

# SALES TAX PROJECTS

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**Project Number:** 49  
**Project Name:** Water Quality/Stormwater Funding  
**Total Project Cost:** 198,800,000

**Total Project Cost Notes**

On June 13, 2013, the Committee recommended that eighty-five million dollars of sales tax proceeds be set aside to address water quality issues in Leon County.

**Executive Project Summary:**

On June 13, 2013, the Committee recommended that eighty-five million dollars of sales tax proceeds be set aside to address water quality issues in Leon County. Stormwater and water quality enhancements are an important role in preserving and enhancing Leon County's natural environment. This project seeks to improve water quality across the County, while respecting and improving sensitive land and bodies of water surrounding our community.

**Actions Taken by the Committee:**

April 26, 2013: Combined Projects #40-45 into a single project (Project #49) to address water quality issues throughout Leon County and allocated seventy-five million dollars for the Blueprint to use on water quality improvement projects. Moved the project to Priority Level 1.

June 13, 2013: Moved the project to Tier 1, added Projects #30 and #36-45 and therefore increased program funding from seventy-five million dollars to eighty-five million dollars .

September 26, 2013: Noted that the money allocated for the 'Water Quality Bucket' is to be a minimum level of funding. Also Moved Project #37 out of the Project #49 Water Quality bucket list of projects (Tier 1), and into Project #9: Implement Greenways Master Plan.

**Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

During the June 13, 2013 Sales Tax Committee meeting, the Committee recognized the importance of water quality and the significant impact it has on our community. The Committee decided to set aside \$85 million funding for water quality projects. The Committee recommended that consideration for funding be given to the following projects 30, 36, & 38-45. The Committee agreed to defer the final funding decision on all water quality projects to the Blueprint Intergovernmental Authority.

List of previous projects included in Project 49:

- Project 30: Weems Road Flood Control
- Project 36: Killearn Estates Freshwater Restoration Project
- Project 38: Downtown Stormwater Improvements
- Project 39: Alternative Sewer Solutions: Creating Comprehensive Wastewater Management for Leon County Unincorporated Area
- Project 40: Woodville Water Quality
- Project 41: Oak Ridge Sewer Project
- Project 42: Centerville Trace Water Resources

- Project 43A: Alternatives to Central Sewer in Harbinwood Estates: Decentralized Cluster System
- Project 43B: Alternatives to Central Sewer in Harbinwood Estates: Advanced Wastewater Treatment Plant
- Project 44: Lake Jackson Preservation and Mobility Enhancements
- Project 45: Sewer Hookups Incentive Program

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$198,800,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

Previous Project Information for:

## **Project #49**

# **Water Quality Program**

Note: During the June 13, 2013 Sales Tax Committee meeting, the Committee recognized the importance of water quality and the significant impact it has on our community. The Committee decided to set aside \$85 million funding for water quality projects. The Committee recommended that projects 30 & 36-45 be considered for funding and defer the final funding decision to the Blueprint Intergovernmental Authority.

Project Name: Weems Road Flood Control *(Project #30)*

Killlearn Estates Freshwater Restoration Project *(Project #36)*

Downtown Stormwater Improvements *(Project #38)*

Alternative Sewer Solutions: Creating Comprehensive Wastewater Management for Leon County Unincorporated Area *(Project #39)*

Woodville Water Quality *(Project #40)*

Oak Ridge Sewer Project *(Project #41)*

Centerville Trace Water Resources *(Project #42)*

Alternatives to Central Sewer in Harbinwood Estates: Decentralized Cluster System *(Project #43A)* and Advanced Wastewater Treatment Plant *(Project #43B)*

Lake Jackson Preservation and Mobility Enhancements *(Project #44)*

Sewer Hookups Incentive Program *(Project #45)*

# SALES TAX PROJECTS

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**Project Number:** 30  
**Project Name:** Weems Road Flood Control  
**Total Project Cost:** \$7,800,000  
**Total Project Cost Notes**  
NA

**Executive Project Summary:**

This project calls for the reconstruction of 0.80-miles of Weems Road from Mahan Drive to Easterwood as an urban street with curb and gutters, sidewalks, and bike lanes to meet current pedestrian and street safety standards. In addition, water quality enhancement will be accomplished through the elevation of Weems Road to prevent flooding and culvert enlargement in order to preserve and protect Lake Lafayette.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.  
  
April 26, 2013: Moved the project to Priority Level 1.  
  
June 13, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration

**Themes**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                          | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality      | <input type="checkbox"/> Vertical Infrastructure      |
| <input checked="" type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

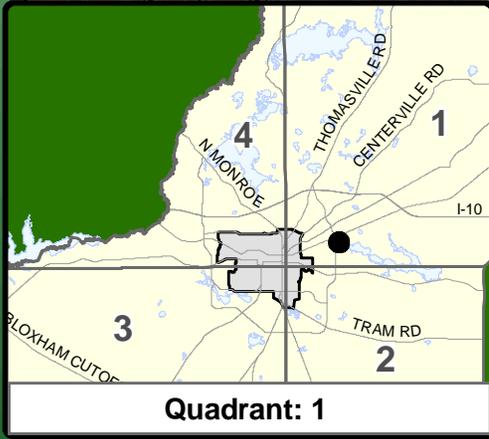
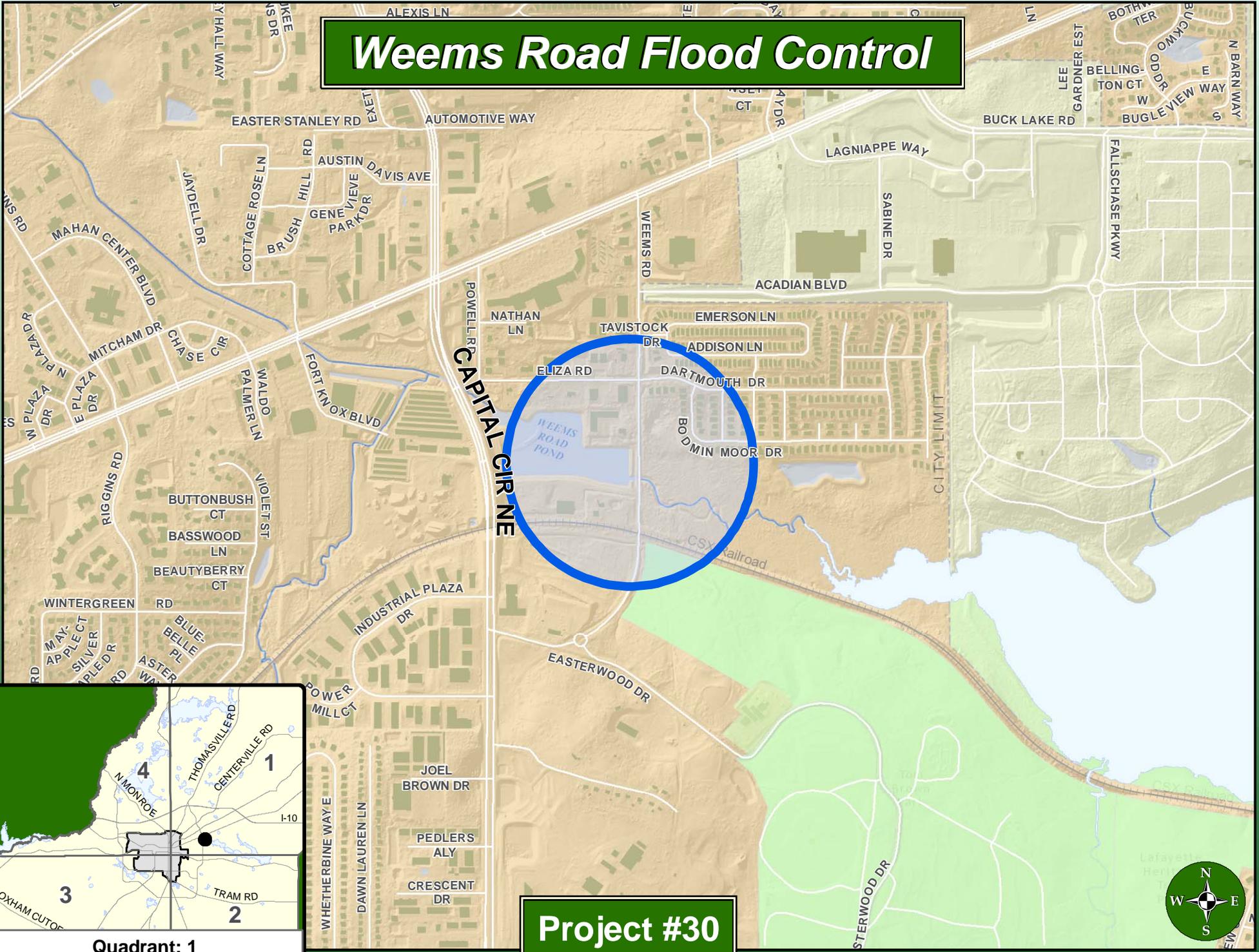
This project calls for the reconstruction of 0.80-miles of Weems Road from Mahan Drive to Easterwood as an urban street with curb and gutters, sidewalks, and bike lanes to meet current pedestrian and street safety standards. In addition, water quality enhancement will be accomplished through the elevation of Weems Road to prevent flooding and culvert enlargement in order to preserve and protect Lake Lafayette.

The sidewalks and bike lanes will allow non-motorized connections from the area's residential neighborhoods to the Commercial centers on Mahan Drive to the north and the recreational opportunities associated with Tom Brown Park to the south. As such, the enhancements will improve the multi-modal efficiency in the area including and surrounding the intersection of Weems Rd. and Mahan Drive, a state-owned road.

