4. INFRASTRUCTURE ELEMENT
Goals, Objectives and Policies

GOAL 4-1: TO CONTINUE PROVISION OF COST-EFFECTIVE WASTEWATER TREATMENT AND ENVIRONMENTALLY ACCEPTABLE EFFLUENT DISPOSAL.

OBJECTIVE 4-1.1: MAXIMIZE USE OF EXISTING WASTEWATER TREATMENT SYSTEM. The City shall maximize use of the regional wastewater treatment system by efficiently maintaining the system's infrastructure and operations according to acceptable operating health standards and without relying upon or placing a burden on the City's General Fund.

Policy 4-1.1.1: Priority for the Replacement of Force Mains. Priority for the replacement of force mains shall be given to lines serving designated Activity Centers according to the following order:

a. Regional Business Center
b. West Town Center
c. East Town Center
d. Gateway Center

Policy 4-1.1.2: Prohibit Package Treatment Plants and Septic Tanks. The City will prohibit package wastewater treatment plants and septic tanks by requiring all new development to connect to the central wastewater system prior to issuance of a certificate of occupancy.

Policy 4-1.1.3: Elimination of Septic Tanks. The City shall evaluate solutions and programs for the elimination of existing septic tanks by requiring connection to the City's wastewater system. The City will not issue building permits for any new development, or redevelopment, using septic tanks within the City limits, except on an interim basis as approved by the City Engineer.

Policy 4-1.1.4: Sewer Service and Petitions for Annexation. All petitions for annexation involving properties not connected to the City's sanitary sewer system shall require the property owner to agree to connect to the City sewer system as a condition of the annexation. All costs to connect to the sewer system shall be borne by the property owner. If sewer lines are not within the right-of-way or easements accessible to the property at the time of annexation, an annexation agreement shall require the property owner to connect to the system according to the schedule determined by the City and set forth within said agreement. Such agreement shall be executed prior to any City Commission final hearing regarding the annexation petition, but in no manner will execution of said agreement represent City approval of the annexation prior to the final public hearing. Undeveloped properties will be required to connect to the City's system at the time of development.
(Revised: Ordinance 1722-18, Adopted 3/6/18)

Policy 4-1.1.5: New Development to Connect to Project APRICOT. The City will continue to require all new development to connect to Project APRICOT (the reclaimed water system).

Policy 4-1.1.6: Cost Containment for Operation and Maintenance. The wastewater treatment system, including Project APRICOT, shall establish and levy user fees capable of supporting operation and maintenance costs without relying upon revenues within the City's General Fund.

Policy 4-1.1.7: Operation of Wastewater System. The Regional Wastewater Reclamation Facility and Project APRICOT shall be maintained and operated to comply with mandated Florida Department of Environmental Protection (FDEP) health and operation standards. Highest priority for the funding of system improvements shall be given to those necessary to maintain required State operating standards.
(Revised: Ordinance 1722-18, Adopted 3/6/18)

OBJECTIVE 4-1.2: MAINTAIN CAPACITY PURSUANT TO WASTEWATER LEVEL OF SERVICE STANDARDS. System capacity shall be provided consistent with adopted level of service (LOS) standards.

Policy 4-1.2.1: Wastewater LOS Standards. The City's wastewater treatment system shall provide capacity according to the following LOS standard for each of the following land use types:

City Service	LOS Standard
Sanitary Sewer	105 gallons per capita per day
Land Use Service Category	**LOS Standard**
Single Family Residential	300 gallons per day per unit
Multi-family Residential	135 gallons per day per unit
Commercial	175 gallons per day per 1,000 SF
Hotel and Motel	175 gallons per day per unit
Office	150 gallons per day per 100 SF
Industrial and Warehouse	25 gallons per day per 1,000 SF

Policy 4.1.2.2: System Improvements to Maintain LOS Standards. The City shall annually assess the availability and capacity to estimate future demand generated by anticipated growth and development within the regional service area to update capacity needs for the current fiscal year and at least the following four fiscal years. Should the analysis indicate future demands would exceed design capacity of the wastewater system, the City shall plan and schedule improvements to expand system capacity according to available revenues generated by customer user fees.

Policy 4-1.2.3: LOS Evaluation for Multiple Use Developments. The LOS standards shown above will also apply to projects with multiple uses according to the proportional share for each use within the project.

Policy 4-1.2.4: LOS Analysis for Development within the City. The City shall evaluate wastewater demands for new development within the City according to LOS standards set forth in Policy 4-1.2.1.

Policy 4-1.2.5: LOS Analysis for Development outside the City. The City has entered into agreements with other local governments to provide them with wastewater treatment services according to a designated allocation of the wastewater system's design capacity. The City shall evaluate available capacity for development and growth within the City according to the net capacity remaining after reducing system capacity assigned to other public or private agencies. However,

each local government or private agency receiving wastewater treatment service from Altamonte Springs shall be responsible for evaluating and monitoring growth and development within their communities or service area according to the system capacity assigned within their wastewater agreement with the City of Altamonte Springs. The City shall be responsible for assuring that capacity is available to other local governments consistent with the service agreement, but shall not be responsible for assigning capacity to development within those communities. Assignment of capacity to development outside the City shall be the concurrency management responsibility of the local government in which the development occurs.

