



## POTABLE WATER ELEMENT INTRODUCTION

As of 2023, water is pumped from the ground, treated, and distributed to residential and non-residential unincorporated Seminole County users through County, city, and private water systems. The County currently provides potable water service to four (4) major service areas in the unincorporated area:

- A. Southwest Service Area – Served by the Lynwood Water Treatment Plant (WTP);
- B. Southeast Service Area - Served by the Southeast Regional and Indian Hills WTPs;
- C. Northwest Service Area - Served by the Markham Regional WTP; and
- D. Northeast Service Area – Served by the Country Club WTP.
- E. Additional potable water service is provided to portions of unincorporated areas by several city and private water providers as detailed in the Ten-Year Water Supply Facilities Work Plan (Work Plan).

The County operates the potable water system as a fee-based enterprise. To ensure a continued supply of water, the County's Utilities Department prepares an annual budget and five-year capital plan for maintenance, replacement and capacity expansion based on a five-year master plan. Additionally, the County coordinates with the cities and private utilities to share wholesale service and coordinates with the St. Johns River Water Management District regarding the long term projected growth of demand for water services in Seminole County.

In 2002, 2004, and 2005, the Florida Legislature added additional requirements for the long-term planning and coordination of the use of all available water supplies. The County's most recent Work Plan was adopted by the County and found compliant by the Department of Community Affairs. The Work Plan amendments are more fully discussed in the Issues and Concerns section of this Element and are detailed in the supplemental text section added to the Element following the Goals, Objectives, and Policies section.

Since the early 1990's, public health and safety has been furthered by the adoption of a cross-connection control ordinance to reduce the chance of water contamination within the distribution system. Additionally, the Public Safety Department operates an underground fuel storage tank replacement program to reduce the possibility of ground water supply contamination.



## POTABLE WATER ELEMENT GOAL, OBJECTIVES, AND POLICIES

### GOAL

The County shall provide quality public water facilities to serve existing and future development needs in a cost efficient, highly reliable, and environmentally sound manner.

### OBJECTIVE POT 1 ENVIRONMENTAL AND CONSERVATION POLICIES

The County shall ensure that the provision of water service and the operation of water treatment facilities under its control is accomplished in a manner which will minimize to the maximum practicable extent, any adverse impacts on the environment, public safety, residential neighborhoods and/or surrounding properties through the implementation of the following policies:

#### Policy POT 1.1 Cross Connection Control Program

The County shall enforce its cross connection ordinance that enables the County to require inspection, testing and maintenance of backflow devices as well as the retrofitting of existing facilities to meet the requirements of the ordinance. The ordinance also provides for the use of sanctions such as citations and/or disconnection if standards are not met.

#### Policy POT 1.2 Safe Drinking Water Act

The County shall monitor amendments to the Safe Drinking Water Act, as they develop. Significant amendments shall be brought to the Board of County Commissioners (Board) attention in a timely manner through a preliminary impact analysis statement provided to the Board by the Utilities Department, describing the range of known solutions, estimated cost of each and a future timetable to identify the most appropriate and cost effective method of compliance.

#### Policy POT 1.3 Fluoridation

The County shall continue the existing program of water fluoridation.

#### Policy POT 1.4 Water Conservation Program

- A The County shall continue to ensure that current and proposed conservation practices meet or exceed conditions of the current Consumptive Use Permit (CUP); and
- B Ensure such practices are consistent with conservation practices identified as specific conditions in each CUP; and
- C Ensure these practices are incorporated into the Water Supply Facilities Work Plan adopted by reference in the Potable Water Element.

#### Policy POT 1.5 Conservation Devices

Updates of the Land Development Code or Building Code shall include new requirements or revisions for water conservation devices and methods as



needed. Such methods might include, but are not limited to, provisions for the use of drought tolerant species and water conserving irrigation techniques, use of Florida-Friendly/Waterwise landscaping for nonresidential construction, and surcharges for excessive consumption. Approved conservation methods shall be used singly or in combination on a site-specific basis. The County shall coordinate with the District to reduce groundwater withdrawals for nonessential uses that consume large quantities of water (i.e. the filling of decorative fountains and ponds).

