and does not further the following provisions of the State Comprehensive Plan (Chapter 187, Florida Statutes) for the reasons noted in the objections raised above in Section I:

- (a) **Goal 7.a (Water Resources); Policies 7.b.1, 7.b.9, and 7.b.10;**
- (b) **Goal 17.a (Public Facilities); Policy 17.b.1; and**
- (c) **Goal 25.a (Plan Implementation); Policy 25.b.7.**

County Response:

The County response to this ORC Report satisfies DCA Recommendation G above.

Appel
 Wekiva Parkway Protection Act
 Master Stormwater Management Plan Support
 Identified Problem Areas from Existing Studies

Subbasin	WSA Problem ID	Problem Area	Problem Description	Recommendation/Status	Jurisdiction	Source
BW-030	BW-046	108 Creekwood Ct	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-047	106 Colyer Road	Property Flooding	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-049	103 Bay Hammock Lane	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-050	103 Thistlewood Dr	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-052	2650/2670 Azalea Drive	House Flooding	Increase capacity under Azalea Drive (addition of one 72" pipe); construct water quality pond and wetland enhancement.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-053	Smokerise Blvd.	Street Flooding	No Action	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-054	900/902 Riverbend Blvd.	House Flooding	Replace existing arch CMP cross drains; construct a 225-foot spillway; raise the minimum berm overtopping elevation.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-055	Wekiva Springs Road	Street Flooding	Culvert improvements; proposed weir upstream of problem area; and raise roadway profile of Wekiva Springs Road.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-030	BW-175	Sweetwater Creek	Water Quality	Forested wetland and sedimentation basin treatment systems, and periodic whole-lake surface chemical treatments. Seminole County has implemented the Sedimentation Basin, Forested Wetland Treatment elements of the recommended improvements. The remaining recommendations include the dredging and revegetation of the Sweetwater Cove Lake.	Unincorporated Seminole County	Draft Final Report Sweetwater Cove Tributary Surface Water Restoration Project Phase 2 Restoration Plan (ERD, 2005)
BW-031	BW-033	508 Woodview Drive	Property Flooding	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-031	BW-040	203 E. Hornbeam Dr	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-031	BW-041	207 E. Hornbeam Dr	Maintenance	Maintenance and/or analysis of secondary system should be conducted	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-032	BW-057	Sweetwater Club Blvd.	Street Flooding	No Action	Privately owned	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-032	BW-059	Sweetwater Club Drive	House Flooding	Excavation of depressional areas behind homes.	Privately owned	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BW-033	BW-056	W. Wekiva Springs Road	Street Flooding	Construction of water quality pond designed by CPH and upgrading culvert crossing.	Unincorporated Seminole County	Big Wekiva Basin Engineering Study & Drainage Inventory Phase II (DRMP, 2003)
BWC-007	BC-002	Dairy Rd.	Street Flooding		Unincorporated Lake County	Lake County
BWC-017	BC-001	Wekiva Pines Estates	Street/Property Flooding		Unincorporated Lake County	Lake County
BWC-021	BC-003	Royal Trails Subdivision-main entrance	Street/Property Flooding		Unincorporated Lake County	Lake County
GT-001	GT-062	Old US 441 at Railroad tracks	Erosion/Sedimentation		Unincorporated Lake County	Lake County
GT-002	GT-063	Wolf Branch Sink	Water Quality		Unincorporated Lake County	

AP - Apopka Basin
 BC - Black Water Creek Basin
 BW - Big Wekiva Basin
 GT - Golden Triangle Basin
 LE - Lake Eustis Basin
 LW - Little Wekiva River Basin
 MO - Monroe Basin
 SC - Soldiers Creek Basin
 YL - Yankee Lake

Appendix
 Wekiva Parkway Protection Act
 Master Stormwater Management Plan Support
 Identified Problem Areas from Existing Studies

Subbasin	WSA Problem ID	Problem Area	Problem Description	Recommendation/Status	Jurisdiction	Source
MON-001	MO-002	Channel east of Mallard Dr.	Property Flooding	Regrade channel sections	Unincorporated Seminole County	Monroe Basin Engineering Study and Drainage Inventory Update Final Report, Seminole County, (CDM, 2001)
MON-002	MO-003	FPC powerline crossing	Street Flooding	Replace culverts with two 42-in circular RCPs	Unincorporated Seminole County	Monroe Basin Engineering Study and Drainage Inventory Update Final Report, Seminole County, (CDM, 2001)
SOL-001	SC-002	Hickory Tree Rd	Street Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc,)
SOL-001	SC-003	Penelope Rd	Street Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc,)
SOL-001	SC-004	Twin Lake-Cedarwood Cir. And Sweet Briar Branch	Street Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc,)
SOL-001	SC-005	Area between Woodlands II Pond and E.E. Williamson Rd	Street/Property Flooding	Replace existing structures at E.E. Williamson and Penelope Rds. With equivalent structures to that at Hickory Tree Rd. Reconstruct a section of Penelope Rd, approximately 400 to 500 linear ft, to a minimum crown elevation of 76 ft.	Unincorporated Seminole County	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc,)
SOL-005	SC-001	Rangeline Rd	Erosion/Sedimentation	Clean out stormwater conveyance system	City of Longwood	Soldiers Creek Basin Engineering Study and Drainage Inventory, Seminole County, (Singhofen & Associates, Inc,)
YL-002	YL-001	Lake Sylvan	Property Flooding	Under study	Unincorporated Seminole County	Yankee lake Engineering Study and Drainage Inventory, (CDM, current)

AP - Apopka Basin
 BC- Black Water Creek Basin
 BW - Big Wekiva Basin
 GT - Golden Triangle Basin
 LE - Lake Eustis Basin
 LW - Little Wekiva River Basin
 MO - Monroe Basin
 SC - Soldiers Creek Basin
 YL - Yankee Lake



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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Thaddeus L. Cohen
Secretary

MEMORANDUM

TO: Jim Quinn, DEP
Susan Harp, DOS
Betty Mckee, FDOT 5
Jeff Jones, East Central Florida RPC
Jeff Cole, St. Johns River WMD
Emily Crump, AG
Mary Ann Poole, FWC

Date: February 28, 2006

Subject: **Proposed Comprehensive Plan Amendment Review Objections,
Recommendations and Comments Reports**

Enclosed are the Departments Objection, Recommendations and Comments Reports on the proposed amendments to the comprehensive plan(s) from the following local government(s):

Seminole Co. 06-WSA1

These reports are provided for your information and agency files. Following the adoption of the amendments by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published by each local government plan.