**Cost By Themes**

2,300,000	Regional Mobility/Transportation
	Sense of Community
2,500,000	Environmental/Water Quality
3,000,000	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Weems Road Flood Control



**Project #30**



Previous Project Information for:

# **Project #30**

## **Weems Road Flood Control**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Lake Lafayette Basin Stormwater Improvements and Trailhead Developments (*Previously Project #6*)

# Blueprint 2000

## Proposed Sales Tax Projects

**Project Name:** Lake Lafayette Basin Stormwater Improvements and Trailhead Developments  
(Blueprint 2000 Map 6)

**Project Themes:**

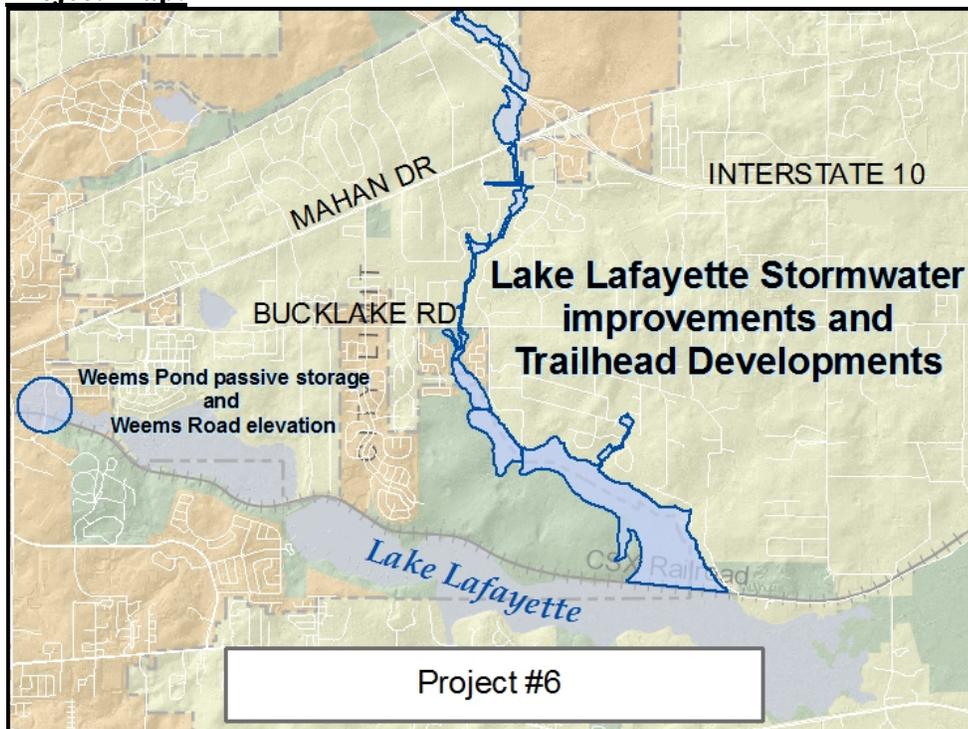
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                          | <input checked="" type="checkbox"/> Ecotourism/Parks  |
| <input checked="" type="checkbox"/> Water Quality                    | <input type="checkbox"/> Vertical Infrastructure      |
| <input checked="" type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Project Description:**

The primary benefits of this project are significant additions to the regional greenway network and stormwater retrofit to enhance water quality in the Lake Lafayette Basin. The greenway system within this map will include new connections between Goose Pond Trail, Lake Lafayette Heritage Trail and Alford Arm Properties and the Miccosukee Canopy Road Greenway. The stormwater retrofit will primarily occur in Tom Brown Park.

Currently the Goose Pond Trail shared use path ends east of the Mahan Drive/Capital Circle NE intersection. The project proposes to extend the shared-use path to Dempsey Mayo Road where the current shared use path along Mahan Drive begins. This plan also proposes the extension of the Mahan Drive shared use path eastward from Vineland Drive to Walden Road. Connection north to the Miccosukee Greenway from Mahan Drive can be accomplished through a shared use path along Thornton Road. Connection south from Mahan Drive to the JR Alford Greenway can be made via Pedrick Road and Buck Lake Road to the Goose Creek County Park. Trail crossings at roadways may need either to be established or enhanced. Weems Road will need to be elevated to prevent flooding and culverts will need to be enlarged in order to preserve and protect Lake Lafayette

**Project Map:**



# SALES TAX PROJECTS

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**Project Number:** 36  
**Project Name:** Killlearn Estates Freshwater Restoration Project  
**Total Project Cost:** \$10,000,000  
**Total Project Cost Notes**  
NA

## Executive Project Summary:

Killlearn Homeowners Association (KHA) has requested \$10M from the Sales Tax Committee for the City of Tallahassee to restore and protect Lake Killlearn and Lake Hancock. COT has a MS4 permit from State to utilize these lakes, which are privately owned by KHA, for stormwater. The two specific issues that surround these water bodies pertain to the lakes' aesthetics and water quality. KHA is interested in resolving both issues with the requested \$10M.

## Actions Taken by the Committee:

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Moved the project to Priority Level 1.

June 13, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

## Themes

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community          | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

## Detail Project Description

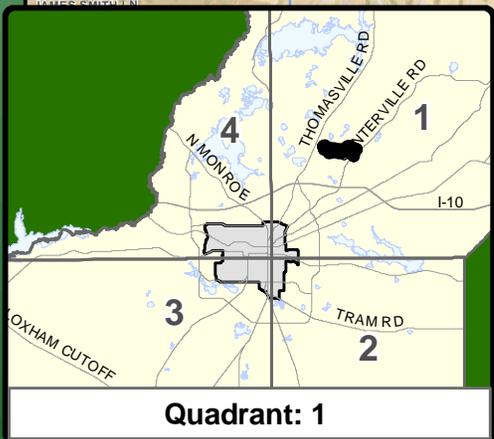
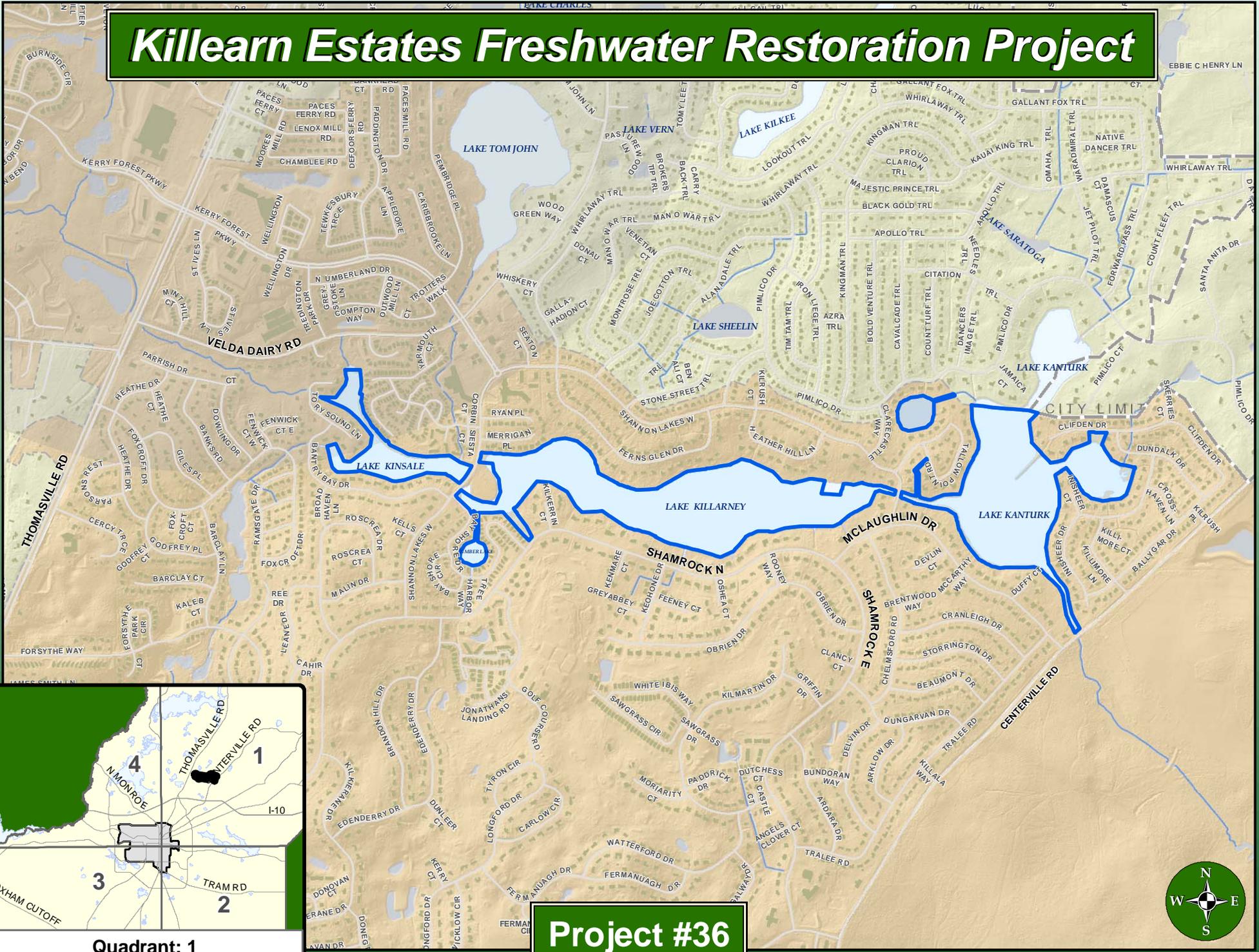
The proposed project would consist of building upstream treatment ponds as necessary to improve the water quality, while also removing sediments and over-excavating these lakes so as to create a permanent pool of water. A draft report from Florida Department of Environmental Protection (FDEP) has preliminarily identified these lakes as Impaired Water Bodies (water bodies of high pollutant levels). The City of Tallahassee is currently disputing that classification and working closely with FDEP to properly identify the pollutant levels and determining the appropriate corrective action, if any, needed to ensure the ponds' water quality.