**Policy POT 1.6      Emergency Water Conservation**

The County shall continue to have and shall amend, as necessary, the emergency water conservation ordinance to enable the County to limit water usage by methods that may include, but are not limited to, citations with fines in order to enforce restrictions, and surcharges for excessive consumption and use methods as are otherwise authorized by law. The ordinance shall, at a minimum, be consistent with the St. Johns River Water Management District's Emergency Water Conservation requirements.

**Policy POT 1.7      Reuse of Reclaimed Water**

The County shall continue to require all development to enter into reclaimed customer agreements as a condition of service. Actual implementation of such agreements shall be based on, but not limited to, the following considerations: availability of effluent supply, distance from existing facilities, the nature of the soils and the nature of the development. Additionally:

- A The County shall continue to ensure that current and proposed reuse practices meet or exceed conditions of Consumptive Use Permit (CUP);
- B Ensure such practices are consistent with the reuse practices identified in the CUP technical staff report;
- C Ensure current and proposed reuse practices are consistent with the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP), and the Water Supply Facilities Work Plan adopted by reference in the Potable Water Element and other related reuse plans; and
- D Ensure these practices are incorporated into the Potable Water Element's Water Supply Facilities Work Plan. Track and identify how the use of reuse water is achieving the County's goals of reducing need for ground water to meet overall water demands.

**Policy POT 1.8      Required Connection to Central Water Service**

The County shall require, within the unincorporated urban area, connection to central water service where available when a County capital project is scheduled and authorized to begin construction in the County's current adopted annual budget or construction is committed to begin within one (1) year in an enforceable schedule contained within a binding developers agreement.



## **OBJECTIVE POT 2 EFFECTIVE POTABLE WATER OPERATION**

The County shall correct deficiencies and maximize the use of existing facility capacity by using the most cost effective and efficient means of providing water production, treatment, and transmission to the service areas.

### **Policy POT 2.1 Continuation of User-fee Operation**

The County shall continue to construct and operate County-owned and operated water facilities by means of user fees and, when in the best interest of the County, make use of available federal and State funds.

### **Policy POT 2.2 Priority of Water Service**

The County shall establish the priority of water service as follows in order of priority:

- A Maintenance to the existing water system where immediate threats to public health or safety exist;
- B Maintenance or upgrading of the existing water system to correct deficiencies, should they arise, and to meet the adopted level of service standards; and
- C Service to new development areas.

### **Policy POT 2.3 Minimum Construction Standards**

The County shall provide for regulation of the construction of facilities within unincorporated Seminole County by means of the water and sewer standards as set forth in the Land Development Code.

### **Policy POT 2.4 Acquisition of Utilities to Augment Capacity**

The County shall continue to evaluate the acquisition of private water utilities to augment system capacity, upgrade potable water service, maximize facility use and increase cost effectiveness through economies of scale where economically feasible, where the private utility meets quality and safety standards, and where such acquisition is supportive of the County's long- term water planning strategy.

## **OBJECTIVE POT 3 LEVELS OF SERVICE**

The County shall establish and maintain a set level of service for each County potable water facility by providing facilities with sufficient capacity to meet projected service demands.

### **Policy POT 3.1 Levels of Service Standards**

The County shall continue to maintain adopted levels of service standards through the day-to-day activities of the Utilities Department and the implementation of the adopted Capital Improvements Element and the adopted annual budget.

The following levels of service standards are adopted for each individual service area:

- A The potable water level of service standards shall be in accordance with Exhibit A of Seminole County's Administrative Code Section 20.45. Flow demands for commercial, industrial, or other special developments differing from the flow values established by the serving utility shall be



established from existing records or by estimated projections, using the best available data.

- B Fire flows in single-family residential areas and in commercial, institutional, industrial areas and apartment or multi-unit complexes shall be in accordance with the most recent Fire Code issued by the National Fire Protection Association (NFPA).
- C Each treatment facility shall be maintained with a peak capacity at a minimum of two (2) times the average capacity.
- D These levels of service shall also be applied for planning purposes to private and city utilities serving unincorporated customers unless a different level of service is authorized by the Florida Department of Environmental Protection (FDEP) or as adopted in a comprehensive plan.
- E The County shall continue to operate in compliance with all rules and requirements of the FDEP, as well as all other applicable laws, rules and regulations, including but not limited to peak day, peak hour and service pressure requirements.