If you have any questions, please contact Mr. Ray Eubanks at Suncom 278-4925 or (850) 488-4925.

RE/ts

Enclosure

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THADDEUS L. COHEN, AIA
Secretary

February 24, 2006

The Honorable Carlton D. Henley, Chairman
Seminole County Board of County Commissioners
1101 East First Street
Sanford, Florida 32771-1468

Dear Chairman Henley:

The Department has completed its review of the proposed Comprehensive Plan Amendment for Seminole County (DCA 06-WA1), which was received on December 22, 2005. Based on Chapter 163, F.S., we have prepared the attached report, which outlines our findings concerning the amendment. It is particularly important that the County address the "objections" set forth in our review report so that these issues can be successfully resolved prior to adoption. We have also included a copy of local, regional and state agency comments for your consideration. Within the next 60 days, the County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, our report outlines procedures for final adoption and transmittal.

The County is to be commended for its pursuit of the implementation of the Wekiva Parkway and Protection Act. The Department looks forward to continuing to work with Seminole County to complete the implementation of this legislation that will further enhance the quality of life in Seminole County.

The County's proposed Amendment 06-WA1 consists of text amendments to the Drainage Element, Sanitary Sewer Element, and Transportation Element to address the requirements of the Wekiva Parkway and Protection Act for local governments within the Wekiva Study Area. In order to assist the County as it moves towards the adoption of the amendment, the Department has identified specific issues that should be addressed regarding the lack of data and analysis, plan policies that need to be revised, and coordination of capital facility projects with the Capital Improvements Element. Regarding the Sanitary Sewer Element, the Department understands that the County is working to prepare the "Reiss Plan," which is intended to address some of the wastewater facility plan requirements of the Wekiva Act that are not addressed by the County's master wastewater facilities plan that was updated in 2003. Regarding capital facilities for wastewater and stormwater, it is important that Amendment 06-WA1 address whether any capital facilities projects should be added to the Five-Year Schedule of Capital Improvements and amend the Five-Year Schedule as needed to include financially feasible projects. Although the County recently completed the annual update to the Capital

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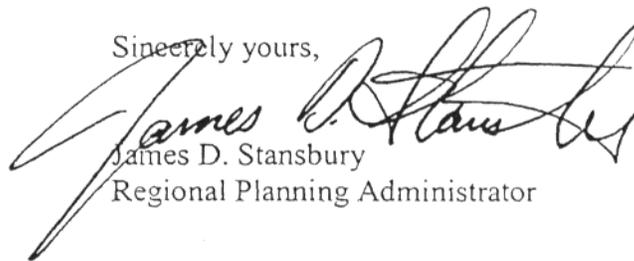
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The Honorable Carlton D. Henley
February 24, 2006
Page Two

Improvements Element, it is not clear from Amendment 06-WSA1 whether additional revisions are needed to the Element to implement the wastewater facilities plan and the master stormwater management plan requirements of the Wekiva Parkway and Protection Act.

If you, or your staff, have any questions or if we may be of further assistance as you formulate your response to this Report, please contact Scott Rogers, Principal Planner, at (850) 922-1809.

Sincerely yours,



James D. Stansbury
Regional Planning Administrator

JS/sr

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. Don Fisher, Director, Planning and Development Services, Seminole County
Mr. Jeff Jones, Acting Director, East Central Florida Regional Planning Council

TRANSMITTAL PROCEDURES

The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within ten working days of the date of adoption, the County must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendment;
- A copy of the adoption ordinance;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to Mr. Jeff Jones, Acting Director of the East Central Florida Regional Planning Council.

Please be advised that the Florida legislature amended Section 163.3184(8)(b), F.S., requiring the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by the law to furnish to the Department the names and addresses of the citizens requesting this information. This list is to be submitted at the time of transmittal of the adopted plan amendment (a sample Information Sheet is attached for your use).

DEPARTMENT OF COMMUNITY AFFAIRS
OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR
SEMINOLE COUNTY
AMENDMENT 06-WSA1

February 24, 2006
Division of Community Planning
Bureau of Local Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

**OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR
SEMINOLE COUNTY
AMENDMENT 06-WSA1**

I. CONSISTENCY WITH CHAPTER 163, PART II, F.S., RULE 9J-5, F.A.C., and SECTIONS 369.319, 369.320, and 369.321, F.S.

The County's proposed Amendment 06-WSA1 consists of text amendments to the Drainage Element, Sanitary Sewer Element, and Transportation Element to address a portion of the requirements of the Wekiva Parkway and Protection Act for local governments within the Wekiva Study Area. The proposed amendments are intended to address the requirements of the Act regarding a stormwater management plan, wastewater facilities plan, and transportation. The Department raises the following objections and comment to proposed Amendment 06-WSA1:

