

Regular Workshop – September 21, 2015
Agenda Item 17

Agenda Item: Proposed Ordinance 2015-20 Amending the Comprehensive Plan, Existing Infrastructure Element Results Neutral Revisions for Potable Water Sub-element, Solid Waste Sub-element, and Wastewater Sub-element

Presenter: Town Manager and Staff

Summary: In April, staff began work with the Planning and Zoning Board, seated as the Local Planning Agency, to review a “results neutral” crosswalk of the various elements of the Comprehensive Plan. The purpose of this exercise is to create a more user-friendly Comprehensive Plan that is easier to read, understand, and apply. The crosswalk assures that the existing goals, objectives, and policies in the Comprehensive Plan that remain essential to the Town are preserved, while any extraneous content is eliminated. It also delineates strategies for successfully implementing the goals, objectives, and policies.

Through the crosswalk effort, the existing goals, objectives, and policies of the Potable Water, Solid Waste, and Wastewater elements of the Plan have been converted into the framework for the new Comprehensive Plan. The Planning & Zoning Board previously reviewed the results neutral crosswalk and directed Staff to bring these three (3) sub-elements back as an Ordinance for recommendation to the Town Commission. Staff presented Ordinance 2015-20 at the Planning and Zoning Board Meeting on June 16, 2015, for the Board’s consideration. The Board recommended approval, with minor revisions, to the Town Commission.

Attachments: 9-2-15 Memo, PZB Director to Manager;
9-2-15 Memo, P&Z Board Chair to Town Commission;
6-9-15 Staff Report, PZB Director to P&Z Board;
PowerPoint Presentation;
6-16-15 Minutes of P&Z Board Regular Meeting;
Proposed Ordinance 2015-20 with attachments.

Recommended

Action: Pending discussion, forward Ordinance 2015-20 to the October 5, 2015 Regular Meeting for first reading and public hearing.

MEMORANDUM

DATE: September 10, 2015

TO: Dave Bullock, Town Manager

FROM: Alaina Ray, AICP, Director
Planning, Zoning & Building Department

SUBJECT: Proposed Ordinance 2015-20, Comprehensive Plan Amendment,
Infrastructure Element

In April, staff began work with the Planning and Zoning Board, seated as the Local Planning Agency, to review a “results neutral” crosswalk of the various elements of the Comprehensive Plan. The purpose of this exercise is to create a more user-friendly Comprehensive Plan that is easier to read, understand, and apply. The crosswalk assures that the existing goals, objectives, and policies in the Comprehensive Plan that remain essential to the Town are preserved, while any extraneous content is eliminated. It also delineates strategies for successfully implementing the goals, objectives, and policies.

Through the crosswalk effort, the existing goals, objectives, and policies of the Potable Water, Solid Waste, and Wastewater elements of the Plan have been converted into the framework for the new Comprehensive Plan. The Planning & Zoning Board previously reviewed the results neutral crosswalk and directed Staff to bring these three (3) sub-elements back as an Ordinance for recommendation to the Town Commission. Staff presented Ordinance 2015-20 at the Planning and Zoning Board Meeting on June 16, 2015, for the Board’s consideration. The Board recommended approval, with minor revisions, to the Town Commission.

AR/dmc

MEMORANDUM

DATE: September 2, 2015

TO: Honorable Mayor and Town Commission

THROUGH: Dave Bullock, Town Manager

FROM: Jim Brown, Chair
Planning and Zoning Board

SUBJECT: Proposed Ordinance 2015-20, Comprehensive Plan Amendment,
Infrastructure Element

During the public hearing held on June 16, 2015, the Planning and Zoning Board recommended APPROVAL of Ordinance 2015-20, providing for amendments to the Infrastructure Element, specifically Potable Water Sub-element, Solid Waste Sub-element and Wastewater Sub-element, subject to minor revisions in the language. The specific motion from the June 16, 2015, meeting of the P&Z Board is as follows:

MS. BISHOP MOVED THE P&Z BOARD RECOMMEND APPROVAL OF ORDINANCE 2015-20 WITH THE MINOR REVISIONS AS OUTLINED BY STAFF. MR. GARNER SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN AYE; GARNER, AYE; MADVA, AYE; SYMANSKI, AYE.

Enclosed, for your review and consideration, please find the following support documentation:

1. Ordinance 2015-20;
2. PowerPoint presentation; and
3. Draft minutes from the 6-16-15 regular P&Z Board meeting on this issue.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

JB/dmc

MEMORANDUM

DATE: June 9, 2015

TO: Planning and Zoning Board

FROM: Alaina Ray, Director
Planning, Zoning and Building Department

RE: Ordinance 2015-20: Existing Infrastructure Element Results Neutral Revisions for:

- Potable Water Sub-element,
- Solid Waste Sub-element, and
- Wastewater Sub-element

With the adoption of the 2011 Community Planning Act, the Florida Legislature revised the substantive requirements for local government Comprehensive Plans to be less onerous and more attuned to community planning efforts. These statutory revisions, in conjunction with the Town's efforts to move forward the Urban Land Institute's Advisory Panel Report recommendation to reform the Comprehensive Plan (Plan), establish an opportunity for the Town to develop a 21st Century Comprehensive Plan to guide the future growth, redevelopment, and revitalization of the barrier island community.

What we have accomplished:

In furtherance of Town Commission direction provided at our joint workshop in October, the focus of the Planning & Zoning Board has been to address the nonconformities established by the current Plan and Land Development Code. Because the regulatory limitations that were established in the Plan controlled the Land Development Code regulations, our initial focus has been on revising these Plan provisions to allow us to better address nonconforming properties for density and uses.

Ordinance 2015-02 (Adopted). This ordinance eliminated regulatory language in the Plan that placed limitations on nonconforming properties. The ordinance established a new Future Land Use Policy 1.1.5 that stipulates that the Land Development Code will contain the standards for how the Town treats nonconformities. This ordinance was adopted by the Town Commission on second reading on April 6, 2015.

Ordinance 2015-10 (Pending). This ordinance amends the Plan's Future Land Use Policy 1.1.10 to establish new Future Land Use categories, parallel to the existing Future Land Use categories, but without the density and other limitations that currently make certain properties nonconforming for density. The language directs the Land Development Code to establish the standards that will control properties that are

ultimately relegated to these Future Land Use categories. The Future Land Use Table 1 is revised to be divided into two (2) Future Land Use categories: Opportunity Areas and Stability Areas.* The Stability Areas are intended to contain properties in established neighborhoods that currently conform to their Future Land Use categories. The Opportunity Areas empower the Land Development Code to establish new zoning districts where ranges of existing densities can be lawfully conformed.

This ordinance is currently being reviewed by the Florida Department of Economic Opportunity (DEO). Once the DEO review is complete, the Town Commission will hold second reading and public hearing for consideration of adoption.

*These category names may be amended by the Town Commission during their second reading and public hearing.

Ordinances 2015-02 and 2015-10 address the primary Comprehensive Plan limitations on nonconforming properties with respect to density. Staff and consultants are currently drafting legislation related to revisions in the Land Development Code to implement the direction of the Planning and Zoning Board and the Town Commission related to nonconforming density. This legislation will be presented in a joint meeting in September.

Ordinance 2015-20:

Comprehensive Plan Elements—Results neutral crosswalks. In April, we began work with the Planning and Zoning Board, seated as the Local Planning Agency, to review a “results neutral” crosswalk of the various elements of the Comprehensive Plan. The purpose of this exercise is to create a more user-friendly Comprehensive Plan that is easier to read, understand, and apply. The crosswalk assures that the existing goals, objectives, and policies in the Comprehensive Plan that remain essential to the Town are preserved, while any extraneous content is eliminated. It also delineates strategies for successfully implementing the goals, objectives, and policies.

Through the crosswalk effort, the existing goals, objectives, and policies of the Potable Water, Solid Waste, and Wastewater elements of the Plan have been converted into the framework for the new Comprehensive Plan. The Planning & Zoning Board previously reviewed the results neutral crosswalk and directed Staff to bring these three (3) sub-elements back as an Ordinance for recommendation to the Town Commission. Staff will present Ordinance 2015-20 at the Planning and Zoning Board Meeting on June 16, 2015, for the Board’s consideration and potential recommendation to the Town Commission.



Ordinance 2015-20 Comprehensive Plan Amendment Infrastructure Element

Town Commission
Regular Workshop
September 21, 2015



- On April 21, 2015, the Planning and Zoning Board began work to review a “results neutral” crosswalk of the various elements of the Comprehensive Plan.
- The purpose was to create a more user-friendly Comprehensive Plan that is easier to read, understand, and apply.



- The ‘crosswalk’ assures that the existing goals, objectives, and policies in the Comprehensive Plan that remain essential to the Town are preserved, while any extraneous content is eliminated.
- It also delineates strategies for successfully implementing the goals, objectives, and policies.



- At their June 16, 2015, regular meeting, the Planning & Zoning Board reviewed the proposed ordinance and recommended approval to the Town Commission with minor revisions as follows:



Potable Water Sub-element

Page 12 of 43, Policy 1.1.3 – change from ‘110 gallons per capita per day’ to ‘120 gallons per capita per day’

The same change would be made on page 17 of 43 within the same policy.



Wastewater Sub-element

Page 43, Policy 1.2.1 – change the word ‘mainland’ to ‘main island’ of Longboat; and,

Page 43, Policy 1.2.2 – change the word ‘islands’ to ‘Jewfish Key,’ remove the end of the sentence; and change ‘Sarasota County Health Department,’ to ‘the appropriate jurisdictional authority.’



Ordinance 2015-20

If the Town Commission recommends approval on first reading, the Ordinance will be forwarded to the Department of Economic Opportunity (DEO) for review.

Once the Town receives the DEO's review, the Ordinance will be scheduled for second reading and adoption.

TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING

JUNE 16, 2015

The regular meeting of the Planning and Zoning Board was called to order at 9:00 AM by Maggie Mooney-Portale, Town Attorney.

Members Present: Chair Jim Brown; Vice Chair BJ Bishop; Members Andrew Aitken, Leonard Garner; Stephen Madva; George Symanski

Absent: Secretary Ken Schneier

Also Present: Maggie Mooney-Portale, Town Attorney; Alaina Ray, Planning, Zoning & Building Director; Annie Ross, Assistant Town Manager; Steve Schield, Planner; Maika Arnold, Planner; Donna Chipman, Office Manager

Alaina Ray, Planning, Zoning & Building Director, informed the Board that member Ken Schneier had sent an email to staff noting he had a family commitment out of state and was unable to attend this hearing. He also mentioned he would be willing to serve in any capacity that the Board wished, with the exception of Chair.

Election of Officers

Chair

MR. SYMANSKI MOVED TO NOMINATE JIM BROWN AS CHAIR OF THE PLANNING AND ZONING BOARD. MS. BISHOP SECONDED THE MOTION.

There were no other nominations, and the nominations were closed.

MOTION TO APPOINT JIM BROWN AS CHAIR CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN, AYE; GARNER, AYE; MADVA, AYE; SYMANSKI, AYE.

Vice Chair

MS. BISHOP MOVED TO NOMINATE KEN SCHNEIER AS VICE CHAIR OF THE PLANNING AND ZONING BOARD. MR. AITKEN SECONDED THE MOTION.

MR. SYMANSKI MOVED TO NOMINATE BJ BISHOP AS VICE CHAIR OF THE PLANNING AND ZONING BOARD. MR. GARNER SECONDED THE MOTION.

There were no other nominations, and the nominations were closed.

MOTION TO APPOINT BJ BISHOP AS VICE CHAIR CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN, AYE; GARNER, AYE; MADVA, AYE; SYMANSKI, AYE.

Secretary

MS. BISHOP MOVED TO NOMINATE KEN SCHNEIER AS SECRETARY OF THE PLANNING AND ZONING BOARD. MR. SYMANSKI SECONDED THE MOTION.

There were no other nominations, and the nominations were closed.

MOTION TO APPOINT KEN SCHNEIER AS SECRETARY CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN, AYE; GARNER, AYE; MADVA, AYE; SYMANSKI, AYE.

PUBLIC TO BE HEARD
Opportunity for Public to Address Planning and Zoning Board

No one wished to address the board.

AGENDA ITEM 1
ORDINANCE 2015-20, COMPREHENSIVE PLAN AMENDMENT
INFRASTRUCTURE ELEMENT

Alaina Ray, Planning, Zoning & Building Director, reviewed the ordinance noting:

- Every jurisdiction in the State was required to go through a major analysis and update of their Comprehensive Plan every ten years
- The last Town update was in 2004
- Staff have attempted to clarify the plan, clarify the language, reduce the redundancies, and break it out into a more meaningful Goals, Objectives and Strategies format
- Reviewed the draft 'Results Neutral Crosswalk' chart, which provides an easier format to follow

Mr. Garner commented that what was being proposed, on the sufficient and safe supply of water, more than adequately directs the goals and requirements that the Town had, and suggested the Board agree to the revisions and move forward to the next item.

Ms. Ray reviewed pages 17-18 noting they were the two pages that would be sent to the state for review. Mr. Madva asked if there were substantive changes to the elements. Ms. Ray replied no. Mr. Aitken pointed out that it looked as if the level of service has increased. Ms. Ray explained there were a few minor revisions and referred to page 12 of 43, noting that within Policy 1.1.3 there was a change from '110 gallons per capita per day,' to '120 gallons per capita per day.' The same change would be made on page 17 of 43 within the same policy.