**Policy POT 3.2 Potable Water Master Plan**

The County shall update the Potable Water Master Plan every five years. As part of the update, the County shall conduct a level of service review to determine if adjustment of the existing level is necessary based on, but not limited to, historical data and projected demand. The Water Supply Facilities Work Plan (Work Plan), which is adopted by reference in the Potable Water Element and serves as data and analysis for the Potable Water Element, shall be consistent with the Potable Water Master Plan.

**Policy POT 3.3 New and Replacement Equipment**

The County shall maintain the established levels of potable water service through the acquisition of new and replacement equipment in accordance with the adopted five year Capital Improvements Element.

**Policy POT 3.4 Transmission Lines**

The County shall ensure that future transmission lines are sized to adequately meet the projected demands of development according to development phasing needs based upon the adopted/accepted Water Quality Master Plan which uses adopted future land uses as a basis for planning.

**Policy POT 3.5 Timing of Future Treatment Facility Expansion**

The County shall ensure that sufficient treatment facility capacity is maintained, once average daily flow (ADF) equals or exceeds 75% of a facility's permitted capacity or once the sum of current ADF plus future committed ADF equals or exceeds 90% of permitted capacity. A report shall be presented to the Board of County Commissioners by the Utilities Department on the need to increase capacity and, if capacity needs to be increased, the method of increase, estimated cost and timing.

**Policy POT 3.6 Adopted Potable Water Service Area Map**

Exhibit POT: County Potable Water Service Areas and Treatment Plants is the adopted potable water service area map for Seminole County. Whether central water usage is required for a particular piece of property within the service area is determined by reference to the Future Land Use Map Series,



Exhibit FLU 38: Services and Facilities by Classification and the regulations governing that property according to its designation in the Series. Generally, when determined to be available in the urban area, new development or existing development with temporary well(s) shall connect to a central water system.

## **OBJECTIVE POT 4 COORDINATION AND URBAN SPRAWL**

The County shall coordinate the extension of lines or increase of facility capacity with adjacent municipal and private facilities and discourage urban sprawl through implementation of the following policies:

### **Policy POT 4.1 Evaluation of Service Area Expansion**

The County shall evaluate the impact of delivering adequate service to residents within the adopted service area as depicted in Exhibit POT: County Potable Water Service Areas and Treatment Plants prior to the expansion of a potable water service area outside the adopted service area boundaries. The County shall not expand the service area if the adopted level of service in the existing service area cannot be maintained or if the expansion will encourage urban sprawl.

### **Policy POT 4.2 Methods of Providing Potable Water Outside of the Adopted Urban Service Area**

The County shall:

- A Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants outside the urban services area;
- B Encourage private central systems that exist as of the adoption date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage them from expanding their service areas;
- C New development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems; and
- D Public and private central systems may be permitted in the future if it is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an areawide administrative land use update.

### **Policy POT 4.3 Existing Package Plants**

Existing package plants (e.g., schools, mobile home parks, etc.) shall be requested by the County to connect to the County system when service becomes available.

### **Policy POT 4.4 Wholesale Agreements**

- A The County shall enter into wholesale agreements with municipal and/or private utilities to encourage the most cost effective and efficient provision of water services and to avoid duplication of services during County expansion of capacity or lines when and where economically



feasible and supportive of the County's long term water planning strategy.

- B Wholesale agreements shall be incorporated as needed into the Exhibits of the Water Supply Facilities Work Plan (Work Plan) and designed to support and further advance the Work Plan.

**Policy POT 4.5      Extension of Service to New Development**

The County shall continue to require new development to fund the cost of extending water lines to serve their development.