OBJECTIVE 4-1.3: SERVICE EXTENSION OUTSIDE CITY LIMITS. The City shall not allow the extension of wastewater transmission lines beyond the current City limits except in furtherance of an interlocal agreement to provide wholesale or retail service in conformance with the 201 Facility Plan.

Policy 4-1.3.1: Septic Tank and Treatment Plant Failures. In agreement with neighboring public or private agencies, the City shall commit any available capacity for service should septic tanks fail or any treatment plant fail to meet FDEP requirements.

Policy 4-1.3.2: Assure Capacities for Development within Altamonte Springs and for Current Customers. At the time the City enters into an interlocal agreement or contract to provide, or provide additional, wholesale or retail sewer to another public entity, the City, prior to approval of the agreement or contract and an accompanying comprehensive plan amendment, would project such flows into its Concurrency Management System to evaluate whether available capacity exists for the expansion for the planning period and evaluate the capacity of the system to ensure that the levels of service are maintained for development and customers within the City and for capacity commitments to whole and retail customers.

Policy 4-1.3.3: Wholesale Wastewater Service Agreements. The City commits to maintaining existing wholesale wastewater service agreements and contracts to the term limits stated in these agreements; or, if term limits are not specified, then the City commits to maintaining service indefinitely or at such a time the agreement is modified.

OBJECTIVE 4-1.4: IMPLEMENTATION OF WASTEWATER IMPROVEMENTS. The City will implement the capital improvements program for sanitary sewer contained in the Capital Improvement Element in order to maintain the adopted LOS standard.

Policy 4-1.4.1: Gravity Sewer Line Improvements. The City will implement the Capital Improvement Program as shown in the Capital Improvement Element to construct gravity sewers as operational improvements.

Policy 4-1.4.2: Elimination of Deficiencies. Should a deficiency occur in plant capacity, the City will amend the Plan to correct identified plant capacity deficiencies.

OBJECTIVE 4-1.5: SYSTEM DESIGN TO DISCOURAGE SPRAWL. The City will discourage sprawl by maximizing the use of existing sewer services and facilities in infill development areas, enclave areas and Activity Centers consistent with the Future Land Use Element:

Policy 4-1.5.1: Maximize Existing System. The City shall maximize the use of existing sewer capacity by maintaining existing systems and upgrading existing systems to support infill areas, enclave areas and Activity Centers.

Policy 4-1.5.2: Evaluate Effects of Wastewater Service Area Expansion. Prior to the expansion of the wastewater system's retail sewer service area, the City shall require a finding that the expansion will not have a detrimental effect on the City's ability to provide service to all areas.

Policy 4-1.5.3: Priorities for System Extensions. The City shall give priority to providing sewer service to areas that are infill, enclave or redevelopment areas before providing service to fringe areas or areas external to the City limits boundaries.

Policy 4.1.5.4: Extension Consistent with Comprehensive Plans. The City shall not provide sewer service for areas outside the City that would permit uses inconsistent with the City's and Seminole County's land use plans or that would permit or encourage urban sprawl. Service would not be provided until the property to be serviced is redeveloped or a determination is made that the service would not permit or encourage urban sprawl.

Policy 4-1.5.5: Service to Properties outside the City Limits. The City will allow sanitary sewer connections to those properties that are within the municipal boundaries of Altamonte Springs. Unless provided otherwise in an interlocal agreement with a neighboring local government, those properties located outside of the municipal boundaries of the City that are requesting connection to the sanitary sewer system must either (1) annex into the City prior to receiving sanitary sewer service, or (2) enter into an agreement with the City that establishes a schedule determined by the City for connection to the City sanitary sewer system and, until such time as annexation has occurred, pay an outside City surcharge for sanitary sewer service to cover administrative costs that may otherwise be funded through other City general revenue.
(Revised: Ordinance 1734-19, Adopted 6/18/19)

GOAL 4-2: TO PROVIDE EFFICIENT SOLID WASTE COLLECTION SERVICES AT THE LOWEST COST POSSIBLE AND TO DECREASE SOLID WASTE GENERATION RATES.

OBJECTIVE 4-2.1: PROVIDE ADEQUATE SOLID WASTE COLLECTION SERVICES. The City will ensure that enough solid waste collection facilities and equipment are available at all times to provide no less than 1) weekly pickup for commercial and industrial customers by private franchises and 2) twice weekly pickup for single family residential customers by the City. The City will coordinate with Seminole County to ensure that the County provided facilities will continue to maintain sufficient capacity to accommodate solid waste generated by the City. This objective shall be measured through the implementation of the following policies.

Policy 4-2.1.1: Solid Waste Disposal LOS Standards. The City hereby adopts the following Seminole County solid waste LOS standards and will work with Seminole County to recalculate the LOS standards when needed. The LOS standards are as follows:

Planning Period	LOS Standard (PCD)	
	Seminole County Landfill At Osceola Road	Central Transfer Station
Thru 2030	4.2	4.3

PCD – pound per capita per day.