Jerry Murphy, University of Florida Resilient Communities Initiative, discussed pages 17-18 and asked if there was anything the Board wished to review or make changes. He believed they had encapsulated everything within the document. Ms. Ray commented that Juan Florensa, Town Public Works Director, and Anne Ross, Assistant Town Manager, have reviewed the document, along with their counterparts at Manatee County and the Town's engineering consultant. All agreed with the language as written.

Mr. Garner noted that he had discussions with the Town's Public Works Director and was informed the reason for the 120 gallons was to negotiate a capacity provision for the Town, and they want it high as possible, because the higher the more Manatee County will have for Longboat Key's needs. Ms. Ray replied that was correct.

Mr. Aitken discussed the current usage, commenting that Mr. Garner had noted the current usage was 70-80 gallons per person per day, and asked if that was the direction the Town was going or were they wishing to go further than that. Assistant Manager Ross discussed the water usage did fluctuate from year to year, and they have changed what to compare it against. They could set a goal, but the only regulatory boundary was 150 gallons. She noted that when the gallons per capita reached that figure, then the Southwest Florida Water Management District (SWFWMD) wants to see the Town's conservation plans.

- Water usage
- The current rate structure and whether the Town charged residents more than necessary for the program to run as an 'enterprise' fund; staff replied no, as the Town was not making a profit

Ms. Ray discussed pages 28-33 of the Solid Waste sub-element mentioning there were no changes to the element. Mr. Aitken questioned the level of service at 4.5 pounds. Assistant Manager Ross responded she would have to research that figure and would send an explanation through email to the Board. Ms. Ray continued with discussing the Wastewater Element, Pages 42 and 43, noting a minor change on Page 43 in Policy 1.2.1. The word 'mainland' should be changed to 'main island' of Longboat. In Policy 1.2.2, the word 'islands' change to 'Jewish Key;' remove the end of the sentence; and change 'Sarasota County Health Department' to 'the appropriate jurisdictional authority.'

Mr. Aitken suggested educating the public about what can be placed in the Wastewater system through this policy. Mr. Murphy believed the best way to handle was directly through Public Works through the Wastewater Master Plan. He would not want to include it in the Land Development Regulations

Gene Boles, University of Florida, commented that a public information program would be an action and would fit within the notation of a strategy. Ms. Ray responded if they wished to include an educational program, it could be included as a strategy under Objective 1.2, and state, "The Town will develop and maintain an educational program that would be implemented through the master plan (Policy 1.1.4).

MR. AITKEN MOVED TO INCLUDE AN EDUCATIONAL COMPONENT TO THE STRATEGY. MR. GARNER SECONDED THE MOTION.

Mr. Symanski asked if the Public Works Department could provide the educational program without including it in the Comprehensive Plan. Ms. Bishop agreed; the Comprehensive Plan was an overriding plan of what the Town was accomplishing, and when they begin to include 'action plans,' it distracts from what was a Comprehensive Plan.

Assistant Manager Ross discussed it was not very often, but at the beginning of the season the Public Works Department included a note on the water bills. They have also conducted targeted programs in a community where there was a problem with the wastewater. She commented she has taken note of the comments to include it in the master plan for Public Works.

MOTION FAILED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, NO; BROWN NO; GARNER, NO; MADVA, NO; SYMANSKI, NO.

Ms. Ray commented if the Board was comfortable with minor revisions, then they should make a recommendation to the Town Commission.

MS. BISHOP MOVED THE P&Z BOARD RECOMMEND APPROVAL OF ORDINANCE 2015-20 WITH THE MINOR REVISIONS AS OUTLINED BY STAFF. MR. GARNER SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN AYE; GARNER, AYE; MADVA, AYE; SYMANSKI, AYE.

Ms. Ray distributed a copy of *'The Citizen's Guide to Planning 4th Edition'* to the board and briefly discussed it.

Chair Brown noted he had a copy of the *'University of Florida Planning Officials Handbook'* and asked how the courses were taught. Mr. Murphy commented it was a course that could be brought to the board, and they were currently providing it in Manatee County. He explained it was a six hour course, and Manatee County had asked them to provide it in two hour increments at the end of their P&Z Board meetings. They have encouraged local governments to have all the boards participate. Chair Brown noted he would look into it and see how they would like to proceed.

Mr. Symanski questioned the plan moving forward. Ms. Ray noted it was not on the agenda for this meeting, but Commr. Younger had questions that staff had been addressing with him, and the results of that would be brought back to the P&Z Board and Town Commission during their joint workshop in September. She asked if anyone had questions, to please contact her. Mr. Murphy discussed Ordinance 2015-10 and commented the direction from the P&Z Board and Town Commission has been to conform the properties as close as possible within the range they currently existed. He asked, in terms of the Results Neutral Process, if the board was comfortable with the process noting there would be substantive changes in the future workshops. Mr. Madva

addressed the format commenting it was easy to follow, but he would like to see the substantive changes with more highlighting or emphasis.

Mr. Symanski asked whether the correspondence between Commr. Younger and staff could be emailed to the board, specifically the letter discussing the process. Ms. Ray responded that Commr. Younger had noticed discrepancies between the tables; however, she has discussed those with Commr. Younger, and he was aware staff was going through and making changes, and the 'tweaked' information would be provided to the P&Z Board and Town Commission. Mr. Murphy pointed out that it was staff's intent in providing that information to get direction from the board. They were attempting to keep it from moving from a legislative process to a quasi-judicial process where they were discussing each property. They did not want to get into anything that could be a Sunshine Law violation.

Regarding communications, Attorney Mooney-Portale reminded the Board they were meeting in a "unique way" with the Town Commission in the capacity of revising the Comprehensive Plan and Zoning Code. She discouraged members from engaging in communications that lend itself to a quick and easy 'Reply All;' do not hit 'Reply All' when replying to an email. Discussion ensued on the Sunshine Law.

The board recessed from 10:06 AM – 10:15 AM

NEW BUSINESS
FLORIDA SUNSHINE LAW AND ETHICS CODE REVIEW

The Board viewed a video on the Florida Sunshine Law and Ethics Code from 10:16 AM – 10:42 AM

Attorney Mooney-Portale explained that the attorney in the video was speaking generally about Sunshine Law and articulated the general rule that they can speak to the Town Commission about matters; however, the general rule does not apply in the context of the land development code or Comprehensive Plan changes being undertaken because the P&Z Board and Town Commission were meeting collective as a board. Discussion ensued on samples of Sunshine Law violations.

CONSENT AGENDA

MR. GARNER MOVED APPROVAL OF THE MINUTES OF THE APRIL 21, 2015, MEETING AND SETTING THE FUTURE MEETING DATE FOR SEPTEMBER 15, 2015, AS A JOINT WORKSHOP WITH THE TOWN COMMISSION. MR. AITKEN SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: AITKEN, AYE; BISHOP, AYE; BROWN AYE; GARNER, AYE; MADVA, AYE; SYMANSKI, AYE.

STAFF UPDATE

Attorney Mooney-Portale commented that she had talked with Mr. Murphy concerning the Planning Officials training in Manatee County. She noted that Mr. Murphy had

commented that they have completed two out of the three training sessions, and the remaining session was in August. The last segment concerned the decision making function of a planning commission. She asked if the board was interested in attending, she would reach out to the county attorney, and Mr. Murphy would ask Manatee County, whether it could be open to the board members. She believed the date was August 13th. Chair Brown asked that Attorney Mooney-Portale and Mr. Murphy make those contacts and provide notice to the P&Z Board members.

ADJOURNMENT

The meeting was adjourned at 10:50 a.m.

Ken Schneier, Secretary
Planning and Zoning Board

ORDINANCE 2015-20

AN ORDINANCE OF THE TOWN OF LONGBOAT KEY, FLORIDA, REPEALING AND AMENDING IN THEIR ENTIRETY THE FOLLOWING SUB-ELEMENTS AND SECTIONS OF THE COMPREHENSIVE PLAN OF THE TOWN OF LONGBOAT KEY: INFRASTRUCTURE ELEMENT: THE (1) POTABLE WATER SUB-ELEMENT, (2) WASTE WATER SUB-ELEMENT, AND (3) SOLID WASTE SUB-ELEMENT; PROVIDING FOR COMPLIANCE WITH THE COMMUNITY PLANNING ACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act (Sections 163.3161 through 163.3248, Florida Statutes), authorizes and requires the Town of Longboat Key to adopt and amend a Comprehensive Plan in accordance with the Act and all applicable state regulations adopted pursuant to the authority granted in the Act; and

WHEREAS, Section 163.3184, Florida Statutes, requires that the Town transmit the proposed Comprehensive Plan amendments to the state land planning agency, as well as other specified agencies and parties; and

WHEREAS, pursuant to the Community Planning Act, the Town of Longboat Key Code of Ordinances, Chapter 33, designates the Town of Longboat Key Planning and Zoning Board as the local planning agency, responsible for the preparation of the local Comprehensive Plan and amendments thereto; and

WHEREAS, the Town provided due public notice of the Planning and Zoning Board public hearing that was conducted in a manner affording public participation to the fullest extent possible for the review of the proposed Comprehensive Plan amendments; and

WHEREAS, the Town's Planning and Zoning Board, as the local planning agency, held a public hearing on June 16, 2015, to consider the proposed Comprehensive Plan amendments and provided recommendations to the Town Commission as the local governing body; and

WHEREAS, after due public notice, the Town Commission held a workshop on September 21, 2015, and considered the recommendations of the Town's Planning and Zoning Board; and

WHEREAS, on October 5, 2015, the Town Commission conducted a duly noticed initial public hearing on the proposed Comprehensive Plan amendments and upon a majority vote of the Town Commission approved the forwarding of the Comprehensive Plan amendments to the applicable reviewing agencies as provided for in Section 163.3184, Florida Statutes; and

WHEREAS, the Town has considered any comments regarding the Town's proposed Comprehensive Plan amendments received from the reviewing agencies; and

WHEREAS, on _____, 2015, the Town Commission conducted a duly noticed second public hearing on the proposed Comprehensive Plan amendments

and the Town Commission approved the adoption of the Comprehensive Plan amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LONGBOAT KEY, FLORIDA, THAT:

SECTION 1. The Recitals above are ratified and confirmed as true and correct.

SECTION 2. The Comprehensive Plan amendments attached hereto and incorporated herein as Exhibit "A" are hereby adopted by the Town of Longboat Key.

SECTION 3. If any section, subsection, sentence, clause, or provision of this Ordinance is held invalid, the remainder of the Ordinance is valid.

SECTION 4. This Ordinance becomes effective when adopted in accordance with Florida law and the Charter of the Town of Longboat Key.

Passed on the first reading and initial public hearing this _____ day of _____, 2015.

Adopted on the second reading and public hearing this _____ day of _____, 2015.

Jack G. Duncan, Mayor

ATTEST:

Trish Granger, Town Clerk

Exhibits:

"A": Amended Infrastructure Element: Potable Water Sub-Element, Waste Water Sub-Element, and Solid Waste Sub-Element of the Town of Longboat Key Comprehensive Plan

POTABLE WATER SUB-ELEMENT

**Longboat Key
Comprehensive Plan Update
Potable Water Results Neutral Revision**

Results Neutral Revision		Adopted Text
		PW Goal 1: The Town adopts a level of service (LOS) of 120 gallons per capita per day, in accordance with the Town's Concurrency Management System, based on functional population pursuant to the Town's most recent Southwest Florida Water Management District (SWFWMD) Consumptive Use Permit.
		PW Objective 1.1: To meet and further reduce the per-capita usage of potable water by implementing and expanding the Town's water conservation program.
		PW Policy 1.1.1: The Town will use the tiered pricing water rate structure as a primary incentive to limit potable water consumption. The Town will periodically review the tiered pricing system and may make adjustments to further conservation efforts.
		PW Policy 1.1.2: The Town encourages the use of shallow wells, cisterns and/or retained stormwater for individual homeowners, as appropriate, for use as irrigation sources. Water of the lowest quality acceptable for the intended use will be used.
		PW Policy 1.1.3: Water-conserving plumbing fixtures are required in all new development by state law, and the replacement of old fixtures with new water-conserving fixtures will be encouraged.
		PW Policy 1.1.4: The Town will annually evaluate, and as appropriate pursue, grant opportunities from state and regional agencies to further the Town's water conservation programs.
		PW Policy 1.1.5: In the development of water conservation plans and programs, the Town will use the guiding principles of SWFWMD's Southern Water Use Caution Area (SWUCA) Recovery Plan.
		PW Policy 1.1.6: The Town will continue its public water conservation education effort on the issues affecting potable water supply, demand, and quality.
		PW Policy 1.1.7: The Town will coordinate with the Southwest Florida Water Management District (SWFWMD) to locate and plug abandoned wells.
		PW Policy 1.1.8: The Town will explore the availability of reclaimed or other alternative water with all of the local governments of Manatee and Sarasota Counties, and SWFWMD. If reclaimed water is available and it is determined by the Town Commission to be practical, economically feasible, environmentally sound, and technically possible, the Town will pursue all available funding, including grants, to assist in developing a reclaimed water system.
		PW Policy 1.1.9: The Town will prohibit the installation of new

		irrigation meters on potable water lines.
		PW Policy 1.1.10: The Town has implemented the water conservation conditions that are part of SWFWMD's Water Use Permit, issued in 2003.
		PW Policy 1.1.11: The Town will augment its commitment to assist property owners in retrofitting existing irrigation systems with technology that increases efficiency and/or reduces consumption through a budgeted reimbursement program.