The City staff does not support this request because the ponds are privately owned and the objectionable fluctuation in the pool levels within these ponds is hydrologic in nature. Therefore, any aesthetic improvements are the responsibility of the private owner. In addition, regarding the ponds' water quality, the City is currently working with FDEP to determine the appropriate levels of pollution within the ponds and to identify any corrective action needed.

## Cost By Themes

	Regional Mobility/Transportation
	Sense of Community
\$10,000,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Killarney Estates Freshwater Restoration Project



Quadrant: 1

Project #36



Previous Project Information for:

# **Project #36**

## **Killearn Estates Freshwater Restoration Project**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Killearn Estates Stormwater Pond Management (*Previously Project #28*)

# Proposed Sales Tax Projects by the Community

**Project Name:** Killlearn Estates Stormwater Pond Management (Project #28)

**Project Themes:**

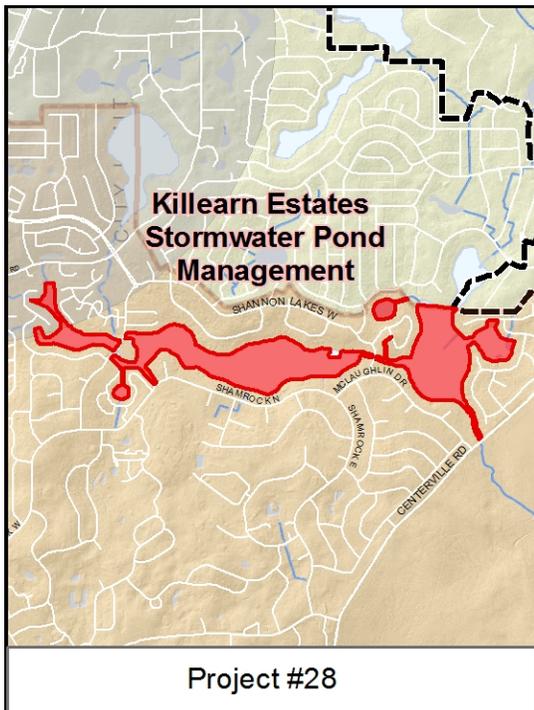
- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community               | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Water Quality         | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Project Description:**

Killlearn Homeowners Association (KHA) has requested \$10M from the Sales Tax Committee for the City of Tallahassee to restore and protect Lake Killlearn and Lake Hancock. COT has a MS4 permit from State to utilize these lakes, which are privately owned by KHA, for stormwater. The two specific issues that surround these water bodies pertain to the lakes' aesthetics and water quality. KHA is interested in resolving both issues with the requested \$10M. The proposed project would consist of building upstream treatment ponds as necessary to improve the water quality, while also removing sediments and over-excavating these lakes so as to create a permanent pool of water. A draft report from Florida Department of Environmental Protection (FDEP) has preliminarily identified these lakes as Impaired Water Bodies (water bodies of high pollutant levels). The City of Tallahassee is currently disputing that classification and working closely with FDEP to properly identify the pollutant levels and determining the appropriate corrective action, if any, needed to ensure the ponds' water quality.

The City staff does not support this request because the ponds are privately owned and the objectionable fluctuation in the pool levels within these ponds is hydrologic in nature. Therefore, any aesthetic improvements are the responsibility of the private owner. In addition, regarding the ponds' water quality, the City is currently working with FDEP to determine the appropriate levels of pollution within the ponds and to identify any corrective action needed.

**Project Map:**



# SALES TAX PROJECTS

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**Project Number:** 38  
**Project Name:** Downtown Stormwater Improvements

**Total Project Cost:** \$25,000,000

**Total Project Cost Notes**

**Executive Project Summary:**

Although the Lake Elberta Regional Stormwater Facility has ample reserve capacity, there is an inadequate upstream conveyance system preventing potential development from tapping into that capacity. The proposed improvements to the stormwater conveyance system would College Avenue, Stadium, and Lake Bradford Road areas and allow future development to take advantage of the full capacity of the Lake Elberta Facility. This would further encourage redevelopment of the urban core. This project supports the goals of the College Avenue Placemaking Plan.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Moved the project to Priority Level 1.

June 13, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration

**Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

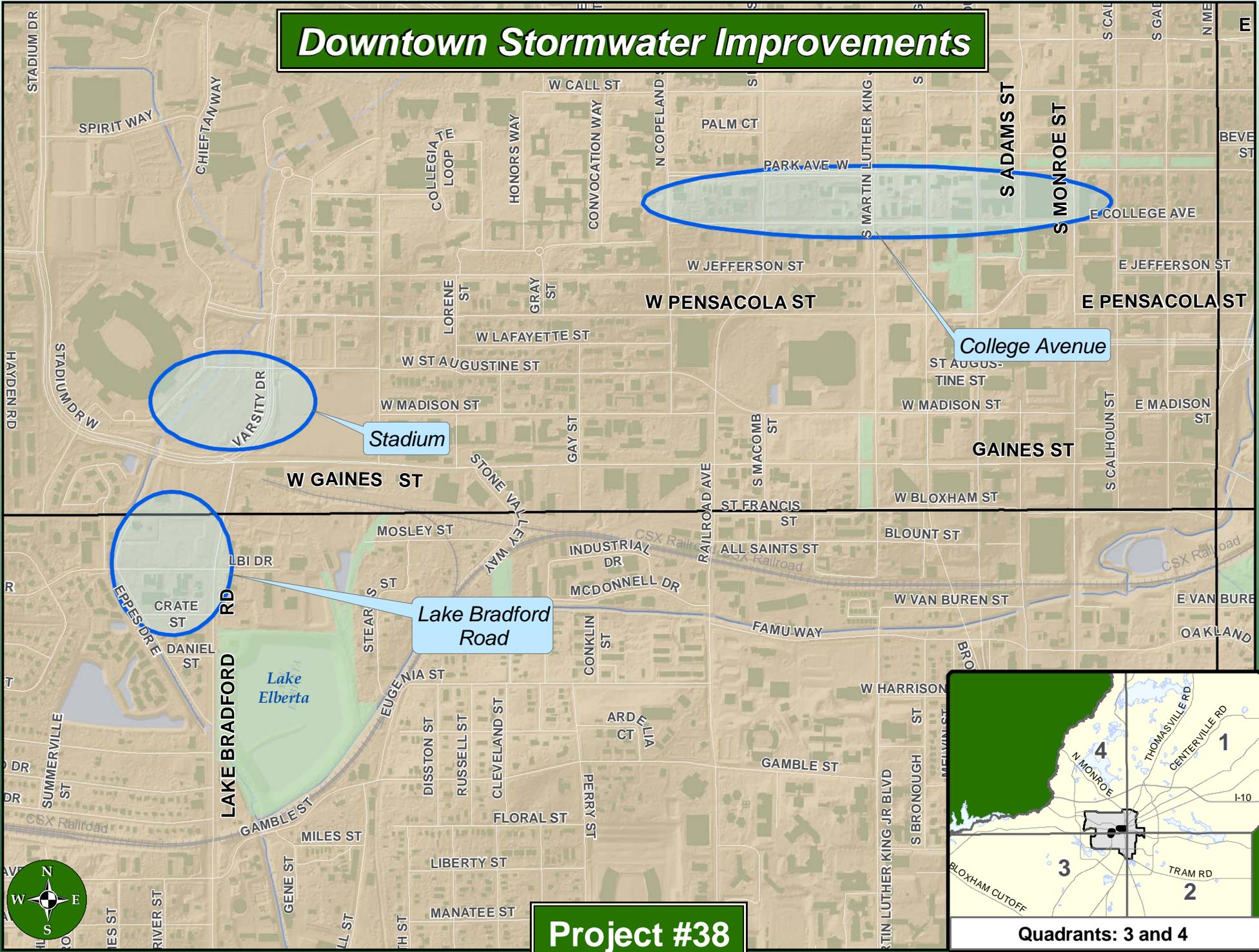
**Detail Project Description**

These projects would involve placing culverts underground to convey stormwater to Lake Elberta. This would allow redevelopment of the benefiting properties because land would no longer be needed onsite for stormwater ponds. For example, at right is construction of the Franklin Avenue conveyance system.

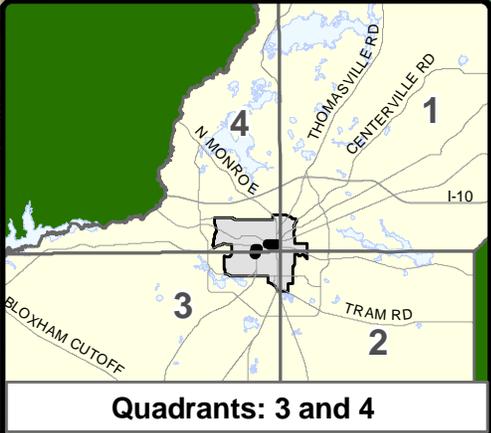
**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
	Environmental/Water Quality
	Connectivity
\$25,000,000	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Downtown Stormwater Improvements



**Project #38**



**Quadrants: 3 and 4**

Previous Project Information for:

# **Project #38**

## **Downtown Stormwater Improvements**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name:      **Building the Core: Stormwater Improvements** (*Previously Project #20*)