Policy 4-2.1.2: Solid Waste Collection LOS. The City shall provide a minimum LOS standard of one pickup per week for standard service to single family and duplex residential customers. Such

service includes standard trash but does not include recycling, yard waste, large items that require special pickup.

Policy 4-2.1.3: Solid Waste Collection Service for Multi-Family Residential and Non-Residential. Through its franchise agreements with refuse collection companies serving multi-family and non-residential customers, the City will continue to ensure that collection occurs no less than one time per week; that refuse is transferred to fully licensed disposal facilities; and that all materials, including those banned from Class I landfills, are deposited in proper facilities.

Policy 4-2.1.4: Intergovernmental Task Force on Solid Waste. The City will continue to participate in the Seminole County Intergovernmental Task Force on Solid Waste Management and Recycling to ensure that solid waste disposal is coordinated in order to maximize the use of existing facilities and that adequate solid waste facilities are provided to maintain the current LOS standard.

OBJECTIVE 4-2.2: RECYCLING PROGRAMS. The City waste management system shall maintain a recycling rate consistent with the requirements of the Florida State Solid Waste Management Act through the development of cost-effective measures that reduce the amount of waste requiring disposal. Such measures shall include an increased reliance on recycling programs.

Policy 4-2.2.1: Continue Recycling Programs. The City will continue to engage in recycling of clear glass, plastics, newspapers, steel and aluminum cans from single family residence through an Interlocal agreement with Seminole County.

Policy 4-2.2.2: Yard Waste. The City will continue to provide yard waste pickup for single family and duplex properties.

Policy 4-2.2.3: Hazardous Waste. The City through an interlocal agreement will continue to participate in the amnesty days coordinated by Seminole County and utilize the County's household hazardous waste collection sites in order to provide for the disposal of hazardous waste by households.

Policy 4-2.2.4: Intergovernmental Coordination Regarding Recycling. The City will continue participation in the Intergovernmental Task Force on Solid Waste Management and Recycling in order to examine waste stream reduction and recycling practices.

Policy 4-2.2.5: Expand Markets for Recycled Products. Promote new and expanded markets for products and materials created from recycled wastes through cooperative State and Federal efforts, County and City purchasing policies, and by encouraging the purchase of such products by County and City vendors, clients and citizens.

GOAL 4-3: TO CONTINUE TO SUPPLY POTABLE WATER TO MEET EXISTING AND FUTURE NEEDS, TO CONSERVE RESOURCES AND TO REDUCE POTABLE WATER SYSTEM DEMAND THROUGH WASTEWATER EFFLUENT RECLAMATION.

OBJECTIVE 4-3.1: MAINTAINING AND FUNDING POTABLE WATER SYSTEM. The City shall maintain LOS standard for potable water to meet both existing and future needs identified in this Plan through implementation of required extension of distribution lines and routine system maintenance to be funded through user fees. Extension of potable water lines shall be funded by the developments

being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted LOS standards.

Policy 4-3.1.1: System-Wide LOS Standard. On a system wide basis, the City shall provide a LOS standard of at least 135 gallons per capita per day.
(Revised: Ordinance1676-14, Adopted 7/1/14)

Policy 4-3.1.2: LOS Standard by Land Use Type. The City's potable water system will use the following recommended LOS standards:

City Service	LOS Standard	
Potable Water	135 gallons per capita per day	
Land Uses	**Average Daily Flow**	**Peak Daily Flow**
Commercial	175 GPD per 1,000 sq. ft.	260 GPD per 1,000 sq. ft.
Office	150 GPD per 1,000 sq. ft.	255 GPD per 1,000 sq. ft.
Industrial	25 GPD per 1,000 sq. ft.	40 GPD per 1,000 sq. ft.
Hotel/Motel	175 GPD per room	300 GPD per room
Single Family Residential	300 GPD per unit	560 GPD per unit
Multifamily Residential	135 GPD per unit	225 GPD per unit
Public Education Facilities[(1)]	15 GPD per student	25 gals/day/student

Note: [(1)] The public education standards are estimated from current use records.
(Revised: Ordinance1676-14, Adopted 7/1/14)

Policy 4-3.1.3: Multiple Use Projects. The LOS standards shown in Policy 4-3.1.2 will also apply to multi-use projects in proportion to the percentage of the use in the project.

Policy 4-3.1.4: LOS for Fire Safety Purposes. In order to ensure that adequate fire flow is available, all new construction for the potable water system shall be designed and maintained at a minimum of 20 pounds per square inch (psi) and pressure tested at 150 psi.