RESULTS NEUTRAL DRAFT

Results Neutral Revision		Adopted Text
		PW Goal 2: The Town will provide efficient potable water service that is compatible with the conservation of natural resources.
		PW Objective 2.1: To implement the wholesale customer contract between the Town and Manatee County for the purchase of bulk potable water.
		PW Policy 2.1.1: Pursuant to the bulk water contract with Manatee County, approved February, 2007, Manatee County will allocate 2.5 million gallons per day (mgd) reserve capacity in the County's potable water system for Town use.
		PW Policy 2.1.2: Beginning October 1, 2007, the Town may purchase additional reserve capacity from Manatee County, subject to the provisions in the bulk water contract, as amended.
		PW Policy 2.1.3: By July 1 each year that the bulk water contract is effective, Manatee County will provide the Town with estimated utility rates for the upcoming fiscal year.
		PW Policy 2.1.4: The bulk water contract between the Town and Manatee County expires September 30, 2031, and includes a provision for one additional renewal period of ten (10) years.
		PW Objective 2.2: The Town will develop and maintain a database cross-referencing information on water use, asset age, and location maps of the distribution system.
		PW Policy 2.2.1: Data will be collected and maintained on water use and the water distribution system. The data on water use will contain total Town water use; estimates of water use per connection; and, water use per capita. The data on the distribution system will include a list of the system's components, locations, age and condition of the facilities, and useful life of the various components of the system.
		PW Policy 2.2.2: An evaluation of the Town's potable water use database, collected in accordance with Policy 2.2.1, will be updated annually. If this evaluation confirms a need for potable water supply in excess of 2.5 million gallons per day (MGD), and is consistent with the Town's contract for bulk water purchase from Manatee County, the Town will negotiate with Manatee County to increase the Town's potable water supply allocation to reserve sufficient capacity to accommodate the Town's existing and future needs.

RESULTS NEUTRAL

Results Neutral Revision		Adopted Text
		PW Objective 2.3: The Town will maintain a 10-Year Potable Water Supply Facilities Work Plan.
		PW Policy 2.3.1: The Town has a 10-Year Potable Water Supply Facilities Work Plan that meets the requirements of Chapters 163.3177 and 163.3191, Florida Statutes (FS) and SWFWMD. The 10-Year Potable Water Supply Facilities Work Plan will be contained within the Potable Water Subelement of the Infrastructure Element in the Capital Improvements Element.
		PW Policy 2.3.2: The Public Works Department will update and maintain a 10-Year Potable Water Supply Facilities Work Plan and will use the work plan to prioritize projects to ensure the adopted LOS. The work plan will include projections of the capacity needed for existing and future population needs and a timetable for scheduling maintenance, replacements, and improvements. The 10-Year Water Supply Facilities Work Plan will be updated, at a minimum, within 18 months after the water management district approves an updated regional water supply plan.
		PW Policy 2.3.3: The 10-Year Water Supply Facilities Work Plan will be coordinated with the Future Land Use plan. If any future facility sites or rights-of-way are identified, they should be protected from development, if feasible.
		PW Policy 2.3.4: The 10-Year Water Supply Facilities Work plan will be coordinated with the Capital Improvements Plan so that plans for renovations, improvements, or new facilities will be identified in both plans. Project additions to the plans will be ranked in order of importance, with public health and safety considerations given the most importance. Improvements to the service area will be considered second.
		PW Policy 2.3.5: The Town will coordinate with SWFWMD, Peace River Manasota Regional Water Supply Authority, Manatee County, Sarasota County, and the local governments in Sarasota and Manatee counties regarding water supply and the 10-Year Water Supply Facilities Work plan, as appropriate.
		PW Objective 2.4: To promote the consideration of new technology and management practices and to increase the efficiency of the system and water conservation.
		PW Policy 2.4.1: The Town will participate with SWFWMD, and the Peace River Manasota Regional Water Supply Authority, and the Water Alliance in the investigation and promotion of new technologies and management practices that reduce costs and/or enhance water conservation.
		PW Policy 2.4.2: Efficient potable water service will be promoted by maintaining the water distribution system in good working condition through timely maintenance, repairs, and improvements.

			PW Objective 2.5: To maintain adequate water pressure and to improve water quality.
			PW Policy 2.5.1: By 2010, the existing water distribution system will be interconnected into a regional system, by connecting to the City of Sarasota's water system at the Town's southern terminus, subject to the approved (August 2006) interlocal agreement with the City. The connection will enable the Town to continue uninterrupted service during an emergency.
			PW Policy 2.5.2: The Town will maintain the appropriate water pressure to ensure adequate fire flows and other public health, safety and welfare purposes.
			PW Policy 2.5.3: The Town will flush potable waterlines that are not part of the looped system to improve water quality

			Adopted Text
			PW Goal 3: To coordinate with local governments and agencies to create efficient regional plans for water resource management.
			PW Objective 3.1: The Town will coordinate with all appropriate governmental entities on studies of new technologies, which may be too expensive for one local government to consider on its own.
			PW Policy 3.1.1: The Town will coordinate with SWFWMD, the Peace River Manasota Regional Water Supply Authority, and the Water Alliance, and other regional resource groups that investigate, evaluate, and promote resource conservation through new technologies, local policies, and public awareness campaigns consistent with SWFWMD's Regional Water Supply Plan and SWUCA Recovery Plan.
			PW Objective 3.2: The Town will cooperate with all appropriate state, regional and/or local entities on regional water resource management policies
			PW Policy 3.2.1: The Town will participate with the SWFWMD, Peace River Manasota Regional Water Supply Authority, and the Water Alliance, and other regional committees that develop and promote regional resource management policies.
			PW Policy 3.2.2: The Town will participate in regional surface water or groundwater monitoring projects or programs
			PW Policy 3.2.3: The Town will support and promote regional policies that encourage water conservation.
			PW Objective 3.3: To identify alternatives for potable water supply in emergency or disaster circumstances

		<p>PW Policy 3.3.1: The Town will coordinate with SWFWMD, Peace River Manasota Regional Water Supply Authority, and the local governments in Sarasota and Manatee Counties during a local or regional emergency water shortage, to comply with approved potable water consumption restrictions. Actions by the Town must be consistent with the Town's bulk water contract with Manatee County.</p>
		<p>PW Policy 3.3.2: By 2010, the existing water distribution system will be interconnected into a regional system, by connecting to the City of Sarasota's water system at the Town's southern terminus, subject to the approved (August 2006) interlocal agreement with the City. The connection will enable the Town to continue uninterrupted service during an emergency.</p>
		<p>PW Objective 3.4: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with SWFWMD to develop appropriate protections</p>
		<p>PW Policy 3.4.1: The Town will periodically review charges and fees to ensure that they adequately cover anticipated repairs, maintenance, and improvement costs.</p>

RESULTS NEUTRAL

Results Neutral Revision		Adopted Text
		PW Goal 4: To identify and develop reliable sources of funding for improvements and expansions to the Town's potable water system.
		PW Objective 4.1: The Town will maintain an adequate utility fund for water system improvements by adjusting rates, charges, and connection fees to reflect anticipated capital improvements.
		PW Policy 4.1.1: The Town will periodically review charges and fees to ensure that they adequately cover anticipated repairs, maintenance, and improvement costs.
		PW Objective 4.2: The Town will require new development to be responsible for all costs incurred with expanding the water distribution system, and all costs incurred in additional potable water above that approved in the Town's bulk water contract with Manatee County.
		PW Policy 4.2.1: With the exception of development on Jewfish Key, the Town will require applicants to provide all facilities necessary to connect development to the Town's central water system.
		PW Policy 4.2.2: The Town is at or near potable water capacity. A development project that requires additional potable water capacity will be required to pay the commensurate Facility Investment Fee for capacity improvements then in effect under the terms of the water agreement between the Town and Manatee County or its successor.
		PW Objective 4.3: The Town will seek new and innovative methods of financing public facilities.
		PW Policy 4.3.1: The Town will explore innovative funding programs for public facilities, including intergovernmental coordination at the local, regional, and state levels, and coordination between the public and private sectors at the local level.

RESULTS MILESTONES

Results Neutral Revision		Adopted Text
Realignment of Goals and Objectives		
PW GOAL 1: PROVIDE A SUFFICIENT AND SAFE SUPPLY OF POTABLE WATER		PW Goal 2: The Town will provide efficient potable water service that is compatible with the conservation of natural resources.
PW OBJECTIVE 1.1: DEVELOP AND MAINTAIN A POTABLE WATER MASTER PLAN AND PROGRAM (PWMP)		PW Goal 1: The Town adopts a level of service (LOS) of 120 gallons per capita per day, in accordance with the Town's Concurrency Management System, based on functional population pursuant to the Town's most recent Southwest Florida Water Management District (SWFWMD) Consumptive Use Permit.
		PW Objective 1.1: To meet and further reduce the per-capita usage of potable water by implementing and expanding the Town's water conservation program.
		PW Goal 3: To coordinate with local governments and agencies to create efficient regional plans for water resource management.
PW OBJECTIVE 1.2: PROVIDE ADEQUATE WATER SUPPLY TO MEET CURRENT AND PROJECTED POTABLE WATER DEMAND		PW Objective 2.3: The Town will maintain a 10-Year Potable Water Supply Facilities Work Plan.
		PW Objective 2.1: To implement the wholesale customer contract between the Town and Manatee County for the purchase of bulk potable water.
		PW Objective 3.2: The Town will cooperate with all appropriate state, regional and/or local entities on regional water resource management policies
		PW Objective 2.4: To promote the consideration of new technology and management practices and to increase the efficiency of the system and water conservation.
		PW Objective 2.5: To maintain adequate water pressure and to improve water quality
		PW Objective 3.3: To identify alternatives for potable water supply in emergency or disaster circumstances PW Objective 3.1: The Town will coordinate with all appropriate governmental entities on studies of new technologies, which may be too expensive for one local government to consider on its own.
PW OBJECTIVE 1.3: PROVIDE AND MAINTAIN A POTABLE WATER DISTRIBUTION SYSTEM THAT MEETS ESTABLISHED WATER QUALITY STANDARDS AND PUBLIC SAFETY REQUIREMENTS		PW Objective 2.2: The Town will develop and maintain a database cross-referencing information on water use, asset age, and location maps of the distribution system.
		PW Objective 2.5: To maintain adequate water pressure and to improve water quality
		PW Objective 3.3: To identify alternatives for potable water supply in emergency or disaster circumstances
Transfer to Conservation		PW Objective 3.4: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with SWFWMD to develop appropriate protections

Results Neutral Revision		Adopted Text
Realignment of Goals, Objectives and Policies		
PW GOAL 1: PROVIDE A SUFFICIENT AND SAFE SUPPLY OF POTABLE WATER		PW Goal 2: The Town will provide efficient potable water service that is compatible with the conservation of natural resources.
PW OBJECTIVE 1.1: DEVELOP AND MAINTAIN A POTABLE WATER MASTER PLAN AND PROGRAM (PWMP)		PW Goal 3: To coordinate with local governments and agencies to create efficient regional plans for water resource management.
<p>PW POLICY 1.1.1: DEVELOP AND MAINTAIN A POTABLE WATER MASTER PLAN TO ADDRESS:</p> <ul style="list-style-type: none"> • THE PROJECTION OF CURRENT AND FUTURE POTABLE WATER DEMAND; • THE PROVISION OF WATER SUPPLY TO MEET CURRENT AND FUTURE POTABLE WATER NEEDS INCLUDING ALTERNATIVES FOR POTABLE WATER SUPPLY IN EMERGENCY OR DISASTER CIRCUMSTANCES; AND • THE PLANNING, PROGRAMMING, DESIGN AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES. 		PW Objective 3.1: The Town will coordinate with all appropriate governmental entities on studies of new technologies, which may be too expensive for one local government to consider on its own.
		PW Policy 3.1.1: The Town will coordinate with SWFWMD, the Peace River Manasota Regional Water Supply Authority, and the Water Alliance, and other regional resource groups that investigate, evaluate, and promote resource conservation through new technologies, local policies, and public awareness campaigns consistent with SWFWMD’s Regional Water Supply Plan and SWUCA Recovery Plan.
		PW Objective 3.2: The Town will cooperate with all appropriate state, regional and/or local entities on regional water resource management policies
		PW Policy 3.2.1: The Town will participate with the SWFWMD, Peace River Manasota Regional Water Supply Authority, and the Water Alliance, and other regional committees that develop and promote regional resource management policies.
		PW Policy 3.2.2: The Town will participate in regional surface water or groundwater monitoring projects or programs
		PW Policy 3.2.3: The Town will support and promote regional policies that encourage water conservation.
		PW Objective 3.3: To identify alternatives for potable water supply in emergency or disaster circumstances
		PW Policy 3.3.1: The Town will coordinate with SWFWMD, Peace River Manasota Regional Water Supply Authority, and the local governments in Sarasota and Manatee Counties during a local or regional emergency water shortage, to comply with approved potable water consumption restrictions. Actions by the Town must be consistent with the Town’s bulk water contract with Manatee County.
	PW Policy 3.3.2: By 2010, the existing water distribution system will be interconnected into a regional system, by connecting to the City of Sarasota’s water system at the Town’s southern terminus, subject to the approved (August 2006) interlocal agreement with the City. The connection will enable the Town to continue uninterrupted service during	

		an emergency
		PW Policy 2.5.1: By 2010, the existing water distribution system will be interconnected into a regional system, by connecting to the City of Sarasota's water system at the Town's southern terminus, subject to the approved (August 2006) interlocal agreement with the City. The connection will enable the Town to continue uninterrupted service during an emergency.
PW POLICY 1.1.2: PROVIDE POTABLE WATER SERVICES AND MANAGEMENT AS AN "ENTERPRISE FUND".		PW Objective 2.1: To implement the wholesale customer contract between the Town and Manatee County for the purchase of bulk potable water
		PW Policy 2.1.1: Pursuant to the bulk water contract with Manatee County, approved February, 2007, Manatee County will allocate 2.5 million gallons per day (mgd) reserve capacity in the County's potable water system for Town use.
		PW Policy 2.1.2: Beginning October 1, 2007, the Town may purchase additional reserve capacity from Manatee County, subject to the provisions in the bulk water contract, as amended.
		PW Policy 2.1.3: By July 1 each year that the bulk water contract is effective, Manatee County will provide the Town with estimated utility rates for the upcoming fiscal year.
		PW Policy 2.1.4: The bulk water contract between the Town and Manatee County expires September 30, 2031, and includes a provision for one additional renewal period of ten (10) years.
PW POLICY 1.1.3: THE LEVEL OF SERVICE (LOS) IS 110 GALLONS PER CAPITA PER DAY.		PW Goal 1: The Town adopts a level of service (LOS) of 120 gallons per capita per day, in accordance with the Town's Concurrency Management System, based on functional population pursuant to the Town's most recent Southwest Florida Water Management District (SWFWMD) Consumptive Use Permit.
PW STRATEGY 1.1.3.1: THE LOS IS BASED ON FUNCTIONAL POPULATION PURSUANT TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) CONSUMPTIVE USE PERMIT		

