

INFRASTRUCTURE ELEMENT

The purpose of this element is to provide for general sanitary sewer, solid waste, drainage, and potable water policies, and natural groundwater aquifer protection; the correlation of these services to land use; and, direction for the facility services provided by Gadsden County. Because Gadsden County does not provide centralized potable water, sanitary sewer, or solid waste services, those systems shall rely on state oversight and permitting.

Infrastructure Sub Elements:

A. Sanitary Sewer, B. Potable Water, C. Drainage, D. Solid Waste, E. Natural Groundwater Protection.

A. Sanitary Sewer Sub Element

GOAL 4A: REQUIRE ADEQUATE SEWAGE DISPOSAL.

OBJECTIVE 4A.1: Support the usage of existing centralized sewage disposal systems or otherwise require the usage of on-site wastewater treatment and disposal systems (OWTDS).

Policy 4A.1.1: Unless connected to a centralized system, in correlation with Section 64E-6.001 of the Florida Administrative Code, the County shall require all structures used or intended for human occupancy, employment, or service to the public and in locations where people congregate, to provide approved wastewater treatment and disposal systems and drainfields for the structure or development prior to receipt of a Certificate of Occupancy by the Building Official.

Policy 4A.1.2: No OWTDS shall be allowed within one-hundred (100) feet of any jurisdictional wetland.

Policy 4A.1.3: New development within one-quarter (1/4) mile of an existing centralized sewage disposal system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.

Policy 4A.1.4: For concurrency purposes, residential developments connecting to a centralized sewage disposal system shall use 110 gallons of wastewater per capita per day.

Policy 4A.1.5: For concurrency purposes, non-residential developments connecting to a centralized sewage disposal system shall use 166 gallons per 1,000 square feet, or 90% of the potable water concurrency standard, whichever is greater.

Policy 4A.1.6: Any new development located along and at the terminus of Reynolds Road shall either be served by a centralized sewage disposal system or OWTDS enhanced to deliver

secondary levels of treatment to further treat effluent prior to discharge into the drain fields when located less than two hundred (200) feet from the Florida Department of Environmental Protection's jurisdictional wetland line. Affected properties include those named in Land Use Amendments 2003-1 for Miller and Hill.

B. Potable Water Sub Element

GOAL 4B: ENSURE SAFE POTABLE WATER IS AVAILABLE.

OBJECTIVE 4B.1: Support the usage of centralized potable water systems or otherwise require the usage of safe water supply.

Policy 4B.1.1: Unless connected to a centralized system, in correlation with Section 62-532.400 of the Florida Administrative Code, the County shall require all structures used or intended for human occupancy, employment, or service to the public and in locations where people congregate, to provide approved potable water wells for the structure or development prior to receipt of a Certificate of Occupancy by the Building Official.

Policy 4B.1.2: New development within one-quarter (1/4) mile of an existing centralized or public potable water supply system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.

Policy 4B.1.3: For concurrency purposes, residential developments connecting to a centralized or public potable water system shall use 125 gallons per capita per day.

Policy 4B.1.4: For concurrency purposes, non-residential developments connecting to a centralized or public potable water system shall be considered at capacity when 90% of the respective supply of that facility has been reached at a calculation of the average of the previous three months usage.

Policy 4B.1.5: Gadsden County shall undertake emergency measures specified in the Northwest Florida Water Management District Water Shortage Plan in the event of a potable water emergency.

Policy 4B.1.6: Pursuant to Chapter 62-521, Florida Administrative Code (FAC), a Wellhead Protection Area of five-hundred (500) feet is or shall be established for community, transient non-community, or non-transient non-community systems. This area shall be located within the entire parcel that will contain the wellhead. For the purposes of this policy, the definitions of each system shall be as outlined in Chapter 62-521, FAC.

Policy 4B.1.7: Gadsden County shall work with the Northwest Florida Water Management District regarding the implementation of water use restrictions during a declared water shortage emergency.

C. Stormwater Management

GOAL 4C: PROVIDE AN ADEQUATE STORMWATER DRAINAGE SYSTEM.

OBJECTIVE 4C.1: Require drainage facilities to reduce stormwater pollution and provide reasonable protection from flood damage.

Policy 4C.1.1: The level of service standards for attenuation shall be as follows and shall apply to all development except those developments listed in Policy 4C.1.2:

- 1) For retention ponds: as required by the Northwest Florida Water Management District or applicable state agency.
- 2) For detention ponds: Post development runoff rates shall not exceed pre-development rates for a 25-year frequency storm event of a critical duration. The FDOT 1-hour, 4-hour, 8-hour, and 24-hour rainfall distribution shall be used to determine the critical duration.
- 3) Storm sewer systems: 3 year storm.
- 4) Cross drains: 100 year/24 hour storm for closed systems. 25 year/24 hour storm for open systems.