Policy 4-3.1.5: Water Supply Facilities Work Plan. The City completed a Water Supply Facilities Work Plan to include the development of alternative water supplies as necessary to serve existing and new development. This Work Plan meets the requirements of section 163.3177(4)&(6) F.S., and is consistent with the Central Florida Water Initiative Regional Water Supply Plan (CFWI RWSP) approved pursuant to section 373.036 F.S., and included with this Element as Exhibit 4.1. The City of Altamonte Springs' Water Supply Facilities Work Plan is hereby incorporated into this Plan in Chapter 8, the Capital Improvement Element, Policy 8-1.2.11. The City shall include in its annual update of the City's Five-Year Capital Improvement Plan (CIP) the first five years of the Water Supply Facilities Work Plan to ensure consistency between the potable water sub-element and the Capital Improvement Element.
(Revised: Ordinance 1722-18, Adopted 3/6/18)

Policy 4-3.1.6: Alternative Water Supplies. The City shall continue to coordinate with the St. Johns River Water Management District (SJRWMD) and public and private water suppliers in the research, analysis and possible implementation of viable alternative water supply and conservation projects, including the following active projects:

(a) RWSP Project #106 – A-FIRST Altamonte Springs/FDOT Integrated Reuse and Stormwater Treatment ("A-FIRST"): The City implemented an integrated reclaimed water and stormwater reuse system to more efficiently manage seasonal reclaimed water demands, reduce groundwater withdrawals and river discharges, and provide reclaimed water to regional partners. Construction was completed and A-FIRST began operation in October of 2015. Reclaimed water production is expected to increase after the completion of the I-4 Ultimate Improvement Project roadway widening which directs stormwater through the City's Regional Water Reclamation Facility.

(b) RWSP Project #123 – On-site storage pond (8.0 million gallons): Design of the storage pond was completed. The project was placed on hold while the focus moved to implementing the A-FIRST project, and the need for additional storage is still being considered as part of the City's long term capital improvement program. The pond is no longer an immediate need in light of the A-FIRST system being operational.

(Revised: Ordinance 1722-18, Adopted 3/6/18)

OBJECTIVE 4-3.2: CONTINUE RECLAIMED WATER PROGRAMS AND SERVICES. The City shall continue to encourage the use of reclaimed water for all non-potable water needs within Altamonte Springs.

Policy 4-3.2.1: Trunk Line Extensions. The City will continue construction of the main trunk lines for the reclaimed water system.

Policy 4-3.2.2: Maximize Use of Dual Distribution System. The City will require that all customers use the dual distribution water system for non-potable uses to the maximum extent possible.

OBJECTIVE 4-3.3: POTABLE WATER CONSERVATION. In order to implement the potable water LOS standards, the City shall conserve potable water supply by continuing distribution of reclaimed water as a source for non-potable water. Similarly, the policies directed below shall serve to implement the City's potable water conservation objective by requiring water saving fixtures in new construction and mandating use of low water use vegetation for purposes of reducing demands for irrigation. The City shall also assist in implementing the SJRWMD's emergency water conservation programs as necessary.

Policy 4-3.3.1: Conservation Enforcement. The City will cooperate in the enforcement of any emergency water conservation plans instituted by SJRWMD by continuing to direct the City's Police Department to issue citations to those individuals who do not comply with emergency water conservation rules where reclaimed water is not available.

Policy 4-3.3.2: Promote Low Water Use Landscaping and Plants. The Land Development Code shall continue to require the use of waterwise vegetation in required landscaping areas.

Policy 4-3.3.3: Water Conservation Education Programs. The City will continue to educate water users in the use of water conservation techniques in the home.

Policy 4-3.3.4: Evaluate Project APRICOT Impact on Water Consumption Rates. The City shall annually evaluate the effects Project APRICOT has on the reduction of potable water use on the City's water system.

(Revised: Ordinance 1722-18, Adopted 3/6/18)

Policy 4-3.3.5: Continue Reclaimed Water Program and Improvements. The City will continue construction and maintenance of the main trunk lines for the reclaimed water system.

Policy 4-3.3.6: Mandatory Connection to Project APRICOT. All new development shall be required to connect to Project APRICOT prior to the issuance of a Certificate of Occupancy. If Project APRICOT lines are not accessible to the property, no Certificate of Occupancy shall be issued until the property owner has executed a recordable agreement with the City requiring connection at cost to the property owner within one year after Project APRICOT lines are accessible to the property.
(Revised: Ordinance 1722-18, Adopted 3/6/18)

OBJECTIVE 4-3.4: DISCOURAGE URBAN SPRAWL. The City will discourage sprawl by maximizing use of existing water services and facilities provided to infill development areas, enclave areas and Activity Centers consistent with the uses allowed in the Future Land Use Element.

Policy 4-3.4.1: Emergency Assistance to Adjacent Governments and Utility Agencies. The City commits to maintaining existing emergency potable water connection agreements with adjacent utilities to the term limits as stated in these agreements; or, if term limits are not specified, then the City commits to maintaining service indefinitely or at such time the agreement is modified.

Policy 4-3.4.2: Service to Development Outside City Limits. Prior to the expansion of the City's retail potable water service area, the City shall require a finding that the expansion will not have a detrimental effect on the City's ability to provide service to all areas within the current service area.

Policy 4-3.4.3: Assure Capacity for Users within the City. The City commits to maintaining existing wholesale potable water service agreements and contracts to the term limits as stated in these agreements; or, if term limits are not specified, then the City commits to maintaining service indefinitely or at such time the agreement is modified.