Results Neutral Revision		Adopted Text
Realignment of Goals, Objectives and Policies		
PW OBJECTIVE 1.2: PROVIDE ADEQUATE WATER SUPPLY TO MEET CURRENT AND PROJECTED POTABLE WATER DEMAND		
PW POLICY 1.2.1: MAINTAIN A 10 YEAR POTABLE WATER SUPPLY FACILITIES WORK PLAN		PW Objective 2.3: The Town will maintain a 10-Year Potable Water Supply Facilities Work Plan.
SW STRATEGY 1.2.1.1: MAINTAIN A 10 YEAR POTABLE WATER SUPPLY FACILITIES PLAN THAT MEETS THE REQUIREMENTS OF CHAPTERS 163.3177 AND 163.3191, FLORIDA STATUTES (FS) AND SWFWMD.		PW Policy 2.3.1: The Town has a 10-Year Potable Water Supply Facilities Work Plan that meets the requirements of Chapters 163.3177 and 163.3191, Florida Statutes (FS) and SWFWMD. The 10-Year Potable Water Supply Facilities Work Plan will be contained within the Potable Water Subelement of the Infrastructure Element in the Capital Improvements Element.
		PW Policy 2.3.2: The Public Works Department will update and maintain a 10-Year Potable Water Supply Facilities Work Plan and will use the work plan to prioritize projects to ensure the adopted LOS. The work plan will include projections of the capacity needed for existing and future population needs and a timetable for scheduling maintenance, replacements, and improvements. The 10-Year Water Supply Facilities Work Plan will be updated, at a minimum, within 18 months after the water management district approves an updated regional water supply plan.
		PW Policy 2.3.3: The 10-Year Water Supply Facilities Work Plan will be coordinated with the Future Land Use plan. If any future facility sites or rights-of-way are identified, they should be protected from development, if feasible.
		PW Policy 2.3.4: The 10-Year Water Supply Facilities Work plan will be coordinated with the Capital Improvements Plan so that plans for renovations, improvements, or new facilities will be identified in both plans. Project additions to the plans will be ranked in order of importance, with public health and safety considerations given the most importance. Improvements to the service area will be considered second.
PW STRATEGY 1.2.1.2: MAINTAIN A WHOLESAL CUSTOMER CONTRACT WITH MANATEE COUNTY FOR THE PURCHASE OF BULK POTABLE WATER.		PW Objective 2.1: To implement the wholesale customer contract between the Town and Manatee County for the purchase of bulk potable water
		PW Policy 2.1.1: Pursuant to the bulk water contract with Manatee County, approved February, 2007, Manatee County will allocate 2.5 million gallons per day (mgd) reserve capacity in the County's potable water system for Town use.
		PW Policy 2.1.2: Beginning October 1, 2007, the Town may purchase additional reserve capacity from Manatee County, subject to the provisions in the bulk water contract, as amended.
		PW Policy 2.1.3: By July 1 each year that the bulk water contract is effective, Manatee County will provide the Town with estimated utility rates for the upcoming fiscal year.
	PW Policy 2.1.4: The bulk water contract between the Town and Manatee County expires September 30, 2031, and includes a provision for	

		one additional renewal period of ten (10) years.
<p>PW POLICY 1.2.2: SUPPORT THE REGIONALIZATION OF WATER SUPPLY</p>		PW Policy 2.3.5: The Town will coordinate with SWFWMD, Peace River Manasota Regional Water Supply Authority, Manatee County, Sarasota County, and the local governments in Sarasota and Manatee counties regarding water supply and the 10-Year Water Supply Facilities Work plan, as appropriate.
		PW Goal 3: To coordinate with local governments and agencies to create efficient regional plans for water resource management.
		PW Objective 3.1: The Town will coordinate with all appropriate governmental entities on studies of new technologies, which may be too expensive for one local government to consider on its own.
		PW Policy 3.1.1: The Town will coordinate with SWFWMD, the Peace River Manasota Regional Water Supply Authority, and the Water Alliance, and other regional resource groups that investigate, evaluate, and promote resource conservation through new technologies, local policies, and public awareness campaigns consistent with SWFWMD’s Regional Water Supply Plan and SWUCA Recovery Plan
		PW Objective 3.2: The Town will cooperate with all appropriate state, regional and/or local entities on regional water resource management policies
		PW Policy 3.2.1: The Town will participate with the SWFWMD, Peace River Manasota Regional Water Supply Authority, and the Water Alliance, and other regional committees that develop and promote regional resource management policies.
		PW Policy 3.2.2: The Town will participate in regional surface water or groundwater monitoring projects or programs PW Policy 3.2.3: The Town will support and promote regional policies that encourage water conservation
		PW Objective 1.1: To meet and further reduce the per-capita usage of potable water by implementing and expanding the Town’s water conservation program.
<p>PW STRATEGY 1.2.3.1: COLLABORATE WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY, THE WATER ALLIANCE, MANATEE COUNTY AND NEIGHBORING JURISDICTIONS TO PROMOTE WATER CONSERVATION.</p>		PW Objective 2.4: To promote the consideration of new technology and management practices and to increase the efficiency of the system and water conservation.
		PW Policy 1.1.4: The Town will annually evaluate, and as appropriate pursue, grant opportunities from state and regional agencies to further the Town’s water conservation programs.
		PW Policy 1.1.5: In the development of water conservation plans and programs, the Town will use the guiding principles of SWFWMD’s Southern Water Use Caution Area (SWUCA) Recovery Plan
		PW Policy 1.1.7: The Town will coordinate with the Southwest Florida Water Management District (SWFWMD) to locate and plug abandoned wells
		PW Policy 1.1.10: The Town has implemented the water conservation conditions that are part of SWFWMD’s Water Use Permit, issued in 2003.

<p>PW STRATEGY 1.2.3.2: APPLY A RATE STRUCTURE THAT ENCOURAGES WATER CONSERVATION.</p>		<p>PW Policy 1.1.1: The Town will use the tiered pricing water rate structure as a primary incentive to limit potable water consumption. The Town will periodically review the tiered pricing system and may make adjustments to further conservation efforts.</p>
<p>PW STRATEGY 1.2.3.3: ENCOURAGE THE USE OF SHALLOW WELLS, CISTERNS AND RETAINED STORMWATER FOR IRRIGATION.</p>		<p>PW Policy 2.4.1: The Town will participate with SWFWMD, and the Peace River Manasota Regional Water Supply Authority, and the Water Alliance in the investigation and promotion of new technologies and management practices that reduce costs and/or enhance water conservation</p> <p>PW Policy 1.1.2: The Town encourages the use of shallow wells, cisterns and/or retained stormwater for individual homeowners, as appropriate, for use as irrigation sources. Water of the lowest quality acceptable for the intended use will be used.</p> <p>PW Policy 1.1.9: The Town will prohibit the installation of new irrigation meters on potable water lines.</p> <p>PW Policy 1.1.11: The Town will augment its commitment to assist property owners in retrofitting existing irrigation systems with technology that increases efficiency and/or reduces consumption through a budgeted reimbursement program</p>
<p>PW STRATEGY 1.2.3.4: IMPROVE AND ENFORCE BUILDING CODES THAT ENSURE THE EFFICIENT USE OF POTABLE WATER.</p>		<p>PW Policy 1.1.3: Water-conserving plumbing fixtures are required in all new development by state law, and the replacement of old fixtures with new water-conserving fixtures will be encouraged.</p>
<p>PW STRATEGY 1.2.3.5: PROVIDE PUBLIC EDUCATION PROGRAMS ENCOURAGING THE CONSERVATION OF POTABLE WATER.</p>		<p>PW Policy 1.1.6: The Town will continue its public water conservation education effort on the issues affecting potable water supply, demand, and quality.</p>
<p>PW STRATEGY 1.2.3.6: EXPLORE THE FEASIBILITY OF THE USE OF RECLAIMED WATER FOR IRRIGATION.</p>		<p>PW Policy 1.1.8: The Town will explore the availability of reclaimed or other alternative water with all of the local governments of Manatee and Sarasota Counties, and SWFWMD. If reclaimed water is available and it is determined by the Town Commission to be practical, economically feasible, environmentally sound, and technically possible, the Town will pursue all available funding, including grants, to assist in developing a reclaimed water system.</p>

RESULTS NEEDED

Results Neutral Revision		Adopted Text
Realignment of Goals, Objectives and Policies		
PW OBJECTIVE 1.3: PROVIDE AND MAINTAIN A POTABLE WATER DISTRIBUTION SYSTEM THAT MEETS ESTABLISHED WATER QUALITY STANDARDS AND PUBLIC SAFETY REQUIREMENTS		
PW POLICY 1.3.1: ENSURE THAT POTABLE WATER IS AVAILABLE TO SERVE RESIDENTIAL AND NON-RESIDENTIAL DEMAND AND TO PROVIDE FIRE PROTECTION		PW Objective 2.5: To maintain adequate water pressure and to improve water quality
PW STRATEGY 1.3.1.1: DEVELOP, APPLY AND ENFORCE TECHNICAL STANDARDS FOR THE DESIGN AND EXTENSION OF POTABLE WATER DISTRIBUTION FACILITIES TO MEET DEMAND AND TO PROVIDE FIRE PROTECTION.		PW Policy 2.5.2: The Town will maintain the appropriate water pressure to ensure adequate fire flows and other public health, safety and welfare purposes.
		PW Policy 2.5.3: The Town will flush potable waterlines that are not part of the looped system to improve water quality
		PW Objective 2.2: The Town will develop and maintain a database cross-referencing information on water use, asset age, and location maps of the distribution system.
PW STRATEGY 1.3.1.2: MAINTAIN DATA REGARDING THE USE AND CONDITION OF THE POTABLE WATER DISTRIBUTION SYSTEM.		PW Policy 2.2.1: Data will be collected and maintained on water use and the water distribution system. The data on water use will contain total Town water use; estimates of water use per connection; and, water use per capita. The data on the distribution system will include a list of the system's components, locations, age and condition of the facilities, and useful life of the various components of the system.
PW STRATEGY 1.3.1.3: PLAN AND PROGRAM IMPROVEMENTS THROUGH THE CAPITAL IMPROVEMENTS PROGRAM TO ELIMINATE DEFICIENCIES AND PROVIDE FOR NEW DEMAND.		PW Policy 2.4.2: Efficient potable water service will be promoted by maintaining the water distribution system in good working condition through timely maintenance, repairs, and improvements.
PW STRATEGY 1.3.1.4: THE LAND DEVELOPMENT REGULATION WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES PERTAINING TO THE PROVISION OF POTABLE WATER TO NEW DEVELOPMENT AND REDEVELOPMENT.		

Longboat Key Comprehensive Plan Update Potable Water Results Neutral Revision

PW GOAL 1: PROVIDE A SUFFICIENT AND SAFE SUPPLY OF POTABLE WATER

PW OBJECTIVE 1.1: DEVELOP AND MAINTAIN A POTABLE WATER MASTER PLAN AND PROGRAM (PWMP)

PW POLICY 1.1.1: DEVELOP AND MAINTAIN A POTABLE WATER MASTER PLAN TO ADDRESS:

- THE PROJECTION OF CURRENT AND FUTURE POTABLE WATER DEMAND;
- THE PROVISION OF WATER SUPPLY TO MEET CURRENT AND FUTURE POTABLE WATER NEEDS INCLUDING ALTERNATIVES FOR POTABLE WATER SUPPLY IN EMERGENCY OR DISASTER CIRCUMSTANCES; AND
- THE PLANNING, PROGRAMMING, DESIGN AND MAINTENANCE OF WATER DISTRIBUTION FACILITIES.

PW POLICY 1.1.2: PROVIDE POTABLE WATER SERVICES AND MANAGEMENT AS AN "ENTERPRISE FUND".