A. Stormwater Management Plan Amendment

1. Objection: The Amendment 06-WSA1 does not amend the Comprehensive Plan, supported by appropriate data and analysis, to adequately include a master stormwater management plan, consistent with the requirements of the Wekiva Parkway and Protection Act. The County is relying on the St. Johns River Water Management District's Wekiva Study Area regional Master Stormwater Management Plan (CDM Plan) to meet the requirements of the Wekiva Act for a Master Stormwater Management Plan. However, the CDM Plan (and thus the proposed amendment) alone does not address the requirements of the Wekiva Act regarding the need to: (1) evaluate the feasibility of stormwater reuse; and (2) identify a funding source, such as a stormwater utility fee, to fund implementation of the plan and maintenance of stormwater facilities. The County's master stormwater management plan should include the CDM Plan as well as a supplemental plan that addresses the requirements of the Wekiva Parkway and Protection Act that are not addressed by the CDM Plan. The Comprehensive Plan Drainage Element data and analysis has not been revised to identify the stormwater projects, programs, and activities recommended by the master stormwater management plan. The amendment does not include Comprehensive Plan policies to implement the master stormwater management plan addressing the following: (1) establish a funding source for implementation of the stormwater plan and maintenance of stormwater facilities; (2) include requirements for inspection and maintenance of stormwater facilities; (3) establish a water reuse and irrigation program that allows for reuse of stormwater on a site basis for development over a size threshold to be determined by the County or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage; and (4) a date to amend the Capital Improvements Element and a date(s) to begin implementing the stormwater capital improvement projects, programs, and activities. Drainage Element Policy 4.5 contains the vague word "consider" which does not establish meaningful and predictable guidelines requiring the County to implement recommendations for capital improvement projects/programs from the "Wekiva Parkway and Protection Act Master Stormwater Management Plan Support, Final Report" (CDM Plan). In addition, Drainage Element Policy 4.5 does not address the County implementing recommendations for capital

improvements projects/programs that may be recommended from any supplemental plan that will be prepared to address the master stormwater management plan-items (required by the Wekiva Parkway and Protection Act) that are not covered by the CDM Plan. The amendment does not amend the Capital Improvements Element regarding the following: (1) revise the data and analysis to identify the capital facilities projects to begin implementing the master stormwater management plan; and (2) revise the Five Year Schedule of Capital Improvements to include financially feasible capital facilities projects to implement the master stormwater management plan.

[Rules 9J-5.005(2, 5, and 6); 9J-5.006(1, 2, and 3); 9J-5.011(1 and 2); and 9J-5.013(1, 2, and 3); 9J-5.015(1, 2, and 3); 9J-5.016(1, 2, 3, and 4), F.A.C.; and Sections 163.3177(6)(a, c, d, e, and h); 163.3177(2, 3, 6, 8, and 10); 369.319; and 369.321, F.S.]

Recommendation: Revise the amendment to include a master stormwater management plan that includes the CDM Plan and that includes a supplement to the CDM Plan. The supplement should address the following: (1) evaluate the feasibility of stormwater reuse; and (2) identify a funding source, such as a stormwater utility fee, to fund implementation of the plan and maintenance of stormwater facilities. Revise the Comprehensive Plan Drainage Element data and analysis to identify the stormwater projects, programs, and activities recommended by the master stormwater management plan. Revise the Comprehensive Plan to include plan policies addressing the following: (1) establish a funding source for implementation of the stormwater plan and maintenance of stormwater facilities; (2) include requirements for inspection and maintenance of stormwater facilities; (3) establish a water reuse and irrigation program that allows for reuse of stormwater on a site basis for development over a size threshold to be determined by the County or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage; and (4) a date to amend the Capital Improvements Element and a date(s) to begin implementing the stormwater capital improvement projects, programs, and activities. Revise Policy 4.5 to eliminate the vague wording “consider” and to establish guidelines requiring the County to implement recommendations for capital improvement projects/programs from the master stormwater management plan (CDM Plan and supplemental plan). Revise the Capital Improvements Element data and analysis to identify the stormwater capital facilities projects recommended in the master stormwater management plan, and revise the Capital Improvements Element to include a financially feasible Five-Year Schedule of Capital Improvements which includes the stormwater projects that are needed for the five year period.

B. Wastewater Facilities Plan Amendment

1. Objection: The Amendment 06-WSA1 does not amend the Comprehensive Plan, supported by appropriate data and analysis, to include a wastewater facilities plan, consistent with the requirements of the Wekiva Parkway and Protection Act. The County has prepared a master wastewater facilities plan that was updated in 2003 (Master Plan Update Water, Wastewater, and Reclaimed Water, Final Report, August 2003) that addresses some but not all of the data analysis requirements of the Wekiva Parkway and Protection Act to prepare a wastewater facilities plan. The Master Plan Update 2003 does not does not meet the requirements of the Wekiva Parkway

and Protection Act regarding: (1) evaluation of the location of areas within the Wekiva Study Area for potential connection to central wastewater systems based on the definition of available in Section 381.0065(2)(a), Florida Statutes; and (2) a timing and funding schedule for areas to connect to central wastewater systems. The County is preparing (but has not yet completed and included in the amendment package) a supplemental plan ("Reiss Plan"), which is intended to address the master wastewater facilities plan requirements that are not addressed by the Master Plan Update 2003. The Comprehensive Plan Sanitary Sewer Element data and analysis has not been revised to identify the sanitary sewer projects, programs, and activities to implement the Wekiva Act requirements regarding: (1) evaluation of the location of areas within the Wekiva Study Area for potential connection to central wastewater systems based on the definition of available in Section 381.0065(2)(a), Florida Statutes; and (2) a timing and funding schedule for areas to connect to central wastewater systems.

The amendment does not include Comprehensive Plan policies to implement the wastewater facilities plan requirements addressing the following: (1) the identification of five year and long term areas planned for central wastewater facilities with reference to a map (showing these areas) incorporated by reference into the adopted portion of the Comprehensive Plan; (2) within the five year delineated area, the requirements for mandatory hookup to central wastewater facilities and the requirements (allow/prohibit septic tank use; design and treatment standards) for septic systems; (3) outside the five year area but within the long term area, the requirements for mandatory hookup to central wastewater facilities and the requirements (allow/prohibit septic tank use; design and treatment standards) for septic systems. In addition, the Comprehensive Plan policies do not address the following: (1) guidelines addressing the phase-out of existing on-site septic tank systems where central facilities are available; and (2) guidelines establishing a water reuse program that allows for reuse of reclaimed water on a site-by-site basis for development over a size threshold to be determined by the County or on a jurisdiction-wide basis to minimize pumpage of groundwater for nonpotable usage.