Policy 4-3.4.4: Service Extension Compatible with Comprehensive Plans. The City shall not provide potable water service for areas outside the City that would serve uses inconsistent with the City's and Seminole County's land use plans or what would permit or encourage urban sprawl. Service would not be provided until the property is redeveloped or developed with use(s) consistent with both plans and a determination is made that such expansion will not permit or encourage urban sprawl.

Policy 4-3.4.5: Connections outside the City. The City will allow potable water connections to those properties that are within the municipal boundaries of Altamonte Springs. Unless provided otherwise in an interlocal agreement with a neighboring local government, those properties located outside of the municipal boundaries of the City that are requesting connection to the potable water system must either (1) annex into the City prior to receiving potable water service or (2) enter into an agreement with the City that establishes a schedule determined by the City for connection to the City potable water system and, until such time as annexation has occurred, pay the outside City surcharge for potable water service to cover administrative costs.
(Revised: Ordinance 1734-19, Adopted 6/18/19)

Policy 4-3.4.6: Utility Services and Petitions for Annexations. All petitions for annexation involving properties not connected to the City's utilities shall require the property owner to enter into an agreement with the City that establishes a schedule for connection to City potable water, sanitary sewer, and Project APRICOT. All costs to connect to these systems shall be borne by the

property owner. If all systems are not within right-of-way or easements accessible to the property, the City shall include as part of the annexation agreement conditions mandating connection at cost to the property owner according to the schedule determined by the City. Such agreement shall be executed prior to any City Commission final hearing regarding the annexation petition, but in no manner will execution of said agreement represent City approval of the annexation prior to final public hearing. The City may require a performance bond or cash escrow to assure compliance with the connection schedule.
(Revised: Ordinance 1722-18, Adopted 3/6/18)

GOAL 4-4: TO MANAGE STORMWATER THROUGH A COST-EFFECTIVE PROGRAM WHICH WILL MINIMIZE DEGRADATION OF SURFACE WATERS AND PREVENT FLOODING THROUGHOUT THE CITY.

OBJECTIVE 4-4.1: ADEQUATE STORMWATER FACILITIES. The City shall continue to identify and correct existing stormwater deficiencies on an annual basis and meet long-term needs. Priorities will be placed on basins were water bodies have an established Total Maximum Daily Load (TMDL) and areas where flooding poses a threat to public safety.

Policy 4-4.1.1: Master Stormwater Management Plan. The City will continue to assess, prioritize, and implement stormwater capital improvement projects and retrofits identified in the City's Master Stormwater Management Plans (MSMPs) more specifically, the Altamonte Springs Stormwater Management Master Plan (ASSMMP) (1996); the Wekiva Parkway and Protection Act Master Stormwater Management Plan (WPPAMSMP) (November 2005); and the Little Wekiva River Watershed Management Plan (LWRWMP) (November 2005).

Policy 4-4.1.2: Prioritize Improvements and Deficiencies. The City will prioritize any capital improvements and deficiencies which affect stormwater management in the Wekiva Study Area (defined in section 369.316 Florida Statutes) as identified in the Wekiva Parkway and Protection Act Master Storm Water Management Plan. Within the Wekiva Study Area, the City shall prioritize those projects that meet the conditions outlined in Objective 4-4.1.

Policy 4-4.1.3: Project Funding. The City shall utilize its Stormwater Utility Fee to fund projects identified in the Wekiva Parkway and Protection Act Master Storm Water Management Plan, which have not already been addressed and implemented. Additionally, the City will seek alternative funding sources (i.e., grants), and joint partnerships that will result in more efficient construction or an improved LOS.

Policy 4-4.1.4: Capital Improvement Element Update. The City shall ensure that the Capital Improvement Element be evaluated annually, and amended as necessary, to reflect those projects identified in the Wekiva Parkway and Protection Act Master Storm Water Management Plan.
(Revised: Ordinance1676-14, Adopted 7/1/14)

Policy 4-4.1.5: Stormwater Utility Fee. The City will continue to use the proceeds of the Stormwater Utility Fee exclusively for stormwater improvements and maintenance.

Policy 4-4.1.6: LOS Standard. The City hereby establishes the following LOS standards for stormwater quantity and quality and such LOS standards shall apply to all development and redevelopment:

(a) The lowest floor elevation of a habitable structure must be at least one foot above the 100-year, Base Flood Elevation (BFE) flood plain as set by the Federal Emergency Management Agency (FEMA). In areas designated as flood hazard areas but where a BFE has not been established by FEMA, a flood study by a Florida-registered Professional Engineer and accepted by the City is required to determine the 100-year flood plan. No portion of any structure which reduces the storage capacity of the flood hazard area may be constructed within the limits of the flood hazard area unless equal replacement storage volume is provided by acceptable stormwater construction techniques. No construction shall result in a rise in floodways established by FEMA.