**Program**  
**1b**

# *Building the Core: Stormwater Improvements*

**Estimated Cost:**  
*\$39 million*

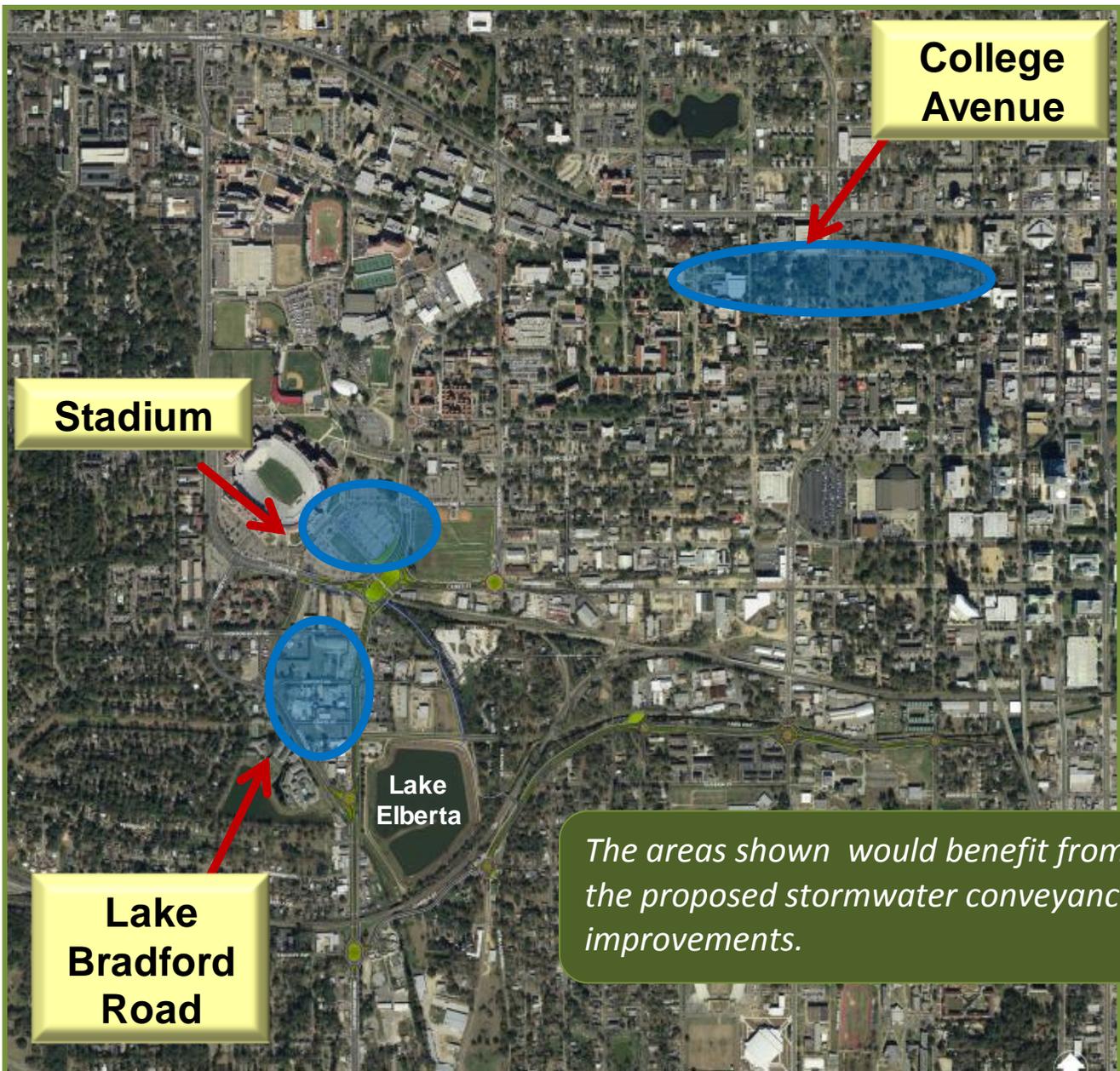
## WHAT IS IT?

Although the Lake Elberta Regional Stormwater Facility has ample reserve capacity, there is an inadequate upstream conveyance system preventing potential development from tapping into that capacity. The proposed improvements to the stormwater conveyance system would College Avenue, Stadium, and Lake Bradford Road areas and allow future development to take advantage of the full capacity of the Lake Elberta Facility. This would further encourage redevelopment of the urban core.

### **Evaluation Criteria:**

Provides Regional Impact / Geographic Equity ✓  
Enhances Mobility  
Supports Recreation and Quality of Life

Benefits the Environment ✓  
Supports Economic Development / Revitalization ✓  
On an Existing Master Plan or Blueprint List ✓  
Leverages Other Funds ✓



## WHY IS IT IMPORTANT?

**Benefits the Environment** – The project would benefit the environment by helping to ensure the adequate treatment of stormwater and urban runoff.

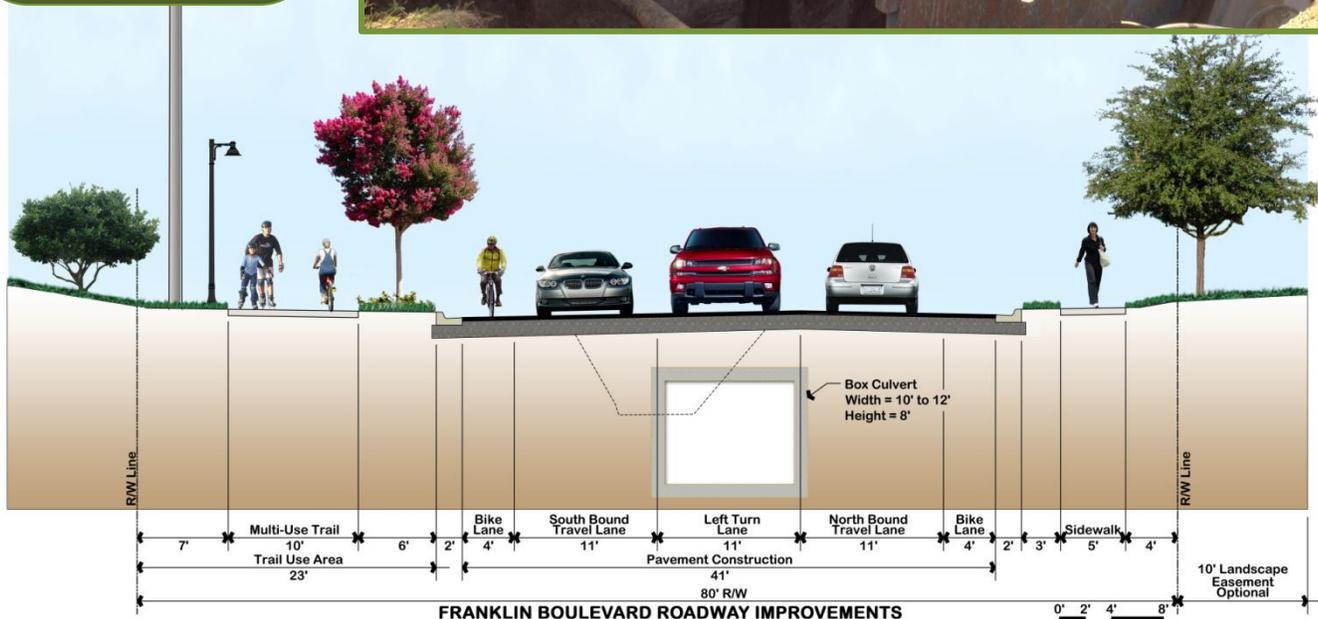
**Provides Regional Impact / Geographic Equity** – The project would allow the whole area to benefit from previous investments in stormwater capacity and reductions in flooding.

**Supports Economic Development / Revitalization** – The installation of underground conveyance facilities will allow development/redevelopment of infill sites currently limited by stormwater runoff.

**On an Existing Master Plan or Blueprint List** – The need for this project has been identified in the City's stormwater plan for several years.

**Leverages Other Funds** – This project leverages the investments made in the Lake Elberta Stormwater Facility by allowing the capacity in that facility to be used by upstream properties.

These projects would involve placing culverts underground to convey stormwater to Lake Elberta. This would allow redevelopment of the benefiting properties because land would no longer be needed onsite for stormwater ponds. For example, at right is construction of the Franklin Avenue conveyance system.



### FRANKLIN BOULEVARD ROADWAY IMPROVEMENTS OPTION C - TYPICAL SECTION at Left Turn Lane

- 5' Sidewalk (East Side Only)
- Street Lighting TBD
- 10' Multi-Use Trail
- Electric Lines Remain Overhead
- 4' North and South Bike Lanes
- Left Turn Lane at Park Avenue
- Southbound Left Turn Lane at Jefferson Street

# SALES TAX PROJECTS

**Project Number:** 39

**Project Name:** Alternative Sewer Solutions: Creating Comprehensive Wastewater Management for Leon County Unincorporated Area

**Total Project Cost:** \$2,800,000

## **Total Project Cost Notes**

This project consists of three components, which are listed below:

Part I: Wastewater Management Plan and Execution (\$2.8 million)

Part II: Wastewater Treatment Facilities Plan Execution (\$50 million – \$62.2 million)

Part III: Connection Assistance Funding for existing Sewer (\$2.0 million)

## **Executive Project Summary:**

This project involves developing alternative methods of domestic wastewater treatment and disposal, rather than on-site sewage treatment and disposal systems (septic tanks) or connection to the City of Tallahassee central sewer system. Implementation of cluster disposal systems or package treatment and disposal facilities requires modification to the Tallahassee/Leon County Comprehensive Plan as directed by the Board of County Commissioners.