**OBJECTIVE POT 5   COORDINATION OF POTABLE WATER AND LAND USE PLANNING**

The County shall coordinate land use planning with the management of water source and supply plans through the Comprehensive Plan, local water supply initiatives, and the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP), including the 2035 Water Resources Protection and Water Supply Strategies document, jointly developed and adopted by the St. Johns River Water Management District, South Florida Water Management District, and Southwest Florida Water Management District.

**Policy POT 5.1      Ten-Year Water Supply Facilities Work Plan**

The County shall maintain a Water Supply Facilities Work Plan (Work Plan) for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the County's water service areas and support other local and regional water supply plans. The Seminole County 10-Year Water Supply Facilities Work Plan, prepared by Carollo, Inc, of Orlando, Florida, and dated December 2021 is hereby adopted by reference into the Potable Water Element of the Comprehensive Plan. The 10-Year Water Supply Facilities Work Plan may be found in the Seminole County Utilities Department, the Development Services Department, and on the Seminole County website under each of the respective Department's web page.

**Policy POT 5.2      Consistency of the Work Plan with the Capital Improvements Element**

Capital projects scheduled in the first five years of the ten-year Work Plan shall be included in the Capital Improvements Element as shown in **CIE Exhibit 2022 10-Year Water Supply Facility Work Plan 5-Year Capital Improvement Schedule**. This schedule shall be updated annually as necessary to maintain consistency with the capital projects listed in the Work Plan and within 18 months following an update to the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) and subsequent revision to the Work Plan.

**Policy POT 5.3      Coordination with the Seminole County Water Master Plan**

The County shall use the Work Plan in conjunction with the County Water Quality Master Plan to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water to meet future needs.

**Policy POT 5.4      Coordination of Water and Land Use Planning**

The County shall coordinate the data contained in the Water Supply Facilities Work Plan with the adopted Future Land Use Map and the socio-economic data projections for the Comprehensive Plan. The County shall coordinate the Work Plan with the adopted Future Land Use Map in two ways:

- A Long-range water supply planning to meet future service demand shall be based upon the County's projection of socio-economic data done as part of each seven-year Evaluation and Appraisal of the Seminole County Comprehensive Plan, or more frequently as needed. The projections for population, housing, employment, etc., are based on the designated future land use categories and potential for development, redevelopment, and infill development in portions of unincorporated Seminole County. The projections therefore provide a reasonable estimate of future service demand by location and serve as the starting point upon which the ten-year water demand projections need to be based.
- B Prior to issuing a building permit, the County shall continue to require a concurrency review finding that the calculated water service demand can be met by available and as yet uncommitted facility capacity and water supply.

**Policy POT 5.5      Coordination and Consistency with the Central Florida Water Initiative (CFWI) Regional Water Supply Plan**

The County shall continue to coordinate with and be consistent with the most current Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) when updating the data or amending the ten-year Water Supply Facilities Work Plan (Work Plan). At a minimum, this coordination shall take place within 18 months following an update to the CFWI RWSP, generally undertaken every five (5) years. Any necessary changes will be included in the policies of the Potable Water Element and supporting data and analysis will be included in the text of the Work Plan. Where appropriate and feasible, the Work Plan shall include collaborative approaches with other local governments for water supply source use and development and water resource development.

**Policy POT 5.6      Coordination with District and Local Water Providers**

The County shall coordinate and consider with the St. Johns River Water Management District (District) and other local governments on the development of efficient, cost effective, and technically feasible water supply sources that will supplement future demands, without causing adverse impacts to water quality, wetlands, and aquatic systems. Consideration and coordination efforts made for each major water project shall be noted in the Work Plan. The County shall continue to work with the "Cooperators Group" of the District, County and Cities towards the development and evaluation of implementing a Countywide water supply plan.

**Policy POT 5.7      Maximize Use of Facilities and Supply Sources**

The County shall seek to maximize the use of existing potable water facilities, when financially and technically feasible, through the implementation of management techniques that enhance a source of supply, sustain water resources and related natural systems, and/or optimize water supply yield.