PW POLICY 1.1.3: THE LEVEL OF SERVICE (LOS) IS 110 GALLONS PER CAPITA PER DAY.

PW STRATEGY 1.1.3.1: THE LOS IS BASED ON FUNCTIONAL POPULATION PURSUANT TO THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) CONSUMPTIVE USE PERMIT

PW OBJECTIVE 1.2: PROVIDE ADEQUATE WATER SUPPLY TO MEET CURRENT AND PROJECTED POTABLE WATER DEMAND.

PW POLICY 1.2.1: MAINTAIN A 10 YEAR POTABLE WATER SUPPLY FACILITIES WORK PLAN.

PW STRATEGY 1.2.1.1: MAINTAIN A 10 YEAR POTABLE WATER SUPPLY FACILITIES PLAN THAT MEETS THE REQUIREMENTS OF CHAPTERS 163.3177 F.S. AND 163.3191 F.S. AND SWFWMD.

PW STRATEGY 1.2.1.2: MAINTAIN A WHOLESALE CUSTOMER CONTRACT WITH MANATEE COUNTY FOR THE PURCHASE OF BULK POTABLE WATER.

PW Policy 1.2.2: SUPPORT THE REGIONALIZATION OF WATER SUPPLY

PW Policy 1.2.3: IMPLEMENT A WATER CONSERVATION PROGRAM

PW Strategy 1.2.3.1: COLLABORATE WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE PEACE RIVER MANASOTA REGIONAL WATER SUPPLY AUTHORITY, THE WATER ALLIANCE, MANATEE COUNTY AND NEIGHBORING JURISDICTIONS TO PROMOTE WATER CONSERVATION.

PW Strategy 1.2.3.2: APPLY A RATE STRUCTURE THAT ENCOURAGES WATER CONSERVATION.

PW Strategy 1.2.3.3: ENCOURAGE THE USE OF SHALLOW WELLS, CISTERNS AND RETAINED STORMWATER FOR IRRIGATION.

PW Strategy 1.2.3.4: IMPROVE AND ENFORCE BUILDING CODES THAT ENSURE THE EFFICIENT USE OF POTABLE WATER.

PW Strategy 1.2.3.5: PROVIDE PUBLIC EDUCATION PROGRAMS ENCOURAGING THE CONSERVATION OF POTABLE WATER.

PW Strategy 1.2.3.6: EXPLORE THE FEASIBILITY OF THE USE OF RECLAIMED WATER FOR IRRIGATION.

PW Objective 1.3: PROVIDE AND MAINTAIN A POTABLE WATER DISTRIBUTION SYSTEM THAT MEETS ESTABLISHED WATER QUALITY STANDARDS AND PUBLIC SAFETY REQUIREMENTS.

PW Policy 1.3.1: ENSURE THAT POTABLE WATER IS AVAILABLE TO SERVE RESIDENTIAL AND NON-RESIDENTIAL DEMAND AND TO PROVIDE FIRE PROTECTION.

PW Strategy 1.3.1.1: DEVELOP, APPLY AND ENFORCE TECHNICAL STANDARDS FOR THE DESIGN AND EXTENSION OF POTABLE WATER DISTRIBUTION FACILITIES TO MEET DEMAND AND TO PROVIDE FIRE PROTECTION.

PW Strategy 1.3.1.2: MAINTAIN DATA REGARDING THE USE AND CONDITION OF THE POTABLE WATER DISTRIBUTION SYSTEM.

PW Strategy 1.3.1.3: PLAN AND PROGRAM IMPROVEMENTS THROUGH THE CAPITAL IMPROVEMENTS PROGRAM TO ELIMINATE DEFICIENCIES AND PROVIDE FOR NEW DEMAND.

PW Strategy 1.3.1.4: THE LAND DEVELOPMENT REGULATION WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES PERTAINING TO THE PROVISION OF POTABLE WATER TO NEW DEVELOPMENT AND REDEVELOPMENT.

SOLID WASTE SUB-ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
Solid Waste Element**

Results Neutral Revision		Adopted Text
		SW Goal 1: The Town will provide a safe and sanitary method of solid waste disposal, which will maintain public health.
		SW Objective 1.1: The Town establishes a level of service (LOS) for solid waste.
		SW Policy 1.1.1: Adopt and maintain a solid waste LOS of landfill disposal rate of 4.5 pounds per day per capita compaction rate of 1200 pounds per cubic yard in accordance with the Town's Concurrency Management System. The adopted LOS excludes recyclable material and yard waste.
		SW Objective 1.2: The Town will provide timely and efficient solid waste removal service.
		SW Policy 1.2.1: To protect the health, safety and welfare of the public, and to maintain the adopted LOS, the Town has entered into an exclusive franchise agreement for solid waste, recycling and yard waste services with a private hauler. Approved by Ordinance 06-24 and effective November 6, 2006, through December 31, 2013, unless extended by the parties in writing, the contract includes services for solid waste, recycling material, and yard waste. Construction and demolition collection and disposal is not an exclusive right of this agreement. Solid waste services will not be provided to development on Jewfish Key. The contract provides for the following services:
		SW Policy 1.2.2: The disposal of industrial wastes will be regulated by federal and state rules.
		SW Objective 1.3: The Town will prohibit the improper storage and disposal of solid waste.
		SW Policy 1.3.1: The Town will regulate the proper storage and collection of solid waste.
		SW Policy 1.3.2: The Town will prohibit all burying and burning of solid waste.
		SW Policy 1.3.3: Unless permission is granted by the Town, collection, transportation, and/or disposal of solid waste by any person or entity not designated by the Town is prohibited.

Results Neutral Revision		Adopted Text
		SW Goal 2: The Town will cooperate with Manatee and Sarasota Counties on regional solid waste management plans, promoting recycling and resource recovery.
		SW Objective 2.1: The Town will promote recycling and resource conservation as a means of decreasing the amount of solid waste generated.
		SW Policy 2.1.1: The Town will cooperate with the solid waste collection contractor and Sarasota and Manatee Counties on any regional recycling programs.
		SW Policy 2.1.2: The Town will promote recycling efforts and resource conservation through public education.
		SW 2.1.3: The Town will participate in any area-wide program for storage and disposal of hazardous substances.
		SW Objective 2.2: The Town will cooperate with regional groups to promote the investigation of regional resource recovery facilities as an economical and environmentally sound means of disposing of solid waste.
		SW Policy 2.2.1: The Town will participate on any regional committees that investigate and promote resource recovery technology.
		SW Policy 2.2.2: The Town will cooperate with Manatee and Sarasota Counties to ensure that solid waste facilities will adequately meet LOS standards for collection and disposal to accommodate existing and future needs through the contract period.
Move to Conservation Coastal Mgmt element		SW Objective 2.3: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with the Southwest Florida Water Management District (SWFWMD) to develop appropriate protections.
		SW Policy 2.3.1: The Town will coordinate with SWFWMD to address appropriate protection for high or prime aquifer recharge areas.

Results Neutral Revision		Adopted Text
		CCM Objective 1.8: Hazardous material will be strictly regulated in the Town.
		CCM Policy 1.8.1: The Town will prohibit the improper disposal of any regulated hazardous materials.
		CCM Policy 1.8.2: The Town will conduct periodic fire/safety inspections on all commercial building and the common areas of multi-family residential. Any violations will be reported to the appropriate local, state and/or federal agencies.
		CCM Policy 1.8.3: Hazardous material sites located within the Town and regulated by Section 1910, Code of Federal Regulations, will be inspected by Sarasota and/or Manatee County.
		CCM Policy 1.8.4: The Town's Hazardous Material Cost Recovery provisions, adopted by ordinance, will be utilized to respond to the impacts of hazardous material incidents.
		CCM Policy 1.8.5: Hazardous materials utilized for normal and customary household use must be properly stored and residents are required to dispose of them in a proper and legal manner.
		Vision Plan 2011 - Work with landscaping companies to reduce pollution and alternative ways of managing yard debris and tree pruning

Results Neutral Revision		Adopted Text
Realignment of Objectives		
SW GOAL 1 – SAFE AND ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE AND HAZARDOUS WASTE		SW Goal 1: The Town will provide a safe and sanitary method of solid waste disposal, which will maintain public health.
SW OBJECTIVE 1.1: DEVELOP AND MAINTAIN A SOLID WASTE MANAGEMENT PROGRAM (SWMP)		SW Objective 1.2: The Town will provide timely and efficient solid waste removal service.
SW OBJECTIVE 1.2: MINIMIZE THE SOLID WASTE STREAM		SW Objective 1.3: The Town will prohibit the improper storage and disposal of solid waste.
SW OBJECTIVE 1.3: PROVIDE FOR THE SAFE AND SANITARY COLLECTION, HANDLING AND TRANSPORT OF SOLID WASTE		SW Goal 2: The Town will cooperate with Manatee and Sarasota Counties on regional solid waste management plans, promoting recycling and resource recovery.
SW OBJECTIVE 1.4: ENSURE THE SAFE, SANITARY AND ENVIRONMENTALLY SOUND DISPOSAL OF SOLID WASTE		SW Objective 2.1: The Town will promote recycling and resource conservation as a means of decreasing the amount of solid waste generated.
		SW Objective 2.2: The Town will cooperate with regional groups to promote the investigation of regional resource recovery facilities as an economical and environmentally sound means of disposing of solid waste.
SW OBJECTIVE 1.5: ENSURE THE SAFE AND ENVIRONMENTALLY SOUND COLLECTION, HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS		CCM Objective 1.8: Hazardous material will be strictly regulated in the Town.
MOVE TO CONSERVATION / COASTAL MANAGEMENT ELEMENT		SW Objective 2.3: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with the Southwest Florida Water Management District (SWFWMD) to develop appropriate protections.

Results Neutral Revision		Adopted Text
Realignment of Objectives and Policies		
SW GOAL 1 – SAFE AND ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE AND HAZARDOUS WASTE		SW Goal 1: The Town will provide a safe and sanitary method of solid waste disposal, which will maintain public health.
SW OBJECTIVE 1.1: DEVELOP AND MAINTAIN A SOLID WASTE MANAGEMENT PROGRAM (SWMP)		
<p>SW POLICY 1.1.1: DEVELOP AND MAINTAIN A SOLID WASTE MANAGEMENT PROGRAM (SWMP) TO ADDRESS;</p> <ul style="list-style-type: none"> ▪ COMPLIANCE WITH FEDERAL AND STATE REGULATIONS PERTAINING TO THE COLLECTION, HANDLING AND DISPOSAL OF SOLID WASTE; ▪ MANAGEMENT AND MINIMIZATION OF THE SOLID WASTE STREAM; ▪ COLLECTION, TRANSFER AND HANDLING OF SOLID WASTE; ▪ DISPOSAL OF SOLID WASTE ▪ PUBLIC EDUCATION REGARDING BEST PRACTICES FOR SOLID WASTE MANAGEMENT. 		<p>SW Objective 2.2: The Town will cooperate with regional groups to promote the investigation of regional resource recovery facilities as an economical and environmentally sound means of disposing of solid waste.</p> <p>SW Policy 2.2.1: The Town will participate on any regional committees that investigate and promote resource recovery technology.</p> <p>SW Policy 2.2.2: The Town will cooperate with Manatee and Sarasota Counties to ensure that solid waste facilities will adequately meet LOS standards for collection and disposal to accommodate existing and future needs through the contract period.</p>
<p>SW POLICY 1.1.2: THE SOLID WASTE LANDFILL DISPOSAL RATE (LOS) SHALL BE 4.5 POUNDS PER DAY PER CAPITA COMPACTION RATE OF 1200 POUNDS PER CUBIC YARD. THE ADOPTED LOS EXCLUDES RECYCLABLE MATERIAL AND YARD WASTE.</p> <p>SW STRATEGY 1.1.2.1: EXECUTE AND MAINTAIN CONTRACTS WITH MANATEE COUNTY AND SARASOTA FOR THE DISPOSAL OF SOLID WASTE TO MEET THE ESTABLISHED LOS.</p>		<p>SW Objective 1.1: The Town establishes a level of service (LOS) for solid waste.</p> <p>SW Policy 1.1.1: Adopt and maintain a solid waste LOS of landfill disposal rate of 4.5 pounds per day per capita compaction rate of 1200 pounds per cubic yard in accordance with the Town’s Concurrency Management System. The adopted LOS excludes recyclable material and yard waste.</p>
<p>SW STRATEGY 1.1.2.2: THE LAND DEVELOPMENT REGULATION WILL INCLUDE CRITERIA, STANDARDS, AND METHODOLOGIES TO ENSURE THAT SOLID WASTE COLLECTION AND DISPOSAL CAPACITY CAN SUPPORT NEW DEVELOPMENT AND REDEVELOPMENT WITHOUT DEGRADING THE ADOPTED LOS.</p>		

Results Neutral Revision			Adopted Text
Realignment of Objectives and Policies			
SW OBJECTIVE 1.2: MINIMIZE THE SOLID WASTE STREAM			SW Objective 2.1: The Town will promote recycling and resource conservation as a means of decreasing the amount of solid waste generated.
SW POLICY 1.2.3: THE SWMP WILL INCLUDE A RECYCLING AND RESOURCE RECOVERY PROGRAM			SW Goal 2: The Town will cooperate with Manatee and Sarasota Counties on regional solid waste management plans, promoting recycling and resource recovery.
SW STRATEGY 1.2.3.1: COLLABORATE WITH MANATEE COUNTY AND SARASOTA COUNTY PROMOTE RECYCLING AND RESOURCE RECOVERY			
SW STRATEGY 1.2.3.2: CONTRACT WITH PRIVATE HAULERS WILL ENSURE PARTICIPATION IN RECYCLING AND RESOURCE RECOVERY PROGRAMS			SW Policy 2.1.1: The Town will cooperate with the solid waste collection contractor and Sarasota and Manatee Counties on any regional recycling programs.
SW STRATEGY 1.2.3.3: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO PROMOTE RECYCLING AND RESOURCE RECOVERY THROUGH PUBLIC EDUCATION			SW Policy 2.1.2: The Town will promote recycling efforts and resource conservation through public education.
SW STRATEGY 1.2.3.4: COOPERATE WITH REGIONAL GROUPS TO INVESTIGATE THE ECONOMIC AND ENVIRONMENTAL VIABILITY OF REGIONAL RESOURCE RECOVERY FACILITIES			SW Objective 2.2: The Town will cooperate with regional groups to promote the investigation of regional resource recovery facilities as an economical and environmentally sound means of disposing of solid waste.
			SW Policy 2.2.1: The Town will participate on any regional committees that investigate and promote resource recovery technology.