Policy 2.75 contains the vague word "consider" which does not establish meaningful and predictable guidelines requiring the County to implement recommendations for capital improvement projects/programs from the wastewater facilities plan (including the Master Plan Update 2003 and any supplemental plans that appropriately address the requirements of the Wekiva Parkway and Protection Act).

The amendment does not revise the Capital Improvements Element regarding the following: (1) revise the data and analysis to identify the capital facilities projects to implement the wastewater facilities plan or include data and analysis demonstrating that no additional capital facilities projects are needed; and (2) revise the Five Year Schedule of Capital Improvements to include financially feasible capital facilities projects to implement the wastewater facilities plan or include data and analysis demonstrating that no additional capital facilities projects are needed.

[Rules 9J-5.005(2, 5, and 6); 9J-5.006(1, 2, and 3); 9J-5.011(1 and 2); and 9J-5.013(1, 2, and 3); 9J-5.015(1, 2, and 3); 9J-5.016(1, 2, 3, and 4), F.A.C.; and Sections 163.3177(6)(a, c, d, e, and h); 163.3177(2, 3, 6, 8, and 10); 369.320; and 369.321, F.S.]

Recommendation: Revise the amendment to include the wastewater facilities plan as supporting data and analysis and demonstrate that the wastewater facilities plan meets the

requirements of the Wekiva Parkway and Protection Act. Revise the data and analysis of the Comprehensive Plan Sanitary Sewer Element and Capital Improvements Element to include the capital improvement projects recommended by the wastewater facilities plan. Revise the amendment to include a financially feasible Capital Improvements Element Five-Year Schedule of Capital Improvements which includes the wastewater improvement projects recommended by the wastewater facilities plan and coordinated with the Sanitary Sewer Element. Include Comprehensive Plan policies to appropriately address the wastewater facilities requirements of the Wekiva Parkway and Protection Act.

C. Transportation Element Amendment

1. Comment: The proposed Transportation Element Policy 14.25 should be revised to include a reference to protection of the most effective recharge areas, karst areas, and sensitive natural habitats. The County should amend the Comprehensive Plan to depict the Wekiva Parkway Corridor and roadway alignment in Seminole County once the precise corridor and alignment are known.

II. CONSISTENCY WITH STATE COMPREHENSIVE PLAN

Objection: The proposed Comprehensive Plan Amendment 06-WSA1 is not consistent with and does not further the following provisions of the State Comprehensive Plan (Chapter 187, Florida Statutes) for the reasons noted in the objections raised above in Section I:

- (a) Goal 7.a (Water Resources); Policies 7.b.1, 7.b.9, and 7.b.10;
- (b) Goal 17.a (Public Facilities); Policy 17.b.1; and
- (c) Goal 25.a (Plan Implementation); Policy 25.b.7.

Recommendation: Revise the plan amendment as recommended for the objections raised above.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; AMENDING DEFINITIONS; REQUIRING RECLAIMED WATER SYSTEM CONNECTIONS; PROVIDING CONSTRUCTION AND DESIGN STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners ("Board") has evaluated the provisions of Seminole County's land development regulations relative to its reclaimed water program and determined that certain codes must be amended to improve management of reclaimed water; and

WHEREAS, requirements of the St. Johns River Water Management District and demands created by a rapidly increasing population have created the need for additional potable water conservation measures in Seminole County; and

WHEREAS, the best use for potable water resources is human consumption and therefore use of potable water for irrigation should be minimized to preserve water for human consumption; and

WHEREAS, the use of reclaimed water for irrigation uses is a water conservation tool which preserves potable water resources; and

WHEREAS, the Board desires to outline County management and enforcement responsibilities regarding use of reclaimed water; and

WHEREAS, the provisions of this Ordinance are consistent with the provisions of the Seminole County Comprehensive Plan; and

WHEREAS, a Private Property Rights Analysis relating to this Ordinance has been prepared and made available for public review; and

WHEREAS, an Economic Impact Statement relating to this Ordinance has been prepared and made available for public review,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Definitions. Section 2.3 of the Land Development Code of Seminole County Code is hereby amended to read as follows:

Dry line: A pipe installed underground for the purpose of transporting water but which is not connected to a water system.

Reuse or Reclaimed Water: Wastewater treated beyond the normal effluent treatment requirements allowing for use in commercial, residential and agricultural business and landscape irrigation.

Reuse Water System or Reclaimed Water System: Any plant, well, pipe, tank, reservoir, facility, property or any combination thereof, which is used for or has capacity for use as a mechanism for obtaining and supplying reclaimed water.

Site: The location of any development.

Section 2. Section 30.1234, Land Development Code of Seminole County, is hereby created to read as follows:

Section 30.1234. Reclaimed Water Systems.

(a) Requirements.

(1) A reclaimed water system shall be installed concurrently with any development for which a central potable water system is required to be installed and which is subject to the requirements of Chapter 35 or Chapter 40 of this Code if a reclaimed water supply of adequate capacity is available within 1,250 feet of the closest point of the site and a connection can be made between the site and the reclaimed water supply through existing easements or rights-of-way.

(2) In the event that an adequate reclaimed water supply is not currently available as defined above, a reclaimed water system consisting of dry lines shall be installed if the utility provider to the site has adopted a reclaimed water master plan which provides that reclaimed water will be made available to the site within ten (10) years of the date of application for development approval.

(b) Design and installation.

Design and installation of a reclaimed water system shall be done in accordance with Florida Administrative Code Chapter 62-610, "Reuse of Reclaimed Water and Land Application," and Appendix F of this Code, "Water and Sewer Standards." In the

event of a conflict between the Florida Administrative Code Chapter 62-610 and Appendix F of this Code, the Florida Administrative Code shall govern.