(b) Sites shall conform to the following design standards:

Development Type	Standard
Landlocked drainage basin-primary system design standard:	
New Development	Retain the difference in pre-development versus post-development run-off volume during the 100-year, 24-hour storm event (10.6 inches) and the SJRWMD criteria for water quality and water quantity treatment, independent of project size.
Redevelopment	Retain the difference in pre-development versus post-development run-off volume during the 100-year, 24-hour storm event (10.6 inches) and the SJRWMD criteria for water quality and water quantity treatment, independent of project size. In addition, under no circumstances should the volume of storage be reduced from what is provided in the existing condition.
Activity Centers	Retain the difference in pre-development versus post-development run-off volume during the 25-year, 6-hour storm event (6 inches) and the SJRWMD criteria for water quality treatment, independent of project size. In addition, under no circumstances should the pre versus post development runoff exceed existing conditions.
Positive Outfall (Riverine) drainage basis-primary system design standard:	
New Development	Detain the difference in pre-development versus post-development run-off volume and rate of the 10-year, 3-hour storm event (4.3 inches) and the SJRWMD criteria for water quantity and quality, independent of project size.
Redevelopment	Detain the difference in pre-development versus post-development run-off volume and rate of the 10-year, 3-hour storm event (4.3 inches) and the SJRWMD criteria for water quantity and quality, independent of project size. In addition, under no circumstances should the volume of storage be reduced from what is provided in the existing condition.
For secondary system such as roads and storm sewer systems, the design storm shall be the 10-year storm event, using the "Rational method."	

(c) Flooding of major arterial roadways shall be limited to one half of the outer travel lane width using peak intensity for the 10-year storm.

(d) Flooding of local streets shall be limited from exceeding one inch above the crown of the road.

(e) Local streets shall not flood to such an extent that they become impassable to emergency vehicles.

(f) Any existing structure with a first floor elevation below the 100-year floor elevation will be treated as a nonconforming use.

(g) Any new development will be built in such a manner that the development will not exceed the downstream capacity for rate and volume of runoff for the storm events listed above.

(h) Discharge to natural water bodies shall be consistent with state standards as stated in 62.302.560, F.A.C., and the National Pollution Discharge Elimination System (NPDES) Stormwater Standards.

(i) For projects located within an area common to the city's Regional Business Center (also known as the Central Business District or CBD) and Cranes Roost water shed, the City may allow the project to be developed using the SJRWMD conceptual permit criteria associated with the Cranes Roost Integrated Surface Water and Reclaimed Water Facility.

(j) Design requirements may be waived by the City Engineer for developments that discharge into a permitted master system that has been designed, permitted, and improved by the City for the purpose of facilitating development within the City's activity centers.

(Revised: Ordinance1676-14, Adopted 7/1/14)

Policy 4-4.1.7: Flood Program Information. The City will provide information to those residents and to the business community whose homes or structures are in the current 100-year floodplain as how to flood-proof their property in a manner consistent with FEMA, Housing and Urban Development (HUD), state and local standards.

Policy 4-4.1.8: Stormwater System Maintenance. As a permitee of the National Pollutant Discharge Elimination System (NPDES) Stormwater Program, the City shall continue to conduct annual inspections of public and private stormwater systems, as well as, provide adequate maintenance on publicly maintained stormwater systems.

Policy 4-4.1.9: Annual Update of the Capital Improvement Element. The City shall ensure that necessary projects and maintenance activities are included in the annual update of the Capital Improvement Element to address identified deficiencies of publicly maintained stormwater systems.

Policy 4-4.1.10: Stormwater Best Management Practices. The City shall require that all development, except non-substantial redevelopment projects, utilize best management practices (BMP) in combinations to protect water quality and minimize flooding. BMPs shall be used in the design of stormwater management systems. The following stormwater BMPs shall be instituted to reduce the nutrient loading within the Wekiva Study Area:

(a) All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida.

(b) Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when conditions listed under (a) are present. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake.

(c) Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management.

(d) Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional geologist using a professionally acceptable methodology for suitability of water retention area using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement.

(e) Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein. Based on data and analysis, karst features in the Wekiva Study Area are defined as any sinkholes with a direct connection to the aquifer and stream-to-sink features (swallets).

(f) All development approval by the City shall require the applicant to submit to the City a copy of the SJRWMD or the FDEP stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.

(g) The City will evaluate and adopt, as appropriate and feasible, BMPs for all stormwater management systems located in the Wekiva Study Area. Systems in high recharge areas and karst sensitive areas should be designed to address maintenance of water quality. Such BMPs may include lining of stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, incorporation of stormwater management systems into landscaping and irrigation, and minimizing directly connected impervious surface areas. These BMPs can include, but not be limited to, those found in the *Wekiva River Basin Coordinating Committee Final Report*, dated March 16, 2004.

Policy 4-4.1.11: Stormwater Reuse Technology. The City shall seek out the best available stormwater reuse technologies and practices for study and implementation.

Policy 4-4.1.12: Reclamation Augmentation. The City shall continue to augment its Regional Wastewater Reclamation Facility with surface water as outlined in the City's Consumptive Use Permit (CUP) authorized by SJRWMD.