## **Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Moved the project to Priority Level 1.

June 13, 2013: Moved to only fund Part 1 of this project (Wastewater Management Plan and Execution Study), reducing the project cost from \$67 million to \$2.8 million, and placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

## **Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

## **Detail Project Description**

On November 29, 2012, the Water Resources Committee (WRC) and the Wakulla Springs Alliance presented options on the alternatives to central sewer to the Committee. Subsequently, Robert Scanlon, the Chair of the WRC distributed a project proposal to the Committee for consideration. In the January 31, 2013 letter, Mr. Scanlon notes that the document has not been approved by the entire WRC but that the proposed project does represent a restatement of the previous presentation to the Committee. This project consists of three components, which are listed below:

Part I: Wastewater Management Plan and Execution (\$2.8 million)

Part II: Wastewater Treatment Facilities Plan Execution (\$50 million – \$62.2 million)

Part III: Connection Assistance Funding for existing Sewer (\$2.0 million)

Note: During the Leon County Board of County Commissioner's January 29, 2013 workshop on "Septic System Management Options," the Board provided the following direction to staff, which was ratified by the Board on during the February 12, 2013 meeting:

1. Direct staff to continue to pursue proposed sales tax extension project #10, Woodville Water Quality.
2. Direct staff to bring back a proposed amendment of the Code of Laws to establish an Advanced Wastewater Treatment nitrogen standard for new construction within the PSPZ, with means for managing those systems not on central sewer.
3. Direct staff to remain actively engaged in the BMAP process for the Upper Wakulla River and support

further sampling to identify sources' relative nitrate loads, particularly from Inflow north of the Cody Scarp and at the state line, the scope of which will be established as part of the BMAP process.

4. Direct staff to include \$50,000 in funding in the FY 2013/14 budget for the Leon County Health Department to complete an inventory of all septic systems within Leon County, in coordination with TLC-GIS.
5. Direct staff to take no action at this time to institute a county-wide level 4 or 5 RME or Wastewater/Nutrient Management Utility.
6. Direct staff to pursue an amendment of the Code of Laws to require a county-wide 24-inch separation, between the bottom of the drainfield and wettest season water table, for the repair of failing septic systems.
7. Direct staff to initiate a Comprehensive Plan amendment in the 2014-1 cycle which maintains the goal of spring protection, but removes the technical specificity by which this can be achieved with respect to wastewater treatment.

In addition, on March 12, 2013, the Board approved modifications to amend the 2030 Sewer Masterplan, which deletes the requirement to include the additional area west of the Woodville Rural Community. The Board's priority/focus has been the development of the Woodville Rural Community node as a vibrant economic center. Central sewer is a key factor to allow the crucial density to occur. This area has been designated in the City's Sewer Masterplan for decades for connection to its system. The Woodville Urban Fringe area, due to its more rural character, has not historically been included in the Masterplan, and staff recommends that the City not be required to amend its Masterplan to include this more rural area. The removal of the request to amend the Sewer Masterplan to include the Woodville Urban Fringe area is consistent with all of the Board's actions to date. The Sales Tax Project #10 had three components, flood study, Woodville Rural Node Sewer, Woodville Urban Fringe Sewer. The project description is consistent with the approach being recommended in this agenda item to remove the urban fringe area from the City's 2030 Sewer Masterplan: provide central sewer to the Rural Community node and allow other AWT alternatives to be considered for the urban fringe area. This project can be found on page 36 of the Leon County Proposed Sales Tax Projects booklet.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$2,800,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

Previous Project Information for:

**Project #39**  
**Alternative Sewer Solutions: Creating  
Comprehensive Wastewater Management for  
Leon County Unincorporated Area (Nitrogen  
Reduction and Infill Development)**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name:        Alternative Sewer Solutions (*Previously Project #43*)

## Proposed Sales Tax Projects by the Community

**Project Name:** Alternative Sewer Solutions (Project #43)

**Project Themes:**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community               | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Water Quality         | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Project Description:**

This project involves developing alternative methods of domestic wastewater treatment and disposal, rather than on-site sewage treatment and disposal systems (septic tanks) or connection to the City of Tallahassee central sewer system. Implementation of cluster disposal systems or package treatment and disposal facilities requires modification to the Tallahassee/Leon County Comprehensive Plan as directed by the Board of County Commissioners.

**Description of Alternative Sewer Solutions:**

*Cluster Disposal Systems:*

Cluster systems are where the discharge sewage from several individual homes is piped to a single larger septic tank and drainfield located separately from the homeowners' property. The septic tank and drainfield are sized to accommodate the number of homes connected. The goal would be to have economies of scale for several connected systems in order to provide a higher level of nitrogen treatment. While many studies are underway, there is currently no septic system that has been certified by the Department of Health to meet the 3mg/l treatment standard for nitrogen. Due to property acquisition and other concerns, cluster systems are not considered a good retrofit option, but could be considered for new development where the land for the common tank/drainfield can be designed into the overall layout of the development.

*Package Treatment and Disposal Facilities:*

Package plants are small centralized sewer systems where the sizing is customized specifically for a development or a small area. These plants are permitted by either the Department of Health or Florida Department of Environmental Protection depending on the capacity. The plants tend to have a small footprint, are capable of treating to advanced wastewater treatment (3 mg/l nitrogen) standards. They must be actively managed and maintained to achieve the required treatment levels.

**Water Resources Committee:**

On November 29, 2012, the Water Resources Committee (WRC) and the Wakulla Springs Alliance presented options on the alternatives to central sewer to the Committee. Subsequently, Robert Scanlon, the Chair of the WRC distributed a project proposal to the Committee for consideration. In the January 31, 2013 letter, Mr. Scanlon notes that the document has not been approved by the entire WRC but that the proposed project does represent a restatement of the previous presentation to the Committee. This project consists of three components, which are listed below (attachment #1):

- Part I: Wastewater Management Plan and Execution (\$2.8 million)
- Part II: Wastewater Treatment Facilities Plan Execution (\$50 million – \$62.2 million)
- Part III: Connection Assistance Funding for existing Sewer (\$2.0 million)

**Note:** During the Leon County Board of County Commissioner's January 29, 2013 workshop on "Septic System Management Options," the Board provided the following direction to staff, which was ratified by the Board on during the February 12, 2013 meeting:

## **Project #43: Alternatives to Central Sewer**

### **Page 2**

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1. *Direct staff to continue to pursue proposed sales tax extension project #10, Woodville Water Quality.*
2. *Direct staff to bring back a proposed amendment of the Code of Laws to establish an Advanced Wastewater Treatment nitrogen standard for new construction within the PSPZ, with means for managing those systems not on central sewer.*
3. *Direct staff to remain actively engaged in the BMAP process for the Upper Wakulla River and support further sampling to identify sources' relative nitrate loads, particularly from Inflow north of the Cody Scarp and at the state line, the scope of which will be established as part of the BMAP process.*
4. *Direct staff to include \$50,000 in funding in the FY 2013/14 budget for the Leon County Health Department to complete an inventory of all septic systems within Leon County, in coordination with TLC-GIS.*
5. *Direct staff to take no action at this time to institute a county-wide level 4 or 5 RME or Wastewater/Nutrient Management Utility.*
6. *Direct staff to pursue an amendment of the Code of Laws to require a county-wide 24-inch separation, between the bottom of the drainfield and wettest season water table, for the repair of failing septic systems.*
7. *Direct staff to initiate a Comprehensive Plan amendment in the 2014-1 cycle which maintains the goal of spring protection, but removes the technical specificity by which this can be achieved with respect to wastewater treatment.*

In addition, on March 12, 2013, the Board approved modifications to amend the 2030 Sewer Masterplan, which deletes the requirement to include the additional area west of the Woodville Rural Community. The Board's priority/focus has been the development of the Woodville Rural Community node as a vibrant economic center. Central sewer is a key factor to allow the crucial density to occur. This area has been designated in the City's Sewer Masterplan for decades for connection to its system. The Woodville Urban Fringe area, due to its more rural character, has not historically been included in the Masterplan, and staff recommends that the City not be required to amend its Masterplan to include this more rural area. The removal of the request to amend the Sewer Masterplan to include the Woodville Urban Fringe area is consistent with all of the Board's actions to date. The Sales Tax Project #10 had three components, flood study, Woodville Rural Node Sewer, Woodville Urban Fringe Sewer. The project description is consistent with the approach being recommended in this agenda item to remove the urban fringe area from the City's 2030 Sewer Masterplan: provide central sewer to the Rural Community node and allow other AWT alternatives to be considered for the urban fringe area. This project can be found on page 36 of the Leon County Proposed Sales Tax Projects booklet.

### **Project Map:**

N/A

January 31, 2013

Dear Members of the Leon County Sales Tax Committee:

The Leon County Water Resources Committee would like to thank you for allowing us to present a wastewater management and facility project for your consideration to be part of the next sales tax project list.

Due to time constraints, this specific document has not been reviewed and approved by the entire Water Resources Committee. It does however, represent a restatement of our previous presentation to you and the County Commission, the contents of which were reviewed and approved by the committee. We apologize for not being able to present you with a fully vetted document at this time. We hope that this will suffice for your discussions.

Sincerely,

Robert Scanlon  
Chair, Leon County Water Resources Committee

Attachments:

1. Evaluation of County sewer proposals
2. Summary slide presented at the Sales Tax Committee
3. Summary slides presented at the County Commission workshop

## Proposal: **Creating Comprehensive Wastewater Management for Leon County Unincorporated Area: Nitrogen Reduction and Infill Development**

Summary:

<b>Cost</b>	<b>Component</b>
<b>\$2.8 M</b>	<b>Part I: Wastewater Management Plan and Execution</b>
	<b>Part II: Wastewater Treatment Facilities Plan Execution</b>
<b>\$2.2 M</b>	<b>Demonstration Cluster Facility</b>
<b>\$50-60 M</b>	<b>Other facilities for retrofit and urban infill</b>
<b>\$2.0 M</b>	<b>Part III: Connection Assistance Funding for existing Sewer</b>

### **Part I: Wastewater Management Plan and Execution**

**Cost: \$2,800,000**

This component starts with a study to determine the scope, responsibilities and funding for a Responsible Management Entity (RME) that would be tailored to the specific needs of the unincorporated portion of Leon County that is not served by a sewer utility. We have stated priorities as we believe are reflected in the Comprehensive Plan and other County policies.

1. Study options for establishment of a management entity that has characteristics of an EPA Level 4 or 5 of entity including:
  - Scope and Responsibilities
  - Oversight and Administrative Structure
  - Planning and Financing of RME

EPA Level 4 RME holds the permits for facilities, takes responsibility for aspects of operations and maintenance but does not own the facilities.