Policy 4C.1.2: The following developments are exempted from the level of service requirements listed in Policy 4C.1.1:

- 1) One single family home, duplex, triplex, or quadraplex not exceeding a total development impervious surface footprint of five-thousand (5,000) square feet in size.
- 2) The construction of one accessory structure for a residential use not exceeding one-thousand feet (1,000) in size.
- 3) Any agriculture or forestry activity that are exempt from Chapter 40A-44, Florida Administrative Code (F.A.C.).
- 4) Emergencies requiring immediate action to prevent substantial and imminent harm and danger to the public.

Policy 4C.1.3: The level of service standards adopted in Policy 4C.1.1 shall be used to verify adequate stormwater capacity is in place and available to serve new development and structures no later than the issuance of a Certificate of Occupancy by Gadsden County.

Policy 4C.1.4: All stormwater management systems shall be designed to provide a level of treatment which meets or exceeds Chapters 62-330, Florida Administrative Code, "Environmental Resource Permitting".

Policy 4C.1.5: The Gadsden County Stormwater Policy and Procedures Manual shall be revised and incorporated fully into the Land Development Regulations by December 2019.

Policy 4C.1.6: Gadsden County shall identify drainage patterns and develop corrections and improvement programs to correct and improve drainage deficiencies. Funding sources shall be sought to implement the study and program(s) necessary.

Policy 4C.1.7: When considering projects that involve re-paving or a road construction project, the Public Works Department shall advise the Gadsden County Administrator if drainage facilities are in need of repair or upgrade prior to initialization of the project.

D. Solid Waste

GOAL 4D: PROMOTE INCREASED USE OF WASTE COLLECTION.

OBJECTIVE 4D.1: Decrease occurrences of illegal waste disposal.

Policy 4D.1.1: County staff shall work with local municipalities and contracted solid waste collectors to increase waste collection from residents.

Policy 4D.1.2: Review the effectiveness of a countywide mandatory solid waste collection requirement for residential and commercial users.

Policy 4D.1.3: Strengthen regulations to prevent illegal dumping of solid waste within the unincorporated areas of Gadsden County.

Policy 4D.1.4: The County shall promote awareness and educational opportunities for recycling and other waste disposal reduction opportunities.

E. Natural Groundwater Protection and Recharge

OBJECTIVE 4E.1: Coordinate with other governmental agencies to protect the Floridan Aquifer and natural groundwater recharge areas.

Policy 4E.1.1: The County shall prohibit land uses that may discharge substances which could infiltrate, contaminate, or degrade the Floridan Aquifer especially in areas considered “most vulnerable” by the Northwest Florida Water Management District in the Apalachicola River and Bay Surface Water Improvement and Management (SWIM) Plan adopted November 2017, and the Ochlockonee River and Bay SWIM Plan adopted September 2017.

Policy 4E.1.2: All silvicultural development and redevelopment shall meet the standards outlined in “Silviculture Best Management Practices” produced by the Department of Agriculture and Consumer Affairs Florida Forest Service dated 2008.

Policy 4E.1.3: All agricultural activities shall meet the requirements of agricultural best management practices as developed by the Florida Department of Agriculture and Consumer Services.

Policy 4E.1.4: Gadsden County shall coordinate with the Northwest Florida Water Management District at such time a high aquifer recharge area is designated within Gadsden County.

Policy 4E.1.5: Any discharge into an Outstanding Florida Water shall be designed as specified in Chapter 62-4, Florida Administrative Code.

Policy 4E.1.6: Gadsden County shall coordinate with the Northwest Florida Water Management District to protect surface waters, specifically Class I surface waters as listed in Chapter 62-302, Florida Administrative Code

OBJECTIVE 4E.2: Prohibit the degradation of natural drainage systems.

Policy 4E.2.1: The filling, channelization, ditching, or other physical alteration of land which results in net loss of stormwater storage within areas inundated by a 100-year storm event shall be prohibited.

Policy 4E.2.2: Development shall not have an adverse impact on stormwater storage capacities or water quality, increase the likelihood of flooding, cause erosion, or cause other unfavorable drainage conditions.

Policy 4E.2.3: Sediment control measures shall be taken as part of any land clearing or development project, except for those activities which are considered bona-fide agricultural or silvicultural activities. If the development activity is considered a bona-fide agricultural or silvicultural activity, then the applicable best management practices shall be followed.

Policy 4E.2.4: The use of Low-Impact Development (LID) designs in site development shall be included in at least fifty (50) percent of the required open space. This may be accomplished by:

- 1) Preserving and/or recreating natural landscape features.
- 2) Minimizing effective imperviousness to create functional and appealing site drainage features.
- 3) Using stormwater as a resource rather than a waste product.
- 4) The use of rain gardens, bio retention facilities, vegetated rooftops, rain barrels, and permeable pavements shall be considered LID design approaches.