



## TOWN OF DUNDEE TOWN-INITIATED REQUEST FOR A COMPREHENSIVE PLAN TEXT AMENDMENT

**TO:** Town of Dundee Planning and Zoning Board

**PREPARED BY:** Central Florida Regional Planning Council

**AGENDA DATE:** February 16, 2023

**REQUESTED ACTION:** Proposed amendment to the potable water Level of Service Standard from 140 gpcd to 115 gpcd in the Dundee Comprehensive Plan and in the Unified Land Development Code.

### **BACKGROUND:**

The Level of Service quantifies the types and number of services customers receive. The established Level of Service helps the Town plan for future development by ensuring enough water will be available for that development. The Town proposes to update the Level of Service for potable water to reflect current needs and requirements from the South Florida Water Management District.

### **PROPOSED LANGUAGE – COMPREHENSIVE PLAN:**

#### **INFRASTRUCTURE ELEMENT**

**Policy 2.2.1:** The Town establishes the following future level of service standards for potable water use, storage, and minimum pressure, effective January 1 of the respective years, in accordance with the Southern Water Use Caution Area, as enacted by the Southwest Florida Water Management District Board of Directors:

Potable Water Level of Service	140 115 gpcd
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#### **WATER SUPPLY SUB ELEMENT**

**Policy 1.1.1:** The Town shall maintain water sources capable of supplying a minimum of one hundred forty (140) fifteen (115) gallons per person per day.

## CONSERVATION ELEMENT

**Policy 10.1:**

The Town shall continue to strive with all means available to comply with the conservation standards established by Southwest Florida Water Management District for its Southern Water Use Caution Area for per day per capita consumption and not exceed the Town's adopted Level of Service standard of ~~140~~115 gallons per day per capita. [40D-2, F.A.C.]

## CAPITAL IMPROVEMENT ELEMENT

**Policy 2.1:**

The following level of service standards, as established in other elements of the Comprehensive Plan and by the Polk County School Board are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the Town or the Town's utility service areas:

<b>SANITARY SEWER</b>	
Flow Capacity	1.5 MGD
Average Daily Flow	105 gpcd average daily flow
Effluent quality	Meet or exceed EPA and DEP effluent standards
<b>POTABLE WATER</b>	
Flow Capacity:	
Average daily demand:	<del>140</del> <u>115</u> gpcd
Maximum daily demand:	1.5 times average daily demand
<b>SOLID WASTE</b>	
Level of Service:	8.0 lbs. per person per day
<b>DRAINAGE</b>	
Drainage	<p>The following shall be the level of service standards for stormwater facilities:</p> <ul style="list-style-type: none"><li>a. Drainage Structures: Ability to handle 25-year, 24 hour storm event</li><li>b. Stormwater Facilities: 25-year, 24 hour storm event at top of bank or berm</li><li>c. Storm sewers: Capacity to handle a 25-year storm event</li></ul>
<b>RECREATION</b>	
Level of Service:	4.5 acres per 1,000 population

## **PROPOSED LANGUAGE – UNIFIED LAND DEVELOPMENT CODE**

### **6.01.06. Levels of service.**

Through the concurrency management system, Dundee shall maintain the following levels of service for public facilities:

Facility	Level of Service
Sanitary sewer	100 gallons per capita per day
Potable water	<del>150 gallons per capita per day by 1993</del> <del>140 gallons per capita per day by 1997</del> <u>115 gallons per capita per day</u>
Solid waste	3.47 pounds per person per day
Freeways	C
Principal arterial roads	C
Other roads	D
Recreation and open space	4.5 acres per 1,000 people
Drainage	25-year, 24-hour storm event for new development. Stormwater treatment and disposal facilities pursuant to section 17-25.025, F.A.C. Stormwater discharge pursuant to section 17-3.051, F.A.C.

All development which was not approved through a subdivision plat, site development plan, or the issuance of a building permit prior to the date of adoption of this code shall be subject to an adequacy determination through the concurrency management system. An adequacy determination shall also be required for existing development where any improvement, expansion, or other change is proposed which may result in a greater demand for those public facilities addressed in this section. The development director shall determine whether a proposed change in existing development requires an adequacy determination.

### **PUBLIC HEARING:**

#### **MOTION OPTIONS:**

1. I move the Planning and Zoning Board recommend **approval** to the Town Commission of the amendment to Comprehensive Plan and the Unified Land Development Code related to the potable water Level of Service.
2. I move the Planning and Zoning Board recommend **approval with changes** to the Town Commission of the amendment to Comprehensive Plan and the Unified Land Development Code related to the potable water Level of Service.

3. I move **continuation of this item** until a date certain.

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