

COMMUNITY FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal U 4 Continue to support the provisions of safe and sanitary potable water, sewer treatment, drainage and solid waste disposal to current and future residents of the City and to protect the aquifer recharge function of the lakes and land in the City.

SANITARY SEWER OBJECTIVE

U 4.1 The City shall coordinate the extension and expansion of capacity for sewage treatment plant facilities with the Clay County Utility Authority to meet the needs of future development and existing uses within the City.

Policies

U 4.1.1 New development and redevelopment including residential uses not constructed on lots within a subdivision platted prior to 1991 shall be required to be served by central sewer.

U 4.1.2 Annually, representatives of the City and the Clay County Utility Authority (CCUA) shall meet to confirm the adequacy of the capacity of the wastewater treatment facilities that serve the City to meet the projected demand within the CCUA service area and coordinate the schedule of permits, construction projects, and facility expansion plans required to provide adequate capacity for the five year period.

U 4.1.3 The City will coordinate with the Clay County Utility Authority for the provisions of sanitary sewer service within the City by requesting review comments on development plans and amendments to its comprehensive plan. Comments received will be provided to the applicants with the requirement that issues raised by the CCUA to be addressed prior to development approval

SANITARY SEWER OBJECTIVE

U 4.2 The City will require connection to the central wastewater system for non-residential development and connection of existing residential development when service is available. A Health Department permit and inspection to install, modify or repair a septic tank on residential property within the City shall be required when central service is determined not to be available.

Policies

U 4.2.1 Connection to the central wastewater system will be required for existing residential platted lots when service is available as defined by Chapter 3181, Florida Statute:

“Available” (Chapter 318.0065(2)(a), F.S.) 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:

a. 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.

b. 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.

U 4.2.2 The City will continue to pursue grants with its partner, the CCUA, under the Small Community Wastewater Facility Grant program administered by the Department of Environmental Protection in order to provide central service to existing residential units in the City .

U 4.2.3 Septic tanks will not be permitted in the 100 year floodplain, except to serve residences located within subdivisions platted prior to 1991 and which meet Health Department permitting requirements.

U 4.2.4 Septic Tanks, when permitted for residential dwellings, will be limited to areas of suitable soil types and residential lot sizes shall, at a minimum, comply with applicable ~~current~~ state ~~or county~~ regulations.

U 4.2.5 The City shall report citizen complaints it receives related to septic tank malfunctions to the Health Department for investigation.

SOLID WASTE OBJECTIVE

U 4.3 Provide solid waste disposal services and secure adequate capacity for residents of the City by maintaining coordination through interlocal and contractual agreements with Clay County and a solid waste hauler.

Policies

U 4.32.1 Maintain coordination with Clay County such that the City’s solid waste disposal demand is reflected in demand projections utilized by the County to project required disposal capacity for the five year period and through the 2025 planning horizon.

U 4.3.2 The City shall maintain an interlocal agreement with Clay County to ensure the provision of adequate solid waste disposal capacity and to annually review the capacity of the Clay County landfill and update demand projections associated with development within the City.

U 4.3.3 The City will participate in the County’s recycling program to reduce the solid waste stream.

DRAINAGE OBJECTIVE

U 4.4 The City will require that development meet the adopted level of service standards for water quality and quantity (drainage) prior to approval of a final development order.

Policies

U 4.4.1 The City shall require development to meet the adopted drainage level of service standards, including on-site retention, water quality and positive outfall.

U 4.4.2 The City shall require all new development which is not exempt from the St Johns River Water Management District permitting requirements to comply with Surface Water Management System Environmental Resource Permit (Chapter 40C-4, F.A.C.) and Standard Environmental Resource Permit (Chapter 40C-40, FAC).

FLOODPLAIN OBJECTIVE

U 4.5 The City shall manage and regulate development within the 100 year floodplain through its floodplain management ordinance to insure that flood-carrying and flood storage capacity are maintained.

Policies

U 4.5.1 The City shall use the latest version of the Flood Insurance Rate Maps provided by FEMA to determine the location of areas of special flood hazard (100-year floodplain).