(c) Exemptions.

The requirements of this Section shall not apply to any development for which an application for site plan review, or an application for final engineering review in association with a final plat, in regard to the subject development was submitted to the Planning and Development Department of Seminole County prior to July 14, 2003.

Section 3. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Land Development Code of Seminole County, Florida and that the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; providing, however, that Sections 3, 4 and 5 shall not be codified.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given

effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

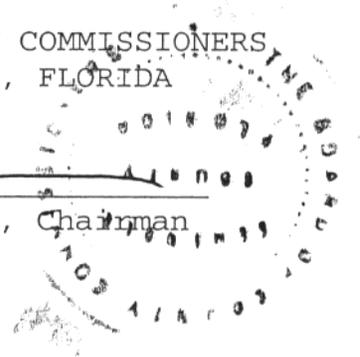
Section 5. Effective date. This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

ENACTED this 12th day of August, 2003.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA



Daryl G. McLain, Chairman



KC/gn

4/11/03 5/22/03 8/14/03

P:\Users\CAKC01\MYDOCS\ORD\Reclaimed Water.doc

Email from Jana Williams



Jana.Williams@dca.state.fl.us

S

10/21/2004 04:21 PM

To: TMatthews@seminolecountyfl.gov

cc Marina.Pennington@dca.state.fl.us

bcc

Subject Re: Fw: Wekiva/Wastewater facilities requirements

History

This message has been forwarded

Tony:

I'm still waiting for an official response for your first question and I apologize for the delay. In regards to your second question, it appears that the County's wastewater master plan is consistent with the Wekiva Act with exception to the septic tank phase-out program requirement. I will contact you know as soon as I have a more comprehensive answer to your questions.

Sincerely,

Jana Z. Williams, Senior Planner
Office of Comprehensive Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
PH: (850) 922-1827
FAX: (850) 488-3309

TMatthews@seminolec
ountyfl.gov

Jana.Williams@dca.state.fl.us

To:

cc:

Subject: Fw:

10/20/2004 03:46 PM

Wekiva/Wastewater facilities requirements

Exhibit Q

ADOPTION ORDINANCE

See following page

AN ORDINANCE AMENDING THE VISION 2020 SEMINOLE COUNTY COMPREHENSIVE PLAN; AMENDING THE TEXT OF THE DRAINAGE, SANITARY SEWER, AND TRANSPORTATION ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (hereinafter referred to as the "Board") enacted Ordinance Number 91-13, adopting the 1991 Seminole County Comprehensive Plan, which was subsequently amended in accordance with State law; and

WHEREAS, the Board enacted Ordinance Number 2001-21, which renamed the 1991 Seminole County Comprehensive Plan to the "Vision 2020 Seminole County Comprehensive Plan" (hereinafter referred to as the "Plan"); and

WHEREAS, the Board has followed the procedures set forth in Sections 163.3184 and 163.3187, Florida Statutes, in order to further amend certain provisions of the Plan as set forth herein relating to Large Scale Plan Amendments; and

WHEREAS, the Board has substantially complied with the procedures set forth in the Implementation Element of the Plan regarding public participation; and

WHEREAS, the Seminole County Land Planning Agency held a public hearing with all required public notice for the purpose of providing recommendations to the Board of County

Commissioners with regard to the Plan amendments set forth herein; and

WHEREAS, the Board held public hearings with all required public notice for the purposes of hearing and considering the recommendations and comments of the general public, the Land Planning Agency, other public agencies, and other jurisdictions prior to final action on the Plan amendments set forth herein; and

WHEREAS, the Board hereby finds that the Plan, as amended by this Ordinance, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes, and the State Comprehensive Plan, and the Strategic Regional Policy Plan of the East Central Florida Regional Planning Council; and

WHEREAS, the Plan amendments set forth herein have been reviewed by all required State agencies and the Objectives, Recommendations and Comments Report prepared by the Department of Community Affairs has been considered by the Board; and

WHEREAS, a private property rights analysis has been prepared and made available for public review for each applicable amendment enacted by this Ordinance and in accordance with the requirements of the Seminole County Comprehensive Plan; and

WHEREAS, the Seminole County Home Rule Charter requires that an Economic Impact Statement be prepared to address the potential fiscal impacts and economic costs of each text amendment enacted by this Ordinance upon the public and taxpayers of Seminole County and such Economic Impact Statement has been prepared and has been made available for public review and copying prior to the enactment of this Ordinance in accordance with the provisions of the Seminole County Home Rule Charter,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Legislative Findings. The above recitals are true and correct in form and include legislative findings, which are a material part of this Ordinance.

Section 2. Text Amendment. The text of the Plan is hereby amended as set forth in Exhibits A and B (attached hereto and incorporated herein by this reference) as noted in the following table:

Ord. Exh.	Name	Amendment Number	Amended Elements	LPA Hearing Date	BCC Hearing Dates
A	Stormwater requirement of the Wekiva Parkway and Protection Act	06EX.TXT02.01 (DRG TXT) 06EX.TXT02.02 (DRG TXT) 06EX.TXT02.03 (DRG TXT)	Drainage	12/7/05	12/20/05 6/13/06
	Transportation requirement of the Wekiva Parkway and Protection Act	06EX.TXT02.08 (TRA TXT) 06EX.TXT02.09 (TRA TXT)	Transportation	12/7/05	12/20/05 6/13/06
B	Wastewater requirement of the Wekiva Parkway and Protection Act	06EX.TXT02.04 (TRA TXT) 06EX.TXT02.05 (TRA TXT) 06EX.TXT02.06 (TRA TXT) 06EX.TXT02.07 (TRA TXT)	Wastewater	12/7/05	12/20/05 6/13/06

Section 3. Severability.

(a) The enactment of this Ordinance includes nine (9) text amendments.