Results Neutral Revision		Adopted Text
Realignment of Objectives and Policies		
SW OBJECTIVE 1.3: PROVIDE FOR THE SAFE AND SANITARY COLLECTION, HANDLING AND TRANSPORT OF SOLID WASTE		
SW POLICY 1.3.1: NEW DEVELOPMENT AND REDEVELOPMENT WILL ACCOMMODATE THE COLLECTION AND HANDLING OF SOLID WASTE IN THE DESIGN OF SUBDIVISIONS AND SITES.		
SW STRATEGY 1.3.2.1: THE LAND DEVELOPMENT CODE WILL INCLUDE STANDARDS AND CRITERIA FOR THE ACCOMMODATION OF THE COLLECTION AND HANDLING OF SOLID WASTE.		
SW POLICY 1.3.2: PROVIDE FOR THE COLLECTION OF SOLID WASTE FROM RESIDENCES AND BUSINESSES AND TRANSFER TO DISPOSAL FACILITIES.		
SW STRATEGY 1.3.2.1: THE SWMP WILL ESTABLISH CRITERIA, STANDARDS, DESIGN GUIDELINES AND OPERATING PROCEDURES FOR THE COLLECTION AND TRANSFER OF SOLID WASTE THAT ENSURE SAFE OPERATION AND COMPLY WITH FEDERAL AND STATE STANDARDS.		
SW STRATEGY 1.3.2.2: CONTRACT WITH PRIVATE HAULERS FOR THE COLLECTION OF SOLID WASTE FROM RESIDENCES AND BUSINESSES AND FOR THE TRANSFER OF SOLID WASTE TO DISPOSAL FACILITIES. CONTRACTS WILL REQUIRE COMPLIANCE WITH THE SWMP.		
SW POLICY 1.3.3: THE STORAGE OR DISPOSAL OF SOLID WASTE IS PROHIBITED WITHIN THE <i>COASTAL HIGH HAZARD AREA</i> .		
SW STRATEGY 1.3.3.1: THE LAND DEVELOPMENT REGULATION WILL PROHIBIT THE LONG-TERM STORAGE OR DISPOSAL OF SOLID WASTE WITHIN THE <i>COASTAL HIGH HAZARD AREA</i> .		

Results Neutral Revision			Adopted Text
Realignment of Objectives and Policies			
SW OBJECTIVE 1.4: ENSURE THE SAFE, SANITARY AND ENVIRONMENTALLY SOUND DISPOSAL OF SOLID WASTE			
SW POLICY 1.4.1: THE SWMP WILL DEVELOP AND IMPLEMENT A PROGRAM TO ENSURE THE SAFE AND ENVIRONMENTALLY SOUND DISPOSAL OF SOLID WASTE.			
SW STRATEGY 1.4.1.1: CONTRACT WITH SARASOTA COUNTY AND MANATEE COUNTY FOR THE DISPOSAL OF SOLID WASTE.			SW Policy 2.2.2: The Town will cooperate with Manatee and Sarasota Counties to ensure that solid waste facilities will adequately meet LOS standards for collection and disposal to accommodate existing and future needs through the contract period.
SW STRATEGY 1.4.1.2: COLLABORATE WITH SARASOTA AND MANATEE COUNTY TO MAINTAIN ESTABLISHED LEVELS OF SERVICE FOR THE DISPOSAL OF SOLID WASTE.			

Results Neutral Revision			Adopted Text
Realignment of Objectives and Policies			
<p>SW OBJECTIVE 1.5: ENSURE THE SAFE AND ENVIRONMENTALLY SOUND COLLECTION, HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS.</p>			
<p>SW POLICY 1.5.1: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO ENSURE THE SAFE AND ENVIRONMENTALLY SOUND COLLECTION, HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS.</p>			<p>SW 2.1.3: The Town will participate in any area-wide program for storage and disposal of hazardous substances.</p>
<p>SW STRATEGY 1.5.1.1: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO REGULATE THE HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS.</p>			<p>CCM Policy 1.8.1: The Town will prohibit the improper disposal of any regulated hazardous materials.</p>
			<p>CCM Policy 1.8.2: The Town will conduct periodic fire/safety inspections on all commercial building and the common areas of multi-family residential. Any violations will be reported to the appropriate local, state and/or federal agencies.</p>
<p>SW STRATEGY 1.5.1.2: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO EDUCATE THE PUBLIC REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.</p>			<p>CCM Policy 1.8.5: Hazardous materials utilized for normal and customary household use must be properly stored and residents are required to dispose of them in a proper and legal manner.</p>
<p>SW POLICY 1.5.2: THE DISPOSAL OF HAZARDOUS WASTE IS PROHIBITED WITHIN THE <i>COASTAL HIGH HAZARD AREA</i>.</p>			
<p>SW STRATEGY 1.5.2.1: THE LAND DEVELOPMENT REGULATION WILL PROHIBIT THE DISPOSAL OF HAZARDOUS WASTE WITHIN THE <i>COASTAL HIGH HAZARD AREA</i></p>			

**Longboat Key
Comprehensive Plan
Solid Waste Results Neutral Revision**

SW GOAL 1 – SAFE AND ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE AND HAZARDOUS WASTE

SW OBJECTIVE 1.1: DEVELOP AND MAINTAIN A SOLID WASTE MANAGEMENT PROGRAM (SWMP)

SW Policy 1.1.1: DEVELOP AND MAINTAIN A SOLID WASTE MANAGEMENT PROGRAM (SWMP) TO ADDRESS;

- COMPLIANCE WITH FEDERAL AND STATE REGULATIONS PERTAINING TO THE COLLECTION, HANDLING AND DISPOSAL OF SOLID WASTE;
- MANAGEMENT AND MINIMIZATION OF THE SOLID WASTE STREAM;
- COLLECTION, TRANSFER AND HANDLING OF SOLID WASTE;
- DISPOSAL OF SOLID WASTE
- PUBLIC EDUCATION REGARDING BEST PRACTICES FOR SOLID WASTE MANAGEMENT.

SW Policy 1.1.2: THE SOLID WASTE LANDFILL DISPOSAL RATE (LOS) SHALL BE 4.5 POUNDS PER DAY PER CAPITA COMPACTION RATE OF 1200 POUNDS PER CUBIC YARD. THE ADOPTED LOS EXCLUDES RECYCLABLE MATERIAL AND YARD WASTE.

SW STRATEGY 1.1.2.1: EXECUTE AND MAINTAIN CONTRACTS WITH MANATEE COUNTY AND SARASOTA FOR THE DISPOSAL OF SOLID WASTE TO MEET THE ESTABLISHED LOS.

SW STRATEGY 1.1.2.2: THE LAND DEVELOPMENT REGULATION WILL INCLUDE CRITERIA, STANDARDS, AND METHODOLOGIES TO ENSURE THAT SOLID WASTE COLLECTION AND DISPOSAL CAPACITY CAN SUPPORT NEW DEVELOPMENT AND REDEVELOPMENT WITHOUT DEGRADING THE ADOPTED LOS.

SW STRATEGY 1.2.3.1: COLLABORATE WITH MANATEE COUNTY AND SARASOTA COUNTY PROMOTE RECYCLING AND RESOURCE RECOVERY.

SW STRATEGY 1.2.3.2: CONTRACT WITH PRIVATE HAULERS WILL ENSURE PARTICIPATION IN RECYCLING AND RESOURCE RECOVERY PROGRAMS.

SW STRATEGY 1.2.3.3: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO PROMOTE RECYCLING AND RESOURCE RECOVERY THROUGH PUBLIC EDUCATION.

SW STRATEGY 1.2.3.4: COOPERATE WITH REGIONAL GROUPS TO INVESTIGATE THE ECONOMIC AND ENVIRONMENTAL VIABILITY OF REGIONAL RESOURCE RECOVERY FACILITIES.

SW OBJECTIVE 1.3: PROVIDE FOR THE SAFE AND SANITARY COLLECTION, HANDLING AND TRANSPORT OF SOLID WASTE.

SW Policy 1.3.1: NEW DEVELOPMENT AND REDEVELOPMENT WILL ACCOMMODATE THE COLLECTION AND HANDLING OF SOLID WASTE IN THE DESIGN OF SUBDIVISIONS AND SITES.

SW STRATEGY 1.3.2.1: THE LAND DEVELOPMENT CODE WILL INCLUDE STANDARDS AND CRITERIA FOR THE ACCOMMODATION OF THE COLLECTION AND HANDLING OF SOLID WASTE.

SW Policy 1.3.2: PROVIDE FOR THE COLLECTION OF SOLID WASTE FROM RESIDENCES AND BUSINESSES AND TRANSFER TO DISPOSAL FACILITIES.

SW STRATEGY 1.3.2.1: THE SWMP WILL ESTABLISH CRITERIA, STANDARDS, DESIGN GUIDELINES AND OPERATING PROCEDURES FOR THE COLLECTION AND TRANSFER OF SOLID WASTE THAT ENSURE SAFE OPERATION AND COMPLY WITH FEDERAL AND STATE STANDARDS.

SW STRATEGY 1.3.2.2: CONTRACT WITH PRIVATE HAULERS FOR THE COLLECTION OF SOLID WASTE FROM RESIDENCES AND BUSINESSES AND FOR THE TRANSFER OF SOLID WASTE TO DISPOSAL FACILITIES. CONTRACTS WILL REQUIRE COMPLIANCE WITH THE SWMP.

SW Policy 1.3.3: THE STORAGE OR DISPOSAL OF SOLID WASTE IS PROHIBITED WITHIN THE *COASTAL HIGH HAZARD AREA*.

SW STRATEGY 1.3.3.1: THE LAND DEVELOPMENT REGULATION WILL PROHIBIT THE LONG-TERM STORAGE OR DISPOSAL OF SOLID WASTE WITHIN THE *COASTAL HIGH HAZARD AREA*.

SW OBJECTIVE 1.4: ENSURE THE SAFE, SANITARY AND ENVIRONMENTALLY SOUND DISPOSAL OF SOLID WASTE.

SW Policy 1.4.1: THE SWMP WILL DEVELOP AND IMPLEMENT A PROGRAM TO ENSURE THE SAFE AND ENVIRONMENTALLY SOUND DISPOSAL OF SOLID WASTE.

SW STRATEGY 1.4.1.1: CONTRACT WITH SARASOTA COUNTY AND MANATEE COUNTY FOR THE DISPOSAL OF SOLID WASTE.

SW STRATEGY 1.4.1.2: COLLABORATE WITH SARASOTA AND MANATEE COUNTY TO MAINTAIN ESTABLISHED LEVELS OF SERVICE FOR THE DISPOSAL OF SOLID WASTE.

SW OBJECTIVE 1.5: ENSURE THE SAFE AND ENVIRONMENTALLY SOUND COLLECTION, HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS.

SW Policy 1.5.1: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO ENSURE THE SAFE AND ENVIRONMENTALLY SOUND COLLECTION, HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS.

SW STRATEGY 1.5.1.1: COLLABORATE WITH SARASOTA COUNTY AND MANATEE COUNTY TO REGULATE THE HANDLING AND DISPOSAL OF HAZARDOUS WASTE AND HAZARDOUS MATERIALS.

SW STRATEGY 1.5.1.2: COLLABORATE WITH SARASOTA COUNTY AND MANATEE TO EDUCATE THE PUBLIC REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.

SW Policy 1.5.2: THE DISPOSAL OF HAZARDOUS WASTE IS PROHIBITED WITHIN THE *COASTAL HIGH HAZARD AREA*

SW STRATEGY 1.5.2.1: THE LAND DEVELOPMENT REGULATION WILL PROHIBIT THE DISPOSAL OF HAZARDOUS WASTE WITHIN THE COASTAL HIGH HAZARD AREA

WASTEWATER SUB-ELEMENT

**Town of Longboat Key
Comprehensive Plan Update
Wastewater Element**

Results Neutral Revision		Adopted Text
		WW Goal 1: The Town will provide efficient wastewater service that is compatible with conservation of natural resources.
		WW Objective 1.1: The Town establishes a level of service (LOS) for wastewater.
		WW Policy 1.1.1: Adopt and maintain a wastewater LOS of 109 gallons per capita per day (gpcd) in accordance with the Town's Concurrency Management System, and established regulatory standards.
		WW Policy 1.1.2: Maintain the existing wastewater infrastructure, standards and established regulatory standards.
		WW Objective 1.2: The Town will collect and maintain a database that includes generated wastewater and wastewater facilities owned and maintained by the Town.
		WW Policy 1.2.1: Manatee County maintains a database, available for Town review and inspection, documenting wastewater generated by the Town.
		WW Policy 1.2.2: The database described in Policy 1.2.1 will be utilized to cross-reference existing information, including the daily readings of wastewater used by the Town, location of collection and transmittal facility maps, and asset information on age and expected life of facilities through its 5-year Capital Improvement Program.