U 4.5.2 The City shall provide specifications for regulating development and land use activities within the 100 year floodplain:

Residential and non-residential development and land use activities shall be allowed in areas of special flood hazard unless otherwise prohibited and are subject to the following requirements:

1. Residential structures in all areas of special flood hazard must be elevated one (1) foot above the base flood elevation.
2. Non-residential structures in all areas of special flood hazard must either be elevated one (1) foot above the base flood elevation or flood-proofed as certified by a registered professional engineer or architect.
3. New construction, fill, and other improvements are prohibited in the floodway unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels of the base flood discharge.
4. No hazardous waste shall be generated, stored, or disposed of within the 100-year floodplain.

The following non-residential uses shall be prohibited in areas of special flood hazard:

1. Land uses requiring the storage, disposal, generation, or use of hazardous waste.
2. Underground storage of toxic materials
3. Auto salvage yards
4. Junkyards

POTABLE WATER OBJECTIVE

U 4.6.5 The City shall maintain an interlocal agreement with the Clay County Utility Authority to ensure that potable water supply and treatment available to the residents and businesses within the City and that there is continued coordination between the entities on the extension of facilities and increase of capacity.

Policies

- U 4.6.1 Annually, representatives of the City and the Clay County Utility Authority (CCUA) shall meet to confirm the adequacy of the capacity of the water treatment facilities and authorized water withdrawals under the CCUA's Consumptive Use Permit to meet the projected demand within the CCUA service area and discuss the schedule of permits, construction projects, and ~~any~~ facility expansion plans required to provide adequate capacity or withdrawals for the five year period.
- U 4.6.2 All development and redevelopment shall be required to connect to the centralized water system of the Clay County Utility Authority.
- U 4.6.3 The City will require new construction and specified reconstruction to incorporate water saving devices in order to minimize water consumption within structures.
- U 4.6.4 The City shall limit development and redevelopment within a 500 foot radius of existing wellfields for potable water supply wells. Within the wellhead protection zone, all uses and activities shall comply with the Wellhead Protection Rule 62-521, F.A.C.:
- a. domestic wastewater treatment facilities shall be prohibited.
 - b. unlined reclaimed water storage systems are permitted, subject to permitting under Part III of Chapter 62-610, F.A.C.
 - c. domestic wastewater residuals land application sites shall be prohibited.
 - d. new discharges to groundwater of industrial wastewater shall be prohibited unless otherwise allowed under Chapters 62-660,62-670, 62-671, and 62-673, F.A.C.
 - e. new Class I and Class III underground injection control wells are prohibited.
 - f. new Class IV underground injection control wells are prohibited except as permitted under Chapter 62-521.400.
 - g. solid waste disposal facilities are prohibited.
 - h. new generators of hazardous waste (excluding household hazardous waste) are prohibited unless evidence of compliance with secondary containment requirements of 40 C.F.R. Part 264 Subpart I is provided.
 - i. hazardous waste treatment, storage, disposal and transfer facilities requiring permits under Chapter 62-730, F.A.C. are prohibited.
 - j. aboveground and underground tankage of hazardous waste regulated under Chapter 62-730, F.A.C. is prohibited.
 - k. new aboveground storage tanks regulated under Chapter 62-762, F.A.C. are prohibited. Replacement or upgrading of an existing aboveground storage tank or addition of new aboveground tanks which

are regulated under Chapter 62-762, F.A.C. at a facility with other such aboveground tanks are permitted. Provided that the replacement or new tanks meet the applicable provisions of Chapter 62-762, F.A.C.

- l. Storage tanks which meet the auxiliary power provisions of subsection 62-555.320(6), F.A.C. for operation of a potable water well and storage tanks for substances used for the treatment of potable water are permitted.
- m. emergency equipment, including storage tanks, necessary to provide power to ensure a continuous supply on an emergency basis of public water supply, electrical power, sewer service, telephone service or other essential services that are of a public benefit are permitted.

U 4.6.5 ~~5-6~~ The City shall maintain information on water conservation measures in the City Hall available to City customers.

NATURAL GROUNDWATER AQUIFER RECHARGE OBJECTIVE

U 4.7 The City shall protect the function of natural groundwater recharge areas to ensure the continued supply of good quality potable water.