EPA Level 5 RME is both responsible for the facilities and owner thereof.

2. Adopt preferred options and establish the Responsible Management Entity
3. Establish Regulations following BCC directives for:
  - Wastewater Treatment Standard
  - Requirement for connection to facilities when available
4. Wastewater Treatment Facilities Plan
  - Develop an engineering study for the Primary Springshed Protection Zone (PSPZ) to determine appropriate scale, capacity and location of facilities: sewer, cluster and septic tanks

- Engineering standards for privately built facilities
5. Facilities Financing Plan
    - Facilities and large cost items: grants, sales tax
    - Establish user fees for operations and maintenance policy with specific values to be determined as facilities are built
  6. Woodville Basin Stormwater Treatment and Flood Study
    - Determine the engineering standards for stormwater treatment standards that support the concerns of nitrogen reduction in the PZPS
    - Determine the flooding pattern within the basin to provide information for development permitting and stormwater facilities.

## **Part II: Wastewater Treatment Facilities Plan Execution**

**Cost: Demonstration Cluster Facility: \$2,200,000**

**Cost: Significant headway on total PSPZ nitrogen reduction and urban infill need:  
\$50,000,000 to \$60,000,000**

This component calculates costs based on the estimates provided by the Lombardo Associates report (2011). According to this report, the estimates do not differ significantly among sewer, cluster or septic systems that meet AWT nitrogen treatment standards. The total cost about \$22,000 / unit, retrofit or new regardless of technology used: sewer, cluster or septic systems

At the County Commission workshop presentation we suggested that this large sum of money be divided as follows:

1. **Demonstration cluster facility:**
  - ~100 parcels, in PSPZ, Land Use with greatest potential for economic development and private need for capacity increase. The total cost would be \$2.2M assuming \$22,000 for each parcel served. The actual cost or number of parcels served would depend upon the distribution of capital costs between the builder of the facility and the users.
2. **Other facilities:**
  - residential retrofit or new residential development, approximately \$22,000 per unit (residential or commercial)
  - \$50,000,000 to \$60,000,000 for

The Lombardo report estimates the entire cost of meeting the TMDL for Wakulla Springs will, most likely, require AWT nitrogen standards for all wastewater systems in the PSPZ. This requires substantial retrofit of the approximate 7800 septic tanks, the vast majority of which are in Leon County. The total cost was estimated to be \$221 million.

Therefore, the Water Resources Committee proposes that a large amount of money be provided to make significant headway in the reduction of the nitrogen contribution

through the use of sewer, cluster and retrofit of septic tanks (as allowed by State law). In review of the County Sales Tax Projects that included four sewer projects, we indicated the importance of balancing nitrogen reduction, existing land use, future development potential and the capacity of wastewater facilities. The table we used to summarize our review is attached.

### **Part III: Connection Assistance Funding**

**Cost: \$2,000,000**

This fund is for assistance to connecting owners to existing sewer in both the City of Tallahassee of in the unincorporated area. The form of the assistance, e.g. loan, grant, etc. is to be determined.

The connection costs for new facilities or extension of COT sewer is included in the project costs of the Wastewater Treatment Facilities Plan. The actual total cost of these projects or the capacity of the facilities will depend upon how the capital costs are shared. Connection costs for new development are the responsibility of the owners.

# SALES TAX PROJECTS

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**Project Number:** 40  
**Project Name:** Woodville Water Quality  
**Total Project Cost:** \$25,800,000

**Total Project Cost Notes**

This project cost is only for the sanitary sewer mainline construction only. Funding regarding landowner assistance for sewer hookups is addressed in Project #45.

**Executive Project Summary:**

This project implements direction provided in the Comprehensive Plan and external reports on the protection of Wakulla Springs.

The proposed project includes three components to help reduce existing nitrate loading and manage flooding issues for future development in the area. This project involves two major features:

- 1) The Woodville Recharge Basin Flood Study to document areas susceptible to closed depression flooding and to protect these areas from further development.
  
- 2) Construct sanitary sewer lines in the Woodville Rural Community to provide access to nitrogen-reducing central sewer facilities. Access to central sewer will address high nitrogen loads from existing septic tanks as well as allow for higher density new development, redevelopment, and expanded commercial opportunities in Woodville Rural Community.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

**Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

Septic systems in the Woodville area of Leon County have been identified as a major source of nitrate loading to the groundwater and Wakulla Springs. Wakulla Springs is a first magnitude spring and is the longest and deepest known submerged freshwater cave system in the world. Located just five miles south of the Leon County line, Wakulla Springs is an important part of the regional culture and recreational economy.

1. Woodville Recharge Basin Flood Study

The flood study will evaluate closed-depression flooding throughout the Woodville Recharge Basin following high-volume storm events to ensure that future development occurs in appropriate locations. Leon County's experience in 1994 was that smaller closed depression areas were overwhelmed during tropical storms and began cascading to adjacent depressions. The product of this study will be a map indicating high water elevations and susceptible areas to be protected from development.

2. Woodville Rural Community Advanced Wastewater Treatment Service

The Woodville Rural Community begins three miles south of Capital Circle Southeast and includes approximately 2,600 acres. The proposed project will provide the rural community with access to sewer facilities designed to achieve Advanced Wastewater Treatment standards. This project would allow for higher density new development, redevelopment, and expanded commercial opportunities. Additionally, Advanced Wastewater Treatment reduces potential nitrate loading to the groundwater by approximately a factor of ten. Reducing the nitrate load helps to protect groundwater and achieve restoration goals for Wakulla Springs.

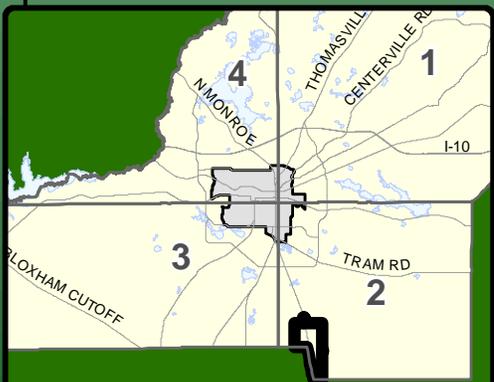
The County and City may choose to develop a landowner connection incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. This incentive program is described in Project 45.

The Urban Fringe area west of the Rural Community will be evaluated for onsite nitrogen-reducing technology in lieu of central sewer due to the reduced development density.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$25,800,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Woodville Water Quality\*



Quadrant: 2

Project #40



Previous Project Information for:

# **Project #40**

## **Woodville Water Quality**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Woodville Water Quality (*Previously Project #63*)

## Proposed Projects for the Sales Tax Extension

### **Project #10: Woodville Water Quality**

**Estimated Project Cost:** \$59.2 Million

#### **Project Criteria:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Comprehensive Plan | <input checked="" type="checkbox"/> Water Quality Enhancements and Green Infrastructure |
| <input checked="" type="checkbox"/> Regional Mobility  | <input checked="" type="checkbox"/> Stormwater/Sewer Capacity Improvements              |
| <input type="checkbox"/> Greenway Master Plan          | <input type="checkbox"/> Transportation Capacity Improvements                           |
| <input type="checkbox"/> Connectivity                  | <input checked="" type="checkbox"/> Core Infrastructure                                 |
| <input type="checkbox"/> Complements BP2000 Project    |   |

#### **Project Description:**

This project implements direction provided in the Comprehensive Plan and external reports on the protection of Wakulla Springs. Septic systems in the Woodville area of Leon County have been identified as a major source of nitrate loading to the groundwater and Wakulla Springs. Wakulla Springs is a first magnitude spring and is the longest and deepest known submerged freshwater cave system in the world. Located just five miles south of the Leon County line, Wakulla Springs is an important part of the regional culture and recreational economy. This project may also include the acquisition of the Chason Wood property for environmental preservation. However, the Intergovernmental Agency may wish to acquire this property through the existing Blueprint 2000's Sensitive Lands account.

The proposed project includes three components to help reduce existing nitrate loading and manage flooding issues for future development in the area. These components are detailed in the Stormwater/Sewer Capacity Improvements under the Project Criteria details.

1. *Woodville Recharge Basin Flood Study (\$1.3 million):* An evaluation necessary to document areas susceptible to closed depression flooding and to plan for protection.
2. *Woodville Rural Community Advanced Wastewater Treatment Service (\$24.5 million):* Provide access to nitrogen reducing central sewer facilities and allow for higher density new development, redevelopment, and expanded commercial opportunities in Woodville Rural Community.
3. *Urban Fringe West of Woodville Advanced Wastewater Treatment Service (\$33.4 million):* Provide access to nitrogen reducing wastewater facilities.

(Note: This estimate does not include the individual landowner sewer connection costs. The County and City may choose to develop an incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system.)

#### ***Additional Materials Regarding the Woodville Water Quality Project:***

- *Attachment #1:* February 12, 2013 Ratification of Board Actions Taken at the January 29, 2013 "Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process"\*
- *Attachment #2:* March 12, 2013 Board of County Commissioners Agenda Item on the Approval of Additional Woodville Sewer Requirements for the City of Tallahassee 2030 Master Plan\*

\*Note: Due to the size of the attachments accompanying these agenda items, each attachment will be available to you upon request.

## **Project #10: Woodville Water Quality**

Page 2

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### **Project Criteria Detail:**

Comprehensive Plan: This project complies with policy direction to concentrate new development in the Woodville Rural Community and utilize connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards to help minimize impacts on groundwater quality. The Flood Study will ensure compliance with the policy regarding flood control level of service for the existing and new development.

Regional Mobility Plan: The Woodville Rural Community is a designated regional growth node in the Regional Mobility Plan. Wastewater infrastructure investments would allow for this growth.