(b) If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. Exclusion from County Code/Codification.

(a) It is the intent of this Board that the provisions of this Ordinance shall not be codified into the Seminole County Code, but that the Code codifier shall have liberal authority to codify this Ordinance as a separate document or as part of or as a volume of the Land Development Code of Seminole County in accordance with prior directions given to the said Code codifier.

(b) The Code codifier is hereby granted broad and liberal authority to codify and edit the provisions of the Seminole County Comprehensive Plan, as amended.

Section 5. Effective Date.

(a) A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with State law.

(b) This Ordinance shall take effect upon filing a copy of this Ordinance with the Florida Department of State by the Clerk of the Board of County Commissioners; provided, however, that the effective date of the Plan amendments set forth herein shall be twenty-one (21) days after the Florida Department of Community Affairs' publication of a notice of intent to find the Plan amendments in compliance if no affected party challenges the Plan amendments, or, if an affected party challenges the Plan amendments, when a final order is issued by the Florida

Department of Community Affairs or the Administration Commission determining that the amendments are in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders or development permits, if dependent upon an amendment, may be issued or commence before an amendment has become effective. If a final order of noncompliance is issued by the Administration Commission adopting a resolution affirming its effective status, a copy of which resolution shall be provided to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 by the Clerk of the Board of County Commissioners.

ENACTED this 13th day of June 2006.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____

CARLTON D. HENLEY, Chairman

Exhibit A

DRAINAGE ELEMENT

Policy DRG 2.9 Wekiva Study Area Land Development Regulations

By January 1, 2007, the County shall amend the Land Development Code to enact land development regulations, as necessary, to comply with the master stormwater management plan and land development regulations provisions of the Wekiva Parkway and Protection Act, Sections 369.319 and 369.321(6), Florida Statutes. Land development regulations shall implement Plan policies regarding stormwater management systems within the Wekiva Study Area. (06EX.TXT02.01)

Policy DRG 4.5 Wekiva Study Area Capital Improvements

The County shall implement the provisions of the Wekiva Parkway and Protection Act, Sections 369.319, and 369.321(2), Florida Statutes, by application of the following strategies:

A. Beginning in Fiscal Year 2006-2007, the County shall prioritize, in conjunction with overall County stormwater management efforts, the projects, programs, and activities applicable to Seminole County identified in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan").

B. The County shall base funding of any project, program, or activity from the CDM Plan on the following criteria:

1. Financial feasibility
2. Flood severity
3. Recharge potential
4. Ease of maintenance
5. Public benefit
6. Permittability
7. Construction cost
8. Water quality retrofit need
9. Potential pollutant load reduction

C. Projects, programs, or activities identified in the CDM Plan that meet the above criteria and are incorporated into the Capital Improvements Element, shall be identified as five (5) year capital improvements.

D. The County shall investigate, with each Evaluation and Appraisal Report cycle, Best Management Practices and available technology for stormwater reuse, and shall evaluate the possibility of establishing a stormwater reuse program for the Wekiva Study Area. The County shall incorporate any adopted stormwater reuse program into the Land Development Code.

E. The County shall continue to fund stormwater projects, programs, and activities, including operations and maintenance. Funding sources may include the Transportation/General Fund or other identified sources. (06EX.TXT02.02)

Drafter's Note: The CDM Plan does not evaluate the requirement for establishing stormwater reuse programs at the local level. The County continues to enforce existing Comprehensive Plan policies and land development regulations regarding protection of surface water and groundwater.

Policy DRG 6.3 Wekiva Study Area Stormwater Management

The County shall address the master stormwater management plan provision of the Wekiva Parkway and Protection Act, Section 369.319, Florida Statutes, to assist in alleviating problems related to surface water conveyance and quality, and in improving the quality and quantity of groundwater discharging into the springs within the Wekiva Study Area, by application of, but not limited to, the following strategies:

- A. Implementation of the projects, programs, and activities applicable to Seminole County, contained in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan"); and
- B. Implementation of Best Management Practices (BMPs), including, but not limited to, applicable BMPs recommended in "Protecting Florida's Springs – Land Use Planning Strategies and Best Management Practices", Florida Department of Community Affairs and Florida Department of Environmental Protection, 2002, and from the Model Goals, Objectives, and Policies, Wekiva Study Area, published by the Department of Community Affairs (April 2006). The County shall adopt BMPs into the Land Development Code by January 1, 2007. (06EX.TXT02.03)

Drafter's Note: To address the Act's requirement for development of a master stormwater management plan, and to design a plan in the most cost effective, efficient, and non-piecemeal manner, 14 of the 15 local governments in the Wekiva Study Area (excluding the City of Maitland) collaborated in the creation of a regional stormwater master plan. The consulting firm of Camp Dresser and McKee has developed this regional plan with oversight provided by the St. Johns River Water Management District (SJRWMD), with input from each stakeholder government. The plan, known as the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005 (the "CDM Plan") identifies stormwater issues within the Wekiva Study Area and provides recommendations to address the issues in context of compliance with the provisions of the Act. The County incorporates the CDM Plan into appropriate documents by reference.

The SJRWMD is also proposing rules, due for completion in 2006, as required by the Act to address stormwater issues in the Wekiva Study Area.