OBJECTIVE 4-4.2: PROTECT STORMWATER SYSTEM. In order to ensure the City's ability to meet its established LOS for stormwater facilities and to discourage urban sprawl, the City shall protect its current stormwater management capacity.

Policy 4-4.2.1: Stormwater Impacts from Outside City. Drainage facilities on private property or maintained by the City shall not accept stormwater runoff from sources outside the City limits unless an interlocal agreement has been established with the adjacent local government. In the case of properties subject to a Petition for Annexation, the City Commission may accept stormwater runoff from sources outside the annexed property if such situation exists prior to annexation and the recommendation of the City Engineer. As a condition of annexation, the City may also require modification to the stormwater system at cost to the property owner. Such conditions shall be set forth in an annexation agreement with a schedule for completion of the stormwater improvements.

OBJECTIVE 4-4.3: PROTECT NATURAL DRAINAGE FEATURES. The City will protect its natural drainage features, wetlands and flood prone areas, through enforcement of its existing Flood

Hazard Avoidance Regulations and, where appropriate, through the designation of conservation areas by implementing the following policies.

Policy 4-4.3.1: Development in Flood-Prone Lands. A combination of the following requirements governs the limitation and density of development or redevelopment in the city for flood prone lands and protects the natural function of flood plains:

(a) All development or redevelopment must provide at minimum 25 percent green space;

(b) Must meet the requirements of the Flood Hazard Avoidance Regulations for the provision of compensating storage. The regulation specifically states:

"No portion of any structure which reduces the storage capacity of the flood hazard area may be constructed within the limits of the flood hazard area unless equal replacement storage volume is provided by acceptable engineering techniques."

Additionally no construction shall result in a rise in floodways established by FEMA.

(c) Development or redevelopment of any site is subject to the provisions of the Land Development Code in Section 6.1.11 to comply with the stormwater management requirements for prime and non-prime recharge areas or Chapters 62-40, 40C-41, and 40C-42, F.A.C., whichever is more stringent; and

(d) Development or redevelopment of any site is subject to the provisions of the Land Development Code in Section 6.1.11 and Policy 4-4.1.4. herein to comply with the stormwater management and permitting requirements for attenuation and water quality or Chapters 62-4, 62-40, and 62-302, F.A.C. and Chapters 40C-1, 40C-4, 40C-40, 40C-41, 40C-42, and 40C-44, F.A.C.

Policy 4-4.3.2: Conservation Areas. A conservation area is a floodway of a river or a wetland of sufficient size that hosts a viable wetland habitat and may act as a wildlife corridor. A conservation area is an environmentally sensitive land. The City's Lake Lotus parcel, the acreage owned by Florida Audubon Society, and the floodway of the Little Wekiva River will be identified as conservation areas on the Future Land Use Map and will be subject to the limited uses, i.e., passive parks, as identified in the Future Land Use Element.

Policy 4-4.3.3: Wetland Analysis. Should a proposed development contain any land use cover classification that indicates there is a wetland greater than five acres, the City will require a study of the wetlands by an ecologist, biologist or similar professional to determine whether it is of sufficient size to host a viable wetland habitat and may act as a wildlife corridor. If the study indicates the above is valid, then the City will designate the area a Conservation Area. If it is not found to be a Conservation Area, the land will then be subject to the City's floodplain regulations.

Policy 4-4.3.4: Pre-Treated Runoff. All runoff recharging the Floridan Aquifer shall be pre-treated to remove nutrients and other contaminants so post-development water quality equals pre-development recharge water quality to the greatest extent possible.

Policy 4-4.3.5: Sinkhole Evaluation. All stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. All drainage retention areas shall be tested for the presence of

cavities and voids beneath them. No drainage retention areas or other stormwater facilities, excluding conveyance facilities, shall be located over unfilled voids.

Policy 4-4.3.6: Site Plan Recommendations. If there is an existing sinkhole within or adjacent to a development site, or any indication that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. This investigation shall be conducted by a professional geologist or engineer experienced in geohydrology and requires a report to be submitted to the City for review. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design, and construction techniques may be made. The City may approve or deny development proposals based upon the scale of the development and the hazards revealed within the investigation.

Policy 4-4.3.7: Land Development Regulations. The City will coordinate with the SJRWMD and administer regulations in the Land Development Code specific to requirements for stormwater structures or facilities located within karst sensitive areas. Such requirements may include evaluations by professional geologists or engineers experienced in geohydrology that certify the area is safe and there is no subsurface connection that may cause contamination or damage to the groundwater.

GOAL 4-5: TO AUGMENT AQUIFER RECHARGE AND PROTECT WELLFIELD CONES OF INFLUENCE.

OBJECTIVE 4-5.1: PROTECT GROUNDWATER RESOURCES. The quality of groundwater will be maintained at levels which are at or above applicable state water quality standards as set forth in Rules 62-520, F.A.C.; and the quality of groundwater will be protected.

Policy 4-5.1.1: Minimum Open Space Requirement. The City will continue to require all development or redevelopment to provide a minimum of 25 percent open space as required in the Land Development Code.