RESULTS NEUTRAL

Results Neutral Revision		Adopted Text
		WW Objective 1.3: The Town maintains a wastewater facility plan to identify and correct deficiencies and to plan for maintenance and improvements.
		WW Policy 1.3.1: A wastewater facility plan will be routinely updated, and will identify problems and deficiencies in the system for appropriate improvements. The plan will include a written timetable for maintenance, repairs, and replacement of all wastewater system components.
		WW Policy 1.3.2: The wastewater facility plan will be coordinated with the Future Land Use plan. If necessary, future facility sites and rights-of-way needs will be identified in the Future Land Use plan.
		WW Policy 1.3.3: The wastewater facility plan will be coordinated with the Capital Improvements Plan. Additions to the Capital Improvements Plan will be ranked in order of importance, with public health and safety considerations given the most importance. Improvements to the service area considered second.
		WW Policy 1.3.4: An evaluation of the wastewater generation database, collected in accordance with Policy 1.2.1, will be updated annually. If this evaluation confirms a need for treatment capacity in excess of 2.26 million gallons per day (MGD), the Town will negotiate with Manatee County to increase the Town's wastewater treatment allocation to reserve sufficient capacity to accommodate the Town's existing and future needs.
		WW Policy 1.3.5: If sufficient wastewater treatment capacity cannot be negotiated with Manatee County in order to serve the Town through the year 2030, the Town will investigate the feasibility of contracting with Sarasota County, the City of Sarasota, and/or other public or private entities for reserve treatment capacity.
		WW Policy 1.3.6: The Town's contract to purchase wastewater treatment services from Manatee County expires in 2011. The Town will initiate contract negotiations with Manatee County in early 2007. The Town will amend its comprehensive plan to include appropriate rights contained in the renewed wastewater contract prior to or concurrent with the required water supply planning amendments that are to be adopted by June 2008.
		WW Policy 1.3.7: A development project that requires additional wastewater capacity over and above the Town's current reserve capacity will be required to pay the commensurate Facility Investment Fee for capacity improvements then in effect under the terms of the wastewater agreement between the Town and Manatee County or its successor.

Results Neutral Revision		Adopted Text
		WW Objective 1.4: The Town will promote the application of new technology and management practices to increase efficiency and to protect natural resources
		WW Policy 1.4.1: The Town will participate in any regional committees that promote use of new technologies and management practices that reduce costs and/or better protect the environment.
		WW Policy 1.4.2: The Town's wastewater system will be maintained in good operating condition in order to reduce infiltration of stormwater and/or groundwater into the wastewater system, and to provide the most efficient service.
		WW Policy 1.4.3: Residential development on Jewfish Key will utilize on-site sewage disposal systems that must be located, permitted, and constructed in a manner consistent with all applicable local, state, and federal regulations. All other development within the Town will be required to connect to the Town's wastewater collection system.
		WW Policy 1.4.4: The improper disposal of toxic or hazardous substances into the Town's wastewater collection system is prohibited.
		WW Objective 1.5: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with SWFWMD to develop appropriate protections.
		WW Policy 1.5.1: The Town will coordinate with SWFWMD to address appropriate protection for high or prime aquifer recharge areas.

RESULTS NEEDED

Results Neutral Revision		Adopted Text
		WW Goal 2: The Town will promote coordination among local governments and agencies to promote efficient regional plans for wastewater management.
		WW Objective 2.1: The Town will work with Manatee and Sarasota Counties, the regional planning councils, and the cities of Sarasota and Bradenton to develop regional wastewater management strategies
		WW Policy 2.1.1: The Town will work with established regional resource groups to investigate, evaluate, and promote new wastewater management strategies that lower costs and protect natural resources
		WW Goal 3: The Town will maintain reliable sources of funding for wastewater facility improvements, repairs and maintenance.
		WW Objective 3.1: The Town will maintain reliable sources of funding in the utility fund for wastewater facility improvements, repairs, and maintenance
		WW Policy 3.1.2: The Town will set rates, charges, and connection fees to finance repairs, maintenance, and improvements to wastewater facilities.
		WW Objective 3.2: The Town will review wastewater connections fees during the annual budget process to ensure that the costs of serving new development are adequately reflected
		WW Policy 3.2.1: With the exception of development on Jewfish Key, the Town will require applicants to provide all necessary wastewater facilities to connect to the Town's collection lines.

RESULTS NEEDED

Results Neutral Revision		Adopted Text
Realignment of Goals and Objectives		
WW GOAL 1: PROVIDE ADEQUATE AND ENVIRONMENTALLY SOUND COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER		WW Goal 1: The Town will provide efficient wastewater service that is compatible with conservation of natural resources.
WW OBJECTIVE 1.1: DEVELOP AND MAINTAIN OF WASTEWATER MASTER PLAN (WWMP)		WW Objective 1.3: The Town maintains a wastewater facility plan to identify and correct deficiencies and to plan for maintenance and improvements.
		WW Objective 1.1: The Town establishes a level of service (LOS) for wastewater.
		WW Objective 1.2: The Town will collect and maintain a database that includes generated wastewater and wastewater facilities owned and maintained by the Town.
		WW Objective 1.4: The Town will promote the application of new technology and management practices to increase efficiency and to protect natural resources
		WW Objective 2.1: The Town will work with Manatee and Sarasota Counties, the regional planning councils, and the cities of Sarasota and Bradenton to develop regional wastewater management strategies
		WW Goal 3: The Town will maintain reliable sources of funding for wastewater facility improvements, repairs and maintenance.
		WW Objective 3.1: The Town will maintain reliable sources of funding in the utility fund for wastewater facility improvements, repairs, and maintenance
WW OBJECTIVE 1.2: DEVELOP AND MAINTAIN A WASTEWATER COLLECTION SYSTEM		WW Objective 1.1: The Town establishes a level of service (LOS) for wastewater.
		WW Goal 3: The Town will maintain reliable sources of funding for wastewater facility improvements, repairs and maintenance.
		WW Objective 3.1: The Town will maintain reliable sources of funding in the utility fund for wastewater facility improvements, repairs, and maintenance
		WW Objective 3.2: The Town will review wastewater connections fees during the annual budget process to ensure that the costs of serving new development are adequately reflected
WW OBJECTIVE 1.3: PROVIDE FOR THE TREATMENT OF		WW Objective 1.4: The Town will promote the application of new technology and management practices to increase efficiency and to protect

WASTEWATER AND FOR THE DISPOSAL OF WASTEWATER AFFLUENT AND SLUDGE		natural resources
		WW Objective 1.5: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with SWFWMD to develop appropriate protections.
		WW Goal 2: The Town will promote coordination among local governments and agencies to promote efficient regional plans for wastewater management.
		WW Objective 2.1: The Town will work with Manatee and Sarasota Counties, the regional planning councils, and the cities of Sarasota and Bradenton to develop regional wastewater management strategies
		WW Goal 3: The Town will maintain reliable sources of funding for wastewater facility improvements, repairs and maintenance.
		WW Objective 3.1: The Town will maintain reliable sources of funding in the utility fund for wastewater facility improvements, repairs, and maintenance
		WW Objective 3.2: The Town will review wastewater connections fees during the annual budget process to ensure that the costs of serving new development are adequately reflected

RESULTS NEUTRAL

Results Neutral Revision		Adopted Text
Realignment of Goals, Objectives, Policies and Strategies		
WW GOAL 1: PROVIDE ADEQUATE AND ENVIRONMENTALLY SOUND COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER		WW Goal 1: The Town will provide efficient wastewater service that is compatible with conservation of natural resources.
WW OBJECTIVE 1.1: DEVELOP AND MAINTAIN OF WASTEWATER MASTER PLAN (WWMP)		WW Objective 1.3: The Town maintains a wastewater facility plan to identify and correct deficiencies and to plan for maintenance and improvements.
WW POLICY 1.1.1: DEVELOP AND MAINTAIN A WASTEWATER MASTER PLAN THAT: <ul style="list-style-type: none"> • PROJECTS CURRENT AND FUTURE WASTEWATER GENERATION; • DEMONSTRATES CONSISTENCY WITH THE FUTURE LAND USE PLAN; • THE IDENTIFICATION OF DEFICIENCIES AND NEEDS FOR WASTEWATER COLLECTION; • THE IDENTIFICATION OF DEFICIENCIES AND NEEDS FOR WASTEWATER TREATMENT AND DISPOSAL; • ESTABLISHES PROGRAMS AND SCHEDULES TO CORRECT CURRENT DEFICIENCIES AND TO MEET PROJECTED NEEDS; • PROVIDES STANDARDS AND PROCEDURES FOR THE OPERATION AND MAINTENANCE OF WASTEWATER SYSTEMS; • PROVIDES FOR COORDINATION WITH LOCAL GOVERNMENTS AND REGIONAL AND STATE AGENCIES REGARDING THE COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER 		WW Objective 1.3: The Town maintains a wastewater facility plan to identify and correct deficiencies and to plan for maintenance and improvements.
		WW Policy 1.3.1: A wastewater facility plan will be routinely updated, and will identify problems and deficiencies in the system for appropriate improvements. The plan will include a written timetable for maintenance, repairs, and replacement of all wastewater system components.
		WW Policy 1.3.2: The wastewater facility plan will be coordinated with the Future Land Use plan. If necessary, future facility sites and rights-of-way needs will be identified in the Future Land Use plan.
		WW Policy 1.3.3: The wastewater facility plan will be coordinated with the Capital Improvements Plan. Additions to the Capital Improvements Plan will be ranked in order of importance, with public health and safety considerations given the most importance. Improvements to the service area considered second.
WW STRATEGY 1.1.1.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY AND OTHER LOCAL GOVERNMENTS TO DEVELOP AND MAINTAIN A WASTEWATER DATABASE		WW Objective 1.2: The Town will collect and maintain a database that includes generated wastewater and wastewater facilities owned and maintained by the Town.
		WW Policy 1.2.1: Manatee County maintains a database, available for Town review and inspection, documenting wastewater generated by the Town.
		WW Policy 1.2.2: The database described in Policy 1.2.1 will be utilized to cross-reference existing information , including the daily readings of wastewater used by the Town, location of collection and transmittal facility maps, and asset information on age and expected life of facilities through its 5-year Capital Improvement Program.
		WW Policy 1.3.4: An evaluation of the wastewater generation database, collected in accordance with Policy 1.2.1, will be updated annually. If this evaluation confirms a need for treatment capacity in excess of 2.26 million gallons per day (MGD) , the Town will negotiate with Manatee County to increase the Town's wastewater treatment allocation to reserve

		sufficient capacity to accommodate the Town's existing and future needs
WW STRATEGY 1.1.1.2: COLLABORATE WITH COUNTIES, MUNICIPALITIES, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL AND OTHER REGIONAL AND STATE AGENCIES TO IMPROVE MANAGEMENT PRACTICES AND TECHNOLOGIES FOR WASTEWATER COLLECTION, TREATMENT AND DISPOSAL		
WW STRATEGY 1.1.1.3: COLLABORATE WITH COUNTIES, MUNICIPALITIES, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL AND OTHER REGIONAL AND STATE AGENCIES TO IMPROVE MANAGEMENT PRACTICES AND TECHNOLOGIES FOR WASTEWATER COLLECTION, TREATMENT AND DISPOSAL		WW Objective 1.4: The Town will promote the application of new technology and management practices to increase efficiency and to protect natural resources
		WW Policy 1.4.1: The Town will participate in any regional committees that promote use of new technologies and management practices that reduce costs and/or better protect the environment.
		WW Objective 1.5: If it is determined that there are any high or prime aquifer recharge areas within the Town, the Town will coordinate with SWFWMD to develop appropriate protections.
		WW Policy 1.5.1: The Town will coordinate with SWFWMD to address appropriate protection for high or prime aquifer recharge areas.
		WW Objective 2.1: The Town will work with Manatee and Sarasota Counties, the regional planning councils, and the cities of Sarasota and Bradenton to develop regional wastewater management strategies
		WW Policy 2.1.1: The Town will work with established regional resource groups to investigate, evaluate, and promote new wastewater management strategies that lower costs and protect natural resources
WW POLICY 1.1.2: PROVIDE WASTEWATER SERVICES AND MANAGEMENT AS AN "ENTERPRISE FUND".		WW Goal 3: The Town will maintain reliable sources of funding for wastewater facility improvements, repairs and maintenance.
		WW Objective 3.1: The Town will maintain reliable sources of funding in the utility fund for wastewater facility improvements, repairs, and maintenance
WW STRATEGY 1.1.2.1: SET RATES, CHARGES AND COLLECTION FEES TO FUND IMPROVEMENT, REPAIR AND MAINTENANCE OF WASTEWATER FACILITIES.		WW Policy 3.1.2: The Town will set rates, charges, and connection fees to finance repairs, maintenance, and improvements to wastewater facilities.
		WW Objective 3.2: The Town will review wastewater connections fees during the annual budget process to ensure that the costs of serving new development are adequately reflected
WW STRATEGY 1.1.2.2: REQUIRE NEW DEVELOPMENT AND REDEVELOPMENT TO PROVIDE ALL FACILITIES NECESSARY TO CONNECT TO THE WASTEWATER COLLECTION SYSTEM.		WW Policy 3.2.1: With the exception of development on Jewfish Key, the Town will require applicants to provide all necessary wastewater facilities to connect to the Town's collection lines.
WW STRATEGY 1.1.2.3: REQUIRE NEW DEVELOPMENT AND REDEVELOPMENT TO CONTRIBUTE A PROPORTIONATE SHARE TO		WW Objective 3.2: The Town will review wastewater connections fees during the annual budget process to ensure that the costs of serving new development are adequately reflected