U 4.7.1 Areas shown by the SJRWMD to potentially contribute 8 inches or more per year of recharge to the Floridan Aquifer are designated as high recharge areas as shown on the Floridan Aquifer Recharge Map.

U 4.7.2 Areas designated by the SJRWMD as high recharge to the Floridan aquifer (8 inches or more per year) shall be protected from incompatible land uses to ensure adequate recharge rates and water quality maintenance.. The following restrictions shall apply:

- a. All development within the high recharge areas shall have maximum impervious surfaces of 30 percent of total lot area, provided that at least 25% of the site is dedicated to native and/or drought-resistant vegetation areas, and containment using concrete surfaces is provided for all areas where materials are stored and transferred.
- b. Direct discharge of stormwater, via sinkholes, drainage wells, etc., shall be prohibited.
- c. All development within the high recharge area shall be designed to have 100 percent retention of on-site runoff for a 25-year/24-hour storm.
- d. Performance standards shall be established in the land development regulations regarding storage, use, and handling of hazardous

substances and other uses that pose a risk of groundwater contamination. These shall include the requirement that storage of hazardous substances or hazardous waste shall be on or over an impervious surface sufficient to completely contain such substances in the event of a spill or leak.

- e. Certain uses shall be prohibited in high recharge areas, including but not limited to: mines, solid waste disposal facilities, concentrated animal feeding operations, auto salvage and junkyards, underground storage of hazardous substances and hazardous waste, phosphogypsum stacks, hazardous waste treatment, storage, disposal, and transfer facilities, and certain types of land application disposal projects and injection wells which shall be more specifically defined in the land development regulations. Detailed prohibitions along with any necessary exemptions shall be incorporated into the LDRs specific to the Aquifer Recharge Overlay Zone.
- f. Direct discharge of stormwater to groundwater, via sinkholes, drainage wells, etc., shall be prohibited.
- g. All new developments within the high recharge areas shall be designed to have 100 percent retention of on-site runoff for a 25-year/24-hour storm.
- h. Existing uses that do not meet the requirements in Policy U 4.8.2 a -- j shall comply with the overall non-conforming use provisions of the land development regulation. Certain exemptions to this policy may be incorporated into the land development regulations specific to the Aquifer Recharge Overlay Zone.
- i. Any new Floridan aquifer wells in the designated high recharge area shall be cased to SJRWMD standards to ensure that they do not provide a means of contamination to the Floridan aquifer.
- j. Inspections of existing septic tanks and drainfields within the high recharge area shall be required when such septic tank or drainfield or related dwelling unit is altered, enlarged or replaced, if the system has not been inspected within three years.

GOAL

Goal U 5 Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly compact urban growth.

LEVEL OF SERVICE OBJECTIVE

U 5.1 The issuance of final development orders shall be conditioned upon the availability of public infrastructure at the adopted level of service standard.

Policies

U 5.1.1 The City shall establish and maintain a concurrency management system which contains procedures for monitoring the condition of level of service standards for sanitary sewer, potable water, solid waste, and drainage facilities.

U 5.1.2 Keystone Heights shall use the following level of service standards in reviewing the impacts of new development and redevelopment on public facility capacity:

Sanitary Sewer: 250 gpd/ERU

Solid Waste: 3.99 pounds per person per day

Drainage:

Drainage Facility	Design Frequency
Crossdrains for major watersheds	50 years 24 hours
Detention/Retention/Attenuation Basins	25-year, 24 hour critical event with protection to a 100 year rainfall
Bridges and Bridge Culverts	50 years
Crossdrains for minor watersheds	25 years
Crossdrains and ditches for internal drainage	25 years
Sidedrains for roadway ditches	10 years

Water Quality: Standards established in Chapter 62-25, Florida Administrative Code

Potable Water: 294gpd/ ERU

Level One: whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and correct existing deficiencies;

Level Two: whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to development areas lacking full service or promotes in-fill development; and

Level Three: whether the project represents a logical extension of facilities and services within a designated service area.

U 5.2.3 The City shall incorporate the five year capital plans of those service providers responsible for public infrastructure subject to concurrency management within its jurisdiction when capacity improvements necessary to maintain the adopted level of service standard are funded.