Greenway Master Plan: N/A

Connectivity: N/A

Complements Blueprint 2000 Project(s): N/A

Water Quality Enhancements and Green Infrastructure: This project provides access to Advanced Wastewater Treatment. This higher level of treatment reduces potential nitrate loading to the groundwater by approximately a factor of ten. The study to identify storm volume-sensitive depressions will provide opportunities to implement low-impact development practices.

Stormwater/Sewer Capacity Improvements: This project addresses sewer target areas identified in the 2030 Master Sewer Plan. The Woodville Rural Community was identified as a target area for sewer extension in 1988 and again as part of the 2030 Master Sewer Plan. On April 26, 2011 the Board provided direction to add the Urban Fringe area west of Woodville as a target area. The Flood Study will ensure development is directed to appropriate locations in the Woodville Recharge Basin and protect existing volume-sensitive areas.

This project includes three components that will improve stormwater and sewer capacity as well as help reduce existing nitrate loading and manage future development in the area.

#### 1. Woodville Recharge Basin Flood Study

The flood study will evaluate closed depression flooding throughout the Woodville Recharge Basin following high-volume storm events to ensure that future development occurs in appropriate locations. Leon County's experience in 1994 was that smaller closed depression areas were overwhelmed during tropical storms and began cascading to adjacent depressions. The product of this study will be a map indicating high water elevations and susceptible areas to be protected from development.

#### 2. Woodville Rural Community Advanced Wastewater Treatment Service

The Woodville Rural Community begins three miles south of Capital Circle Southeast and includes approximately 2,600 acres. The proposed project will provide the rural community with access to sewer facilities designed to achieve Advanced Wastewater Treatment standards. This project would allow for higher density new development, redevelopment, and expanded commercial opportunities. Additionally, Advanced Wastewater Treatment reduces potential nitrate loading to the groundwater by approximately a factor of ten. Reducing the nitrate load helps to protect groundwater and achieve restoration goals for Wakulla Springs.

The Comprehensive Plan specifically recognizes the Woodville Rural Community on the Future Land Use Map and includes policy direction that “new development shall be concentrated in the urban service area plus in the Woodville Rural Community...” Policies for this area allow commercial development

## Project #10: Woodville Water Quality

### Page 3

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and residential development up to four units per acre, with an option to achieve up to eight units per acre through a Transfer of Development Units system that requires the protection of vulnerable lands outside of the designated rural community. The Comprehensive Plan also specifically identifies connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards as the preferred method of wastewater treatment within the Woodville Rural Community to help minimize impacts on the groundwater.

### 3. Urban Fringe West of Woodville Advanced Wastewater Treatment Service

This Urban Fringe area expands west from Woodville Rural Community to include areas around Wakulla Springs Road and Crawfordville Highway. The 3,850 acre area was designated as a target sewer area by the Board of County Commissioners on April 26, 2011. Urban Fringe development is allowed at up to one unit per three acres and the Comprehensive Plan limits the use of central sewer to existing development or new conservation subdivisions. The Comprehensive Plan would need to be amended if there is a desire to allow central sewer to be used by future conventional subdivision in the Urban Fringe. The focus of this component of the project will be conversion of existing septic systems to Advanced Wastewater Treatment service.

Both the Woodville Rural Community and the adjacent Urban Fringe area are located inside the Primary Springs Protection Zone, an area designated in the Leon County Land Development Regulations based on the high potential for contaminants such as wastewater to reach the groundwater. A 2011 septic system management report by Lombardo Associates Inc., commissioned by Leon County, Wakulla County, and The City of Tallahassee, concluded that nearly all of the septic systems in this area of Leon County will need to be converted to Advanced Wastewater Treatment in order to achieve the regulatory goal for nitrates in Wakulla Springs. The report also identified Woodville and the Urban Fringe area west of Woodville as candidates for connection to City sewer or for development of a cluster treatment system than can achieve Advanced Wastewater Treatment standards.

The table below provides basic information on the size and costs for the two project areas and separates the capital costs from the landowner connection costs for both areas. The capital cost includes engineering and construction to provide landowners with access to sewer. The connection cost includes the individual landowner expenses to abandon a septic system, provide plumbing from the street to the house, and pay system charges. These individual landowner expenses have not been included in the project cost.

Project Area	Acres	Existing Septic Systems	Capital Costs for Sewer	Landowner Connection Costs (\$12,000/system)	Capital+ Connection Costs
Woodville	2,600	1,274	\$24.5 million	\$15.3 million	\$39.8 million
Urban Fringe	3,850	1,671	\$33.4 million	\$20 million	\$53.4 million
<b>Totals</b>	<b>6,450</b>	<b>2,945</b>	<b>\$57.9 million</b>	<b>\$35.3 million</b>	<b>\$93.2 million</b>

The County and City may choose to develop an incentive program and financing option to address the financial burden of individual landowner connection costs and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. Individual landowners will also be required to pay any monthly bills from the sewer provider (approximately \$65/month).

Transportation Capacity Improvements: N/A

Core Infrastructure: This project is considered a core infrastructure project due to the sewer access improvements and water quality enhancements as detailed above.

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #2

February 12, 2013

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** Ratification of Board Actions Taken at the January 29, 2013 “Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process”

<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review and Approval:</b>	Tony Park, P.E., Public Works and Community Development Director Wayne Tedder, Planning, Land Management, and Community Enhancement Director David McDevitt, Development Support and Environmental Management Director
<b>Lead Staff/ Project Team:</b>	Katherine G. Burke, P.E., Engineering Services Director Theresa Heiker, P.E., Stormwater Management Coordinator John Kraynak, P.E., Environmental Services Director Alex Mahon, Environmental Manager Brian Wiebler, Principal Planner, Comprehensive Planning Team Laura Youmans, Assistant County Attorney Kim Dressel, Senior Assistant to the County Administrator

**Fiscal Impact:**

This item does have a financial impact. Staff recommends providing \$50,000 in funding in the FY 2013/14 budget for the Leon County Health Department to complete an inventory of all septic systems within Leon County.

**Staff Recommendation:**

Option #1: Ratify the Board actions taken at the January 29, 2013 “Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process.”

Title: Ratification of Board Actions Taken at the January 29, 2013 “Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process”

February 12, 2013

Page 2

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## **Report and Discussion**

### **Background:**

On January 29, 2013, the Board held a workshop to discuss a Phase 1 feasibility report, prepared by Lombardo Associates, Inc. (LAI), to identify wastewater treatment options to reduce nitrate load to Wakulla Springs from septic systems, where central sewer is not available, as well as associated management options. Related issues were also discussed during the workshop, including: the proposed Woodville Water Quality sales tax extension project, which would decrease the amount of nitrate reaching Wakulla Springs from septic systems; Florida Department of Environmental Protection’s Upper Wakulla River and Wakulla Springs Basin Management Action Plan process that is currently underway and, once finalized, will become binding upon the responsible parties; proposed amendments to the Comprehensive Plan and Code of Laws; the Wakulla Springs Alliance petition; and recommendations from the Science Advisory and Water Resources committees, as well as the Wakulla Springs Alliance.

The workshop item provided relevant background information regarding: the Cody Scarp; nitrate concentrations; the City’s Advanced Wastewater Treatment Project; the Leon County Aquifer Vulnerability Assessment (LAVA) and Primary Springs Protection Zone (PSPZ); actions the County has taken to limit the amount of nitrate reaching Wakulla Springs from the Leon County area; a previously-considered draft nitrogen-reducing systems ordinance; and HB 1263, which pre-empts Leon County’s ability to phase-in the replacement of failing traditional septic systems with nitrogen-reducing systems as part of an inspection program. A copy of LAI’s report and additional analysis regard the report were also included in the workshop item.

A portion of the discussion during the workshop centered upon central sewer not being the only method by which nitrogen-reducing wastewater treatment may be achieved; that decentralized wastewater treatment systems, such as cluster systems and other technologies, are viable options for certain areas; and the link between land use planning and wastewater treatment and disposal.

Title: Ratification of Board Actions Taken at the January 29, 2013 “Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process”

February 12, 2013

Page 3

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**Analysis:**

The Board provided the following directions to staff during the workshop:

1. Direct staff to continue to pursue proposed sales tax extension project #10, Woodville Water Quality.
2. Direct staff to bring back a proposed amendment of the Code of Laws to establish an Advanced Wastewater Treatment nitrogen standard for new construction within the PSPZ, with means for managing those systems not on central sewer.
3. Direct staff to remain actively engaged in the BMAP process for the Upper Wakulla River and support further sampling to identify sources’ relative nitrate loads, particularly from Inflow north of the Cody Scarp and at the state line, the scope of which will be established as part of the BMAP process.
4. Direct staff to include \$50,000 in funding in the FY 2013/14 budget for the Leon County Health Department to complete an inventory of all septic systems within Leon County, in coordination with TLC-GIS.
5. Direct staff to take no action at this time to institute a county-wide level 4 or 5 RME or Wastewater/Nutrient Management Utility.
6. Direct staff to pursue an amendment of the Code of Laws to require a county-wide 24-inch separation, between the bottom of the drainfield and wettest season water table, for the repair of failing septic systems.
7. Direct staff to initiate a Comprehensive Plan amendment in the 2014-1 cycle which maintains the goal of spring protection, but removes the technical specificity by which this can be achieved with respect to wastewater treatment.

**Options:**

1. Ratify the Board actions taken at the January 29, 2013 “Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process.”
2. Do not ratify the Board actions taken at the January 29, 2013 “Workshop on the Septic System Management Options Report by Lombardo Associates, Inc. and Update on the BMAP Process.”
3. Board direction.

**Recommendation:**

Option #1.

**Attachment:**

1. January 29, 2013 Workshop Item

# Leon County Board of County Commissioners

## Cover Sheet for Agenda #24

March 12, 2013

**To:** Honorable Chairman and Members of the Board

**From:** Vincent S. Long, County Administrator 

**Title:** Approval of Modification of Additional Woodville Sewer Requirements for City of Tallahassee 2030 Masterplan

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<b>County Administrator Review and Approval:</b>	Vincent S. Long, County Administrator
<b>Department/ Division Review:</b>	Alan Rosenzweig, Deputy County Administrator Tony Park, P.E. Director of Public Works and Community Development
<b>Lead Staff/ Project Team:</b>	Kathy Burke, P.E. – Director of Engineering Services

**Fiscal Impact:**

This item has no direct fiscal impact to the county.