Policy 4-5.1.2: Reuse Practices. The City shall prohibit the use of private irrigation wells for landscape irrigation once property is connected to the City's reclaimed water system. The use of reclaimed water shall not be required if the reclaimed water supply becomes unavailable, is inadequate, or another source is authorized by the SJRWMD.

Policy 4-5.1.3: Reclaimed Water Requirement for New Development. To increase groundwater recharge in the Altamonte Springs area, the City will require all new development and all existing non-residential and multi-family developments to utilize reclaimed water for irrigation.

Policy 4-5.1.4: Promote Use of Reclaimed Water. To increase groundwater recharge in the Altamonte Springs area, the City will promote the use of reclaimed water through citywide efforts to educate residents and the business community on the merits of using reclaimed water.

Policy 4-5.1.5: Enforce SJRWMD Requirements. The City shall enforce the requirements of the SRJWMD as they relate to the retention requirements as stated in Chapter 40C-41.063(3), F.A.C., by requiring SJRWMD permits, where applicable, as a predicate to development activity.
(Revised: Ordinance1676-14, Adopted 7/1/14)

Policy 4-5.1.6: Protect Cones of Influence. Wellfield standards adopted in the Comprehensive Plan and Land Development Code will restrict or regulate activities in the cones of influence in order to protect water wells from contamination.

Policy 4-5.1.7: Wellfield Protection Zone. The City hereby establishes a 200 feet interim wellfield protection zone. Within the 200 feet wellfield protection zone, land uses are restricted to low density residential (gross residential density range of 0 to 5 dwelling units per acre) or low intensity commercial uses (intensity range of a 0 to 0.25 Floor Area Ratio). Also, within the 200 feet wellfield protection zone, the non-residential use, sale, generation, or storage of hazardous materials or waste is prohibited. Septic systems are not permitted within the wellfield protection zone.

Policy 4-5.1.8: Septic Tank Prohibited in Recharge Areas. No septic tanks will be permitted in the recharge areas where sewer is available within 100 feet of the property line of the parcel to be developed.

Policy 4-5.1.9: Development Restrictions within Wellfield Protection Zones. The City will issue no permits for development within the 200 feet protection zone which could result in the introduction of potential sources of groundwater contamination around potable water wells. Further, the City shall not construct or permit to be constructed potable wells, except in conformance with the requirements of 62-521, 62-532, and 62-555, F.A.C.

Policy 4-5.1.10: Hazardous Materials. Industries and other businesses which use, sell, generate, or store hazardous materials or sell hazardous wastes shall be either prohibited by zoning or sited, designed, operated and monitored to ensure that releases of hazardous materials or wastes do not degrade groundwater or surface waters.

Furthermore, such industries and businesses shall not be located in flood prone areas, use septic tanks, or within 200 feet of an existing or planned potable waterwell. These industries and businesses shall keep on file with the City their emergency response plans, as well as their proof of financial responsibility for clean-up costs. The following land uses are determined to be incompatible with existing land uses and have significant environmental impacts; therefore, such uses are not permitted within the city limits of the City of Altamonte Springs:

Asphalt Plants; Landfills; Industrial Effluent Injection Wells; Plating Plants; Stripping Vats; Food Irradiation Plants; Hazardous Waste Storage or Processing Facilities; Incinerators; Cement Plants; Automobile or Heavy Equipment Junkyards; Fiberglass Manufacturing Plants; Electric Power Transmission Lines In Excess of 240 Kilovolts; Boilers fueled by Anything Other Than Natural Gas or #2 Fuel Oil; Bulk Fuel Storage Facilities; Petroleum Pipelines; Bulk Chemical Storage or Processing Facilities; Citrus Processing; Crematorium; Blast Furnaces; Smelting Plants; Pickling Plants (wood or metal); Battery Manufacturing Facilities; Refineries; Waste Tire Storage or Processing Facilities.
(Revised: Ordinance1676-14, Adopted 7/1/14)

Policy 4-5.1.11: County Hazardous Waste Disposal Programs. The City through interlocal agreement will continue to participate in the amnesty days coordinated by Seminole County and utilize the County's household hazardous waste collection sites in order to provide for the disposal of hazardous waste by households.

Policy 4-5.1.12: Participate on Solid Waste and Recycling Task Force. The City will continue to participate in the Intergovernmental Task Force on Solid Waste Management and Recycling in order to examine waste stream reduction and recycling practices.

Policy 4-5.1.13: Coordination with the FDEP on Hazardous Waste. The City shall continue to coordinate with the FDEP in the Small Quantity Hazardous Waste Generator Program which regulates non-residential small quantity generating businesses by providing FDEP with a copy of all permits issued to such businesses and requiring the applicant to provide evidence of permitting by all regulatory agencies having jurisdiction.

Policy 4-5.1.14: Compliance with Hazardous Waste Regulatory Agencies. Prior to issuance of a development permit for an activity or structure that involves the use, sale, generation or storage of hazardous materials or hazardous wastes, the City shall require the applicant to verify occupancy is in compliance with all regulatory agencies having jurisdiction.