TRANSPORTATION ELEMENT

Policy TRA 14.25 Wekiva Parkway

The County shall coordinate with the Florida Department of Transportation, the Orlando/Orange County Expressway Authority, and Florida's Turnpike Enterprise regarding construction of the Wekiva Parkway within Seminole County, as authorized by Section 369.317(5), Florida Statutes. Coordination efforts will ensure that design and construction of the Parkway and related transportation improvements occur in a cost effective and environmentally sensitive manner that will:

- A. Avoid or minimize negative impacts from the Wekiva Parkway to existing neighborhoods, wildlife corridors, natural areas, existing vegetation, parks, trails, most effective recharge areas, karst features, sensitive natural habitats, and public lands;
- B. Provide access to properties adjacent to the Wekiva Parkway through appropriate frontage roads integrated into the Parkway design to ensure safe and efficient traffic flow; and
- C. Ensure development of the Wekiva Parkway is consistent with the applicable requirements and provisions of the State Road 46 Scenic Corridor Overlay District and the State Road 46 Gateway Corridor Overlay Standards Zoning Classification. (06EX.TXT02.08)

Policy TRA 14.26 Wekiva Parkway Land Development Regulations

By January 1, 2007, the County shall enact land development regulations, as necessary and as authorized by Section 369.321(6), Florida Statutes, to implement Plan policies regarding the design and construction of the Wekiva Parkway within Seminole County. (06EX.TXT02.09)

Drafter's Note: The Seminole County Comprehensive Plan (Vision 2020 Plan) shall depict the Wekiva Parkway Corridor and roadway alignment in Seminole County, once adoption of the precise corridor and alignment are accomplished.

Exhibit B

Comprehensive Plan Policies for Continuation

SANITARY SEWER ELEMENT

Policy SAN 1.4 Wekiva Study Area Central Wastewater Treatment Systems

The County shall evaluate the potential of extending central wastewater systems to areas within the Wekiva Study Area where central wastewater systems are not readily available. This evaluation shall address the wastewater facility plan requirement of the Wekiva Parkway and Protection Act, Section 369.320(1), Florida Statutes, and shall include, but not be limited to:

1. Delineation of areas within the Seminole County Environmental Services Department central sewer service area, and within the Wekiva Study Area, for potential connection to central wastewater systems, consistent with the definition of “available” in Section 381.0065 (2)(a), Florida Statutes, and where central wastewater systems are not readily available; and
2. Creation of a timing and funding schedule for delineated areas to connect to central wastewater systems. (06EX.TXT02.04)

Drafter’s Note: To address the requirements of the wastewater facility plan provision of the Act, the County contracted with the consulting firm of Reiss Environmental to evaluate the requirements of Section 369.320(1), Florida Statutes, with particular emphasis on the requirement for development of a wastewater facility plan for utility service areas where central wastewater systems are not readily available. This evaluation, known as the “Wekiva Area Protection Legislation Evaluation”, November 2005 (the “Reiss Plan”), addresses the location of areas within the Wekiva Study Area for potential connection to central wastewater systems, consistent with the definition of “available” in Section 381.0065 (2)(a), Florida Statutes. The Reiss Plan also recommends a timing and funding schedule for areas to connect to central wastewater systems.

Policy SAN 1.5 Wekiva Study Area Onsite Wastewater Disposal Systems

The County shall support efforts by the Florida Department of Health to ensure that areas within the Wekiva Study Area that do not meet the definition of “available”, regarding the provision of central wastewater systems, as defined in Section 381.0065 (2)(a), Florida Statutes, are served with onsite wastewater disposal systems that:

1. Limit, to the maximum extent practicable, any adverse impacts to surface and groundwater resources;
2. Provide the highest level of wastewater treatment disposal standards;
3. Reflect economical installation and maintenance; and
4. Ensure proper monitoring for compliance with wastewater treatment disposal standards. (06EX.TXT02.05)

Policy SAN 2.7 Wekiva Study Area Capital Improvements

The County shall amend the Capital Improvements Element to comply with the wastewater facility plan and capital improvements element provisions of the Wekiva Parkway and Protection Act, Sections 369.320 and 369.321(2), Florida Statutes. The County shall consider implementing recommendations for capital improvement projects/programs from the "Wekiva Area Protection Legislation Evaluation", November 2005 (the "Reiss Plan"). (06EX.TXT02.06)

Policy SAN 2.8 Wekiva Study Area Land Development Regulations

By January 1, 2007, the County shall amend the Land Development Code to enact land development regulations, as necessary, to comply with the wastewater facility plan and land development regulations provisions of the Wekiva Parkway and Protection Act, Sections 369.320 and 369.321(6), Florida Statutes. Land development regulations shall implement Plan policies regarding areas within the Wekiva Study Area for potential connection to central wastewater_systems. (06EX.TXT02.07)

Exhibit R

Seminole County PRIVATE PROPERTY RIGHTS ANALYSIS Wekiva Parkway and Protection Act (in part)

Date:	6/13/06	Department/Division:	Planning and Development- Planning Division
Contact:	Tony Matthews	Phone:	407-665-7936
Action:	Transmit to the Department of Community Affairs for a finding of compliance/noncompliance, the proposed text amendments to the Drainage, and Transportation Elements of the Seminole County Comprehensive Plan to implement the requirements of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes) with staff findings.		
Topic:	Text amendments to the Drainage, and Transportation Elements of the Seminole County Comprehensive Plan to implement the requirements of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes).		

Describe Project/Proposal

The County is proposing to amend the Seminole County Comprehensive Plan by creating new policies to the Drainage, and Transportation Elements to implement the requirements of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes).

In 2004, the Florida Legislature passed the "Wekiva Parkway and Protection Act" (Part III, Chapter 369, Florida Statutes) for the broad purpose of: (a) protecting surface and groundwater resources through a variety of land use strategies; (b) promoting the continuity of effective and innovative planning and development activities; and (c) authorizing development of the Wekiva Parkway, all occurring within the statutorily defined "Wekiva Study Area" (Section 369.316, Florida Statutes). The Wekiva Parkway and Protection Act (the "Act") requires the affected local governments to make changes to their comprehensive plans. The County's proposed text amendments satisfy the requirements of the Act.

Stormwater

Section 369.319 of the Act requires local governments to develop a master stormwater management plan and associated implementing comprehensive plan policies and land development regulations, as necessary. The Act identifies 10 components of the master stormwater management plan designed to ensure protection of surface water and groundwater resources in the Wekiva Study Area.