**Policy POT 5.8 Assessment of Water Supply Facilities Work Plan during Evaluation and Appraisal**

State statute requires each local government to determine the need for an Evaluation and Appraisal of its comprehensive plan at least once every seven years, to verify that changes in State Law have been incorporated into the Plan. The County shall assess as part of any necessary Evaluation and Appraisal:

- A The extent to which the County has considered the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) and met the needs identified in the Potable Water Element by implementing projects identified in the supporting documentation of the ten-year Water Supply Facilities Work Plan (Work Plan) for building public, private, and regional water supply facilities, including the development of alternative water supplies.
- B The extent to which the County has been successful in identifying alternative water supply projects, traditional water supply projects, and conservation and reuse programs to meet the water needs identified in the Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) or subsequent updates.

**Policy POT 5.9 Water Conservation Programs and Practices**

The County shall implement and maintain conservation water programs and practices that will result in a reduction of potable water demand. A description of each is detailed in the Water Supply Facilities Work Plan adopted by reference in the Potable Water Element. These programs and practices include:

- A. Implementation of public education and outreach programs
- B. Implementation and enforcement of Water Conservation Ordinance (as may be amended), which implements an irrigation program and conservation requirements
- C. Periodic system water audits
- D. Residential irrigation audit program
- E. Rate structure modifications to promote efficient use of water
- F. Regulations that override green lawn deed restrictions
- G. Development incentives for water efficient developments, such as those that use the Florida Water Star program
- H. Requiring water conserving plumbing devices, including those required by the Florida Building Code
- I. Meter replacement program
- J. Emphasizing Florida-Friendly/Waterwise irrigation practices
- K. Reporting free flowing wells to SJRWMD's Abandoned Artesian Well Plugging Program
- L. Implementing CUP conditions relative to water conservation
- M. Implementing the water conservation plan(s) submitted by the County as part of the consumptive use permit (CUP) process
- N. Other conservation programs and practices

**Policy POT 5.10 Reclaimed Water Programs and Practices**

Implement and maintain the following reclaimed water programs and practices that will result in a reduction of potable water demand:



- A Reclaimed Ordinance – The County shall enforce the adopted ordinance requiring that residential development approved by the Board of County Commissioners that is within one of the designated reclaimed service areas as depicted in Exhibit POT: County Reclaimed Water Service Areas:
  1. Install separate irrigation lines for new development in areas currently served or scheduled to be served by reclaimed water;
  2. Connect existing water services once reclaimed is available;
  3. Install irrigation meters; and
  4. Install appropriate irrigation systems.
- B Evaluate the Reclaimed Water Program as part of each future Evaluation and Appraisal Report.
- C Reclaimed Augmentation Facility – The County shall design and construct a surface water reclaimed augmentation facility at Yankee Lake site per the adopted Capital Improvements Plan project list. The County shall create and implement a plan to eventually use surface water as the primary back-up source to augment peak reclaimed water demands.
- D Tri-Party Agreement - The County shall continue to participate through a tri-party agreement with the Cities of Lake Mary and Sanford in implementing the North Seminole Regional Reclaimed Water And Surface Water Augmentation System Expansion and Optimization Project through the Joint Participation Agreement between City of Sanford, City of Lake Mary, and Seminole County providing for reclaimed/water alternative water supply distribution infrastructure (Tri-Party Agreement).
- E Eastern Regional Reclaimed Water System – The County shall continue to maintain its agreement with the City of Orlando to maintain its reclaimed water allotment from the Iron Bridge Waste Water Treatment Plant for sale to the City of Oviedo and the University of Central Florida and the expansion of reclaimed service to new residential developments in identified reclaimed areas of the Southeast Service Area.

**Policy POT 5.11 Compliance with the Wekiva Parkway and Protection Act**

The policies in the Potable Water Element that are based on the Water Supply Facilities Work Plan (Work Plan) adopted by reference are intended to meet the requirements of the Wekiva Parkway and Protection Act by addressing jurisdictional water facilities necessary to serve existing and new development for which the County is responsible.

**Policy POT 5.12 Concurrency Requirements for Potable Water**

Adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent.

**Policy POT 5.13 Meter Replacement Program**



The County shall initiate an advanced meter infrastructure program when it is financially feasible to ensure the accurate measurement of customer usage.



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