



TOWN OF DUNDEE
TOWN-INITIATED REQUEST FOR A COMPREHENSIVE PLAN TEXT AMENDMENT TO THE
POTABLE WATER LEVEL OF SERVICE

TO: Town of Dundee, Town Commission

PREPARED BY: Central Florida Regional Planning Council

AGENDA DATE: February 28, 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 amounts of services customers receive. The established Level of Service helps the Town plan for future development by ensuring enough water will be available for the proposed development. The Town proposes to update the Level of Service for potable water to reflect current needs and requirements from the Central Florida Water Initiative (CFWI).

Per Capita Rate

The current SWFWMD maximum Gross Per Capita rate is 150 by policy. The 130 amount was discussed by Southern Water Use Caution Area (SWUCA). SWUCA was designed in 1992 to address declines in aquifer levels due primarily to groundwater withdrawals. SWFWMD designates and establishes the protection and recovery of the water resources.

Central Florida Water Initiative (CFWI) requires 115 by 12/31/2023. The Town is currently at 107.8 (2021).

The SWFWMD requires:

- Permittees With a Five-Year Compliance Per Capita Rate No Greater Than 150 gpd as of 2009. (Water Use Permit Applicants Handbook Part B 2.3.7.2.2)

CFWI requires (Focus on Gross Per capita):

- Gross per capita daily water use rate of no greater than 115 gpd. (CFWI Supplemental Applicant's Handbook- CFWI-2.7.3)
- Phase-In Where a Gross Per Capita Daily Water Use Rate of 115 gpd is Exceeded as of December 31, 2023:

1. By July 1, 2024, the permittee shall submit to the district a plan that identifies conservation or water supply project(s) that will be developed and implemented to achieve the per capita goal of 115.
2. By December 31, 2033, the permittee shall achieve a per capita rate not greater than the midpoint between the five-year average Alternative Per Capita Water Use Rate calculated as of 2023 and their per capita goal.
3. By December 31, 2043, the permittee shall achieve an Alternative Per Capita Water Use Rate that is not greater than their per capita goal.
4. A permittee that does not achieve an Alternative Per Capita Water Use Rate that is less than or equal to 100 gpd when calculating using the Functional Population Per Capita method or 115 gpd when calculating the Gross Per Capita method set forth above by December 31, 2043, shall submit documentation upon request from the District that explains the reasons for not being able to meet the conservation goal or a variance has been granted from the Public Supply Annual Conservation Goal.

Town of Dundee Existing Water Use Permit 20-5893.013:

- Allocates an average per capita rate of 148 gpd (only extended original permit for 10 years)
- 2021 Gross Per Capita 107.9
- 5-Year Annual Report Average per capita 114.9 for Town

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 <u>115</u> gpcd
--------------------------------	--------------------------------

WATER SUPPLY SUB ELEMENT

Policy 1.1.1: The Town shall maintain water sources capable of supplying a minimum of one hundred ~~forty (140)~~ one hundred 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:

SANITARY SEWER	
Flow Capacity	1.5 MGD
Average Daily Flow	105 gpcd average daily flow
Effluent quality	Meet or exceed EPA and DEP effluent standards
POTABLE WATER	
Flow Capacity:	
Average daily demand:	140 <u>115</u> gpcd
Maximum daily demand:	1.5 times average daily demand
SOLID WASTE	
Level of Service:	8.0 lbs. per person per day
DRAINAGE	
Drainage	<p>The following shall be the level of service standards for stormwater facilities:</p> <ul style="list-style-type: none"> a. Drainage Structures: Ability to handle 25-year, 24 hour storm event b. Stormwater Facilities: 25-year, 24 hour storm event at top of bank or berm c. Storm sewers: Capacity to handle a 25-year storm event
RECREATION	
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	150 gallons per capita per day by 1993 140 gallons per capita per day by 1997 115 gallons per capita per day
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.