Transportation

Section 369.317(1) of the Act describes the proposed Wekiva Parkway as: "any limited access highway or expressway constructed between State Road 429 (*in Orange County*) and Interstate 4..." (parentheses added). An essential component of the proposed Parkway is to: (a) meet regional transportation needs to provide regional connectivity, improve safety, accommodate projected population and economic growth; and (b) satisfy critical transportation requirements caused by increased traffic volume growth and travel demands.

Section 369.321(1) of the Act further states, in part, that: "Local governments within which the Wekiva Parkway is planned shall amend their local government comprehensive plan to include the Wekiva Parkway".

Estimated Economic Impact on Individuals, Businesses, or Government

Impacts to individuals and businesses may result from complying with these proposed amendments and any related land development regulations. For example, compliance with best management practices for stormwater management, protection of natural resources, and transportation improvements related to the future Wekiva Parkway. The greatest potential impact from these policies will be borne by Seminole County in dedicating funding for improvements identified in the "Wekiva Parkway and Protection Act, Master Stormwater Management Plan Support, Final Report", November 2005, prepared to address the stormwater requirements of the Act.

Note:

Existing development rights with respect to the type of permitted and conditional uses, based on the assigned future land use designations and zoning classifications for properties within the Wekiva Study Area are ensured through the several goals, objectives, and policies of the Seminole County Comprehensive Plan (Vision 2020 Plan), and the applicable regulations within the Land Development Code of Seminole County.

Seminole County recognizes that it has the responsibility and duty to both insure that public facilities are available concurrent with the impacts of development and to protect private property rights, which have vested in owners of parcels of real property.

Objective FLU 12 Private Property Rights Act, of the Seminole County Comprehensive Plan (Vision 2020 Plan) states: "The County shall fully implement the provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act (Section 1, Chapter 95-181, Laws of Florida). Each staff recommendation relative to any land use decision shall consider the provisions of that Act and other general principles of law relating to the appropriate regulation of land without said regulation resulting in the taking of private property rights."

Anticipated New, Increased or Decreased Revenues

These amendments may affect revenues relating to the cost to local government in implementing new policies and revenues generated from business and/or individuals to comply with new policies.

Method Used in Determining Analysis

The method of analysis involved the potential impacts from adopting the proposed amendments to the Seminole County Comprehensive Plan (Vision 2020 Plan) and professional expertise.

Citation

Seminole County Comprehensive Plan (Vision 2020 Plan).

See proposed amendments to Vision 2020 Plan (Amendments 06EX.TXT02.01; 06EX.TXT02.02; 06EX.TXT02.03; 06EX.TXT02.08; and 06EX.TXT02.09).

Exhibit S

Seminole County ECONOMIC IMPACT STATEMENT Wekiva Parkway and Protection Act (in part)

Date:	6/13/06	Department/Division:	Planning and Development- Planning Division
Contact:	Tony Matthews	Phone:	407-665-7936
Action:	Transmit to the Department of Community Affairs for a finding of compliance/noncompliance, the proposed text amendments to the Drainage, and Transportation Elements of the Seminole County Comprehensive Plan to implement the requirements of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes) with staff findings.		
Topic:	Text amendments to the Drainage, and Transportation Elements of the Seminole County Comprehensive Plan to implement the requirements of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes).		

Describe Project/Proposal

The County is proposing to amend the Seminole County Comprehensive Plan by creating new policies to the Drainage, and Transportation Elements to implement the requirements of the Wekiva Parkway and Protection Act (Part III, Chapter 369, Florida Statutes).

In 2004, the Florida Legislature passed the "Wekiva Parkway and Protection Act" (Part III, Chapter 369, Florida Statutes) for the broad purpose of: (a) protecting surface and groundwater resources through a variety of land use strategies; (b) promoting the continuity of effective and innovative planning and development activities; and (c) authorizing development of the Wekiva Parkway, all occurring within the statutorily defined "Wekiva Study Area" (Section 369.316, Florida Statutes). The Wekiva Parkway and Protection Act (the "Act") requires the affected local governments to make changes to their comprehensive plans. The County's proposed text amendments satisfy the requirements of the Act.

Stormwater

Section 369.319 of the Act requires local governments to develop a master stormwater management plan and associated implementing comprehensive plan policies and land development regulations, as necessary. The Act identifies 10 components of the master stormwater management plan designed to ensure protection of surface water and groundwater resources in the Wekiva Study Area.

Transportation

Section 369.317(1) of the Act describes the proposed Wekiva Parkway as: "any limited access highway or expressway constructed between State Road 429 (*in Orange County*) and Interstate 4..." (parentheses added). An essential component of the proposed Parkway is to: (a) meet regional transportation needs to provide regional connectivity, improve safety, accommodate projected population and economic growth; and (b) satisfy critical transportation requirements caused by increased traffic volume growth and travel demands.

Section 369.321(1) of the Act further states, in part, that: "Local governments within which the Wekiva Parkway is planned shall amend their local government comprehensive plan to include the Wekiva Parkway".

Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County

These amendments may affect expenditures relating to County implementation of new policies, and, for example, funding of stormwater management improvements, and transportation improvements related to the future Wekiva Parkway.

Describe the Direct Economic Impact of the Project/Proposal upon the Property Owners/Tax Payers/Citizens who are Expected to be Affected

Impacts to individuals may result from compliance with best management practices for stormwater management, protection of natural resources, and transportation improvements related to the future Wekiva Parkway.

Identify and Potential Indirect Economic Impacts, Positive or Negative, Which Might Occur as a Result of the Adoption of the Ordinance

Indirect economic impacts from these policies may occur in conjunction with future development of the Wekiva Parkway.

The subject comprehensive plan amendments will have no negative economic impacts.

Citation

Seminole County Home Rule Charter, and proposed amendments to Vision 2020 Plan (Amendments 06EX.TXT02.01; 06EX.TXT02.02; 06EX.TXT02.03; 06EX.TXT02.08; and 06EX.TXT02.09).