<p>MAINTAIN THE ESTABLISHED LEVELS OF SERVICE FOR COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER</p>		<p>WW Policy 1.3.7: A development project that requires additional wastewater capacity over and above the Town's current reserve capacity will be required to pay the commensurate Facility Investment Fee for capacity improvements then in effect under the terms of the wastewater agreement between the Town and Manatee County or its successor</p>
<p>WW POLICY 1.1.3: ESTABLISH A SYSTEM LEVEL OF SERVICE (LOS) OF 109 GALLONS PER CAPITA PER DAY (GPCD)</p>		<p>WW Objective 1.1: The Town establishes a level of service (LOS) for wastewater.</p>
		<p>WW Policy 1.1.1: Adopt and maintain a wastewater LOS of 109 gallons per capita per day (gpcd) in accordance with the Town's Concurrency Management System and established regulatory standards.</p>
		<p>WW Policy 1.3.1: A wastewater facility plan will be routinely updated, and will identify problems and deficiencies in the system for appropriate improvements. The plan will include a written timetable for maintenance, repairs, and replacement of all wastewater system components.</p>

RESULTS NEUTRAL

Results Neutral Revision		Adopted Text
Realignment of Goals, Objectives, Policies and Strategies		
WW OBJECTIVE 1.2: DEVELOP AND MAINTAIN A WASTEWATER COLLECTION SYSTEM		
WW POLICY 1.2.1: ALL DEVELOPMENT AND REDEVELOPMENT ON THE MAINLAND IS REQUIRED TO CONNECT TO THE PUBLIC WASTEWATER COLLECTION SYSTEM.		WW Policy 1.4.3: Residential development on Jewfish Key will utilize on-site sewage disposal systems that must be located, permitted, and constructed in a manner consistent with all applicable local, state, and federal regulations. All other development within the Town will be required to connect to the Town’s wastewater collection system.
WW STRATEGY 1.2.1.1: THE LDR WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES FOR THE PROVISION OF WASTEWATER COLLECTION FACILITIES TO SUPPORT NEW DEVELOPMENT AND REDEVELOPMENT.		WW Policy 3.2.1: With the exception of development on Jewfish Key, the Town will require applicants to provide all necessary wastewater facilities to connect to the Town’s collection lines.
WW STRATEGY 1.2.1.2: TECHNICAL DESIGNS AND SPECIFICATIONS WILL BE ESTABLISHED FOR THE CONSTRUCTION OF WASTEWATER COLLECTION FACILITIES.		WW Policy 1.1.2: Maintain the existing wastewater infrastructure, standards and established regulatory standards.
WW POLICY 1.2.2: ALL DEVELOPMENT AND REDEVELOPMENT ON ISLANDS IS REQUIRED TO PROVIDE ON-SITE WASTEWATER TREATMENT MEETING THE REQUIREMENTS AND STANDARDS PRESCRIBED BY THE SARASOTA COUNTY HEALTH DEPARTMENT.		WW Policy 1.4.3: Residential development on Jewfish Key will utilize on-site sewage disposal systems that must be located, permitted, and constructed in a manner consistent with all applicable local, state, and federal regulations. All other development within the Town will be required to connect to the Town’s wastewater collection system.
WW STRATEGY 1.2.2.1: THE LDR WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES FOR THE PROVISION OF ON-SITE WASTEWATER TREATMENT FACILITIES TO NEW DEVELOPMENT AND REDEVELOPMENT ON ISLANDS		
WW POLICY 1.2.3: OPERATE AND MAINTAIN THE WASTEWATER COLLECTION SYSTEM TO MEET ALL ESTABLISHED STATE REGULATORY STANDARDS AND TO ENSURE SAFETY AND RELIABILITY		WW Policy 1.1.2: Maintain the existing wastewater infrastructure, standards and established regulatory standards.
WW STRATEGY 1.2.3.1: THE WWMP WILL ESTABLISH STANDARDS AND PROCEDURES FOR THE OPERATION AND MAINTENANCE OF THE WASTEWATER COLLECTION SYSTEM		WW Policy 1.4.2: The Town’s wastewater system will be maintained in good operating condition in order to reduce infiltration of stormwater and/or groundwater into the wastewater system, and to provide the most efficient service.
		WW Objective 3.2: The Town will review wastewater connections fees during the annual budget process to ensure that the costs of serving new development are adequately reflected

Results Neutral Revision			Adopted Text
Realignment of Goals, Objectives, Policies and Strategies			
WW OBJECTIVE 1.3: PROVIDE FOR THE TREATMENT OF WASTEWATER AND FOR THE DISPOSAL OF WASTEWATER AFFLUENT AND SLUDGE			
WW Policy 1.3.1: WASTEWATER TREATMENT FACILITIES ARE PROHIBITED WITHIN THE CORPORATE LIMITS			
WW STRATEGY 1.3.1.1: THE LDR WILL PROHIBIT THE CONSTRUCTION OF WASTEWATER TREATMENT FACILITIES WITH THE CORPORATE LIMITS			
WW Policy 1.3.2: CONTRACT WITH COUNTY GOVERNMENT FOR WASTEWATER TREATMENT AND DISPOSAL SERVICES THAT MEET ADVANCED WASTEWATER TREATMENT (AWT) STANDARDS			
WW STRATEGY 1.3.2.1: MAINTAIN THE CONTRACT WITH MANATEE COUNTY FOR THE TREATMENT AND DISPOSAL OF WASTEWATER			WW Policy 1.3.5: If sufficient wastewater treatment capacity cannot be negotiated with Manatee County in order to serve the Town through the year 2030, the Town will investigate the feasibility of contracting with Sarasota County, the City of Sarasota, and/or other public or private entities for reserve treatment capacity.
			WW Policy 1.3.6: The Town's contract to purchase wastewater treatment services from Manatee County expires in 2011. The Town will initiate contract negotiations with Manatee County in early 2007. The Town will amend its comprehensive plan to include appropriate rights contained in the renewed wastewater contract prior to or concurrent with the required water supply planning amendments that are to be adopted by June 2008
WW STRATEGY 1.1.2.3: REQUIRE NEW DEVELOPMENT AND REDEVELOPMENT TO CONTRIBUTE A PROPORTIONATE SHARE TO MAINTAIN THE ESTABLISHED LEVELS OF SERVICE FOR COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER			WW Policy 1.3.7: A development project that requires additional wastewater capacity over and above the Town's current reserve capacity will be required to pay the commensurate Facility Investment Fee for capacity improvements then in effect under the terms of the wastewater agreement between the Town and Manatee County or its successor

Longboat Key Comprehensive Plan
Results Neutral Revision
Wastewater

WW GOAL 1: PROVIDE ADEQUATE AND ENVIRONMENTALLY SOUND COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER

WW OBJECTIVE 1.1: DEVELOP AND MAINTAIN OF WASTEWATER MASTER PLAN (WWMP)

WW POLICY 1.1.1: DEVELOP AND MAINTAIN A WASTEWATER MASTER PLAN THAT:

- PROJECTS CURRENT AND FUTURE WASTEWATER GENERATION;
- DEMONSTRATES CONSISTENCY WITH THE FUTURE LAND USE PLAN;
- THE IDENTIFICATION OF DEFICIENCIES AND NEEDS FOR WASTEWATER COLLECTION;
- THE IDENTIFICATION OF DEFICIENCIES AND NEEDS FOR WASTEWATER TREATMENT AND DISPOSAL;
- ESTABLISHES PROGRAMS AND SCHEDULES TO CORRECT CURRENT DEFICIENCIES AND TO MEET PROJECTED NEEDS;
- PROVIDES STANDARDS AND PROCEDURES FOR THE OPERATION AND MAINTENANCE OF WASTEWATER SYSTEMS;
- PROVIDES FOR COORDINATION WITH LOCAL GOVERNMENTS AND REGIONAL AND STATE AGENCIES REGARDING THE COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER

WW STRATEGY 1.1.1.1: COLLABORATE WITH SARASOTA COUNTY, MANATEE COUNTY AND OTHER LOCAL GOVERNMENTS TO DEVELOP AND MAINTAIN A WASTEWATER DATABASE

WW STRATEGY 1.1.1.2: COLLABORATE WITH COUNTIES, MUNICIPALITIES, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL AND OTHER REGIONAL AND STATE AGENCIES TO IMPROVE MANAGEMENT PRACTICES AND TECHNOLOGIES FOR WASTEWATER COLLECTION, TREATMENT AND DISPOSAL

WW STRATEGY 1.1.1.3: COLLABORATE WITH COUNTIES, MUNICIPALITIES, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, THE SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL AND OTHER REGIONAL AND STATE AGENCIES TO IMPROVE MANAGEMENT PRACTICES AND TECHNOLOGIES FOR WASTEWATER COLLECTION, TREATMENT AND DISPOSAL

WW POLICY 1.1.2: PROVIDE WASTEWATER SERVICES AND MANAGEMENT AS AN "ENTERPRISE FUND".

WW STRATEGY 1.1.2.1: SET RATES, CHARGES AND COLLECTION FEES TO FUND IMPROVEMENT, REPAIR AND MAINTENANCE OF WASTEWATER FACILITIES.

WW STRATEGY 1.1.2.2: REQUIRE NEW DEVELOPMENT AND REDEVELOPMENT TO PROVIDE ALL FACILITIES NECESSARY TO CONNECT TO THE WASTEWATER COLLECTION SYSTEM.

WW POLICY 1.1.3: ESTABLISH A SYSTEM LEVEL OF SERVICE (LOS) OF 109 GALLONS PER CAPITA PER DAY (GPCD)

WW OBJECTIVE 1.2: DEVELOP AND MAINTAIN A WASTEWATER COLLECTION SYSTEM

WW POLICY 1.2.1: ALL DEVELOPMENT AND REDEVELOPMENT ON THE MAINLAND IS REQUIRED TO CONNECT TO THE PUBLIC WASTEWATER COLLECTION SYSTEM.

WW STRATEGY 1.2.1.1: THE LDR WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES FOR THE PROVISION OF WASTEWATER COLLECTION FACILITIES TO SUPPORT NEW DEVELOPMENT AND REDEVELOPMENT.

WW STRATEGY 1.2.1.2: TECHNICAL DESIGNS AND SPECIFICATIONS WILL BE ESTABLISHED FOR THE CONSTRUCTION OF WASTEWATER COLLECTION FACILITIES

WW POLICY 1.2.2: ALL DEVELOPMENT AND REDEVELOPMENT ON ISLANDS IS REQUIRED TO PROVIDE ON-SITE WASTEWATER TREATMENT MEETING THE REQUIREMENTS AND STANDARDS PRESCRIBED BY THE SARASOTA COUNTY HEALTH DEPARTMENT.

WW STRATEGY 1.2.2.1: THE LDR WILL INCLUDE CRITERIA, STANDARDS, METHODOLOGIES AND PROCEDURES FOR THE PROVISION OF ON-SITE WASTEWATER TREATMENT FACILITIES TO NEW DEVELOPMENT AND REDEVELOPMENT ON ISLANDS.

WW POLICY 1.2.3: OPERATE AND MAINTAIN THE WASTEWATER COLLECTION SYSTEM TO MEET ALL ESTABLISHED STATE REGULATORY STANDARDS AND TO ENSURE SAFETY AND RELIABILITY

WW STRATEGY 1.2.3.1: THE WWMP WILL ESTABLISH STANDARDS AND PROCEDURES FOR THE OPERATION AND MAINTENANCE OF THE WASTEWATER COLLECTION SYSTEM

WW OBJECTIVE 1.3: PROVIDE FOR THE TREATMENT OF WASTEWATER AND FOR THE DISPOSAL OF WASTEWATER AFFLUENT AND SLUDGE

WW POLICY 1.3.1: WASTEWATER TREATMENT FACILITIES ARE PROHIBITED WITHIN THE CORPORATE LIMITS

WW STRATEGY 1.3.1.1: THE LDR WILL PROHIBIT THE CONSTRUCTION OF WASTEWATER TREATMENT FACILITIES WITH THE CORPORATE LIMITS

WW POLICY 1.3.2: CONTRACT WITH COUNTY GOVERNMENT FOR WASTEWATER TREATMENT AND DISPOSAL SERVICES THAT MEET ADVANCED WASTEWATER TREATMENT (AWT) STANDARDS

WW STRATEGY 1.3.2.1: MAINTAIN THE CONTRACT WITH MANATEE COUNTY FOR THE TREATMENT AND DISPOSAL OF WASTEWATER.

WW STRATEGY 1.1.2.3: REQUIRE NEW DEVELOPMENT AND REDEVELOPMENT TO CONTRIBUTE A PROPORTIONATE SHARE TO MAINTAIN THE ESTABLISHED LEVELS OF SERVICE FOR COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER



End of Agenda Item