**Staff Recommendation:**

Option #1: Approve the modification provided to the City of Tallahassee to amend their 2030 Sewer Masterplan, deleting the requirement to include the additional area west of the Woodville Rural Community.

Title: Approval of Modification of Additional Woodville Sewer Requirements for City of Tallahassee 2030 Masterplan  
March 12, 2013  
Page 2

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## **Report and Discussion**

### **Background:**

The City of Tallahassee (City) is required by the Interlocal Agreement with the County to provide periodic updates to its Sewer Masterplan (Attachment #1). The Masterplan serves as the guide for the City's annual submittal of their proposed five-year Capital Improvement Program (CIP). The 2005 Water Sewer Agreement (WSA) provides that the County has reserved the right to identify areas to be considered with a higher priority for sewer service. The County is required to construct the collection system within the target area, and the City agrees to provide the conveyance connecting the system to the city. Further, the City agrees to operate and maintain the system once it is built. For each system to be built, there would be a separate Implementation Agreement executed.

Attachment #2 provides an extensive background regarding the County's input to the City's Sewer Masterplan and the associated proposed sewer capital projects. The specific area being addressed in this agenda item relates to the April 12, 2011 workshop when the Board approved the 2030 Master Sewer Plan Phase 2 to include the addition of the area west of the Woodville Rural Community for future sewer (Attachment #3).

### **Analysis:**

Given the Comprehensive Plan designation of the Woodville Rural Community as a development node, combined with the plan's transfer of densities to within this node, it is desired that economic development occur in this designated rural community node. In order for the Comprehensive Plan densities to be possible, central sewer is required. Central sewer within Woodville Rural Community node remains a viable alternative.

However, considering that the densities of the Urban Fringe (areas west of the Woodville Rural Community) may not support central sewer, it may not be prudent to proceed with a central sewer option for the Woodville Urban Fringe. Onsite septic tank technologies continue to improve and it is expected that a cost-effective onsite system that meets Advanced Wastewater Treatment (AWT) standards could be developed in the relatively near future.

The Board's priority/focus has been the development of the Woodville Rural Community node as a vibrant economic center. Central sewer is a key factor to allow the crucial density to occur. This area has been designated in the City's Sewer Masterplan for decades for connection to its system. The Woodville Urban Fringe area, due to its more rural character, has not historically been included in the Masterplan, and staff recommends that the City not be required to amend its Masterplan to include this more rural area.

The removal of the request to amend the Sewer Masterplan to include the Woodville Urban Fringe area is consistent with all of the Board's actions to date. The Sales Tax Project #10 had three components, flood study, Woodville Rural Node Sewer, Woodville Urban Fringe Sewer. The project description is consistent with the approach being recommended in this agenda item to remove the urban fringe area from the City's 2030 Sewer Masterplan: provide central sewer to the Rural Community node and allow other AWT alternatives to be considered for the urban fringe area.

Title: Approval of Modification of Additional Woodville Sewer Requirements for City of Tallahassee 2030 Masterplan  
March 12, 2013  
Page 3

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**Options:**

1. Approve the modification provided to the City of Tallahassee to amend their 2030 Sewer Masterplan deleting the requirement to include the additional area west of the Woodville Rural Community.
2. Do not approve the modification provided to the City of Tallahassee to amend their 2030 Sewer Masterplan to delete the requirement to include the additional area west of the Woodville Rural Community.
3. Board direction.

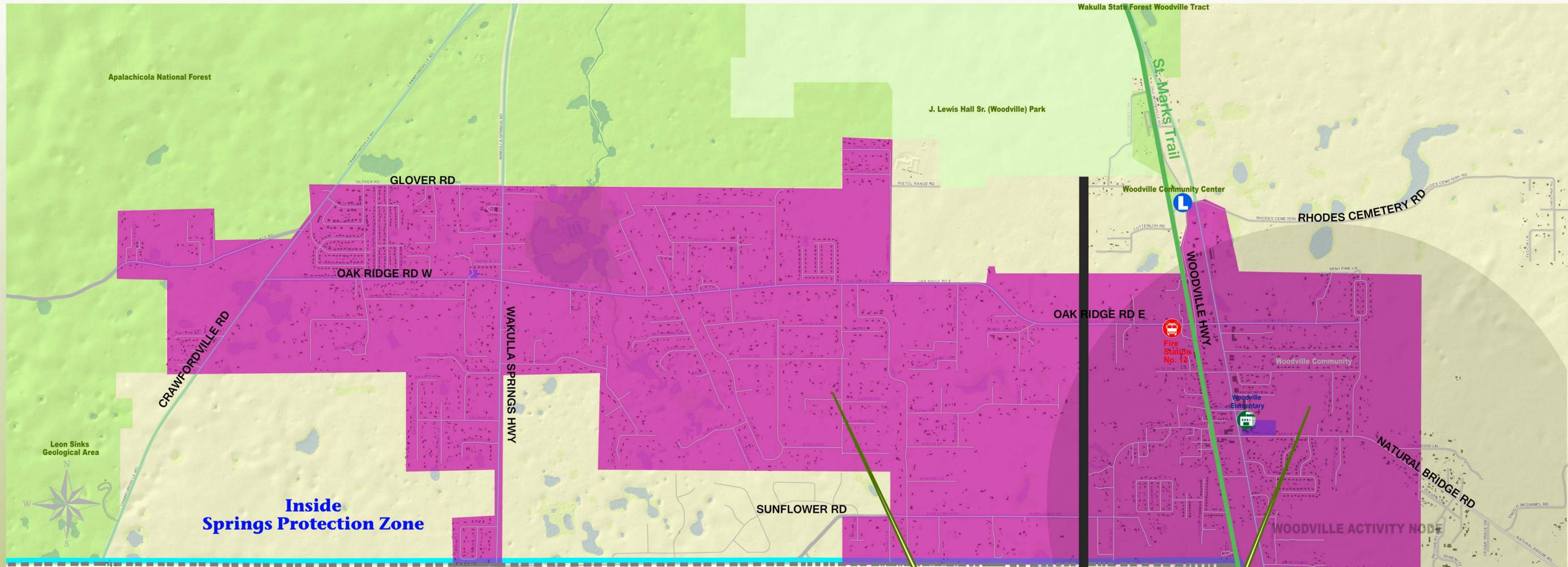
**Recommendation:**

Option #1.

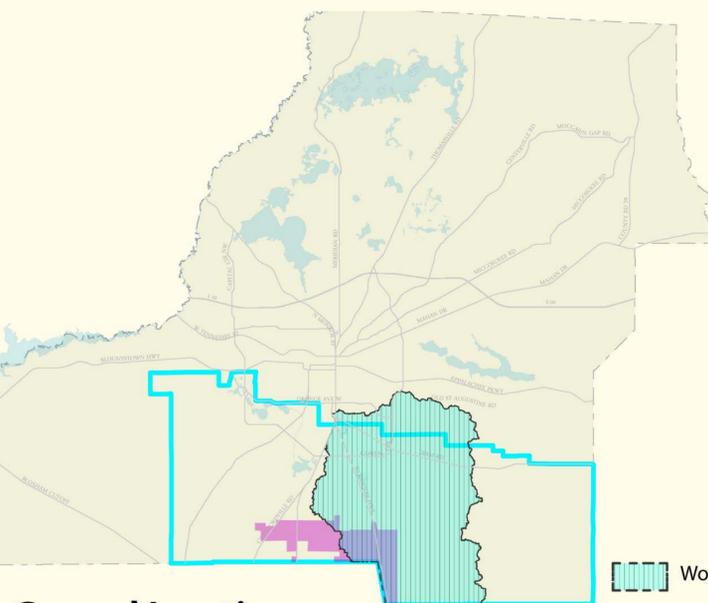
**Attachments:**

1. Interlocal Agreement
2. Sewer Master Plan Historical Background
3. Woodville Rural Community and Woodville Urban Fringe Map

VSL/TP/KB/djw



# Woodville Water Quality



General Location

### Legend

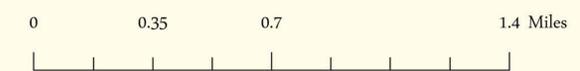
- Woodville Sewer
- St. Marks Trail
- Springs Protection
- Existing Sidewalks, Bike Routes
- Park Trails
- Parks
- Waterbodies

### Woodville Water Quality Project Criteria:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Comprehensive Plan | <input checked="" type="checkbox"/> Water Quality Enhancements and Green Infrastructure |
| <input checked="" type="checkbox"/> Regional Mobility  | <input checked="" type="checkbox"/> Stormwater/Sewer Capacity Improvements              |
| <input type="checkbox"/> Greenway Master Plan          | <input type="checkbox"/> Transportation Capacity Improvements                           |
| <input type="checkbox"/> Connectivity                  | <input checked="" type="checkbox"/> Core Infrastructure                                 |
| <input type="checkbox"/> Complements BP2000 Project    |   |

Urban Fringe  
Future Land Use

Woodville Rural  
Community  
Future Land Use



This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

# SALES TAX PROJECTS

**Project Number:** 41  
**Project Name:** Oak Ridge Sewer Project  
**Total Project Cost:** \$30,600,000

**Total Project Cost Notes**

This project cost is only for the sanitary sewer mainline construction only. Funding regarding landowner assistance for sewer hookups is discussed in Project #45.

**Executive Project Summary:**

The Oak Ridge Sewer Project addresses the Lake Munson sewer target area identified in the City of Tallahassee 2030 Master Sewer Plan. The 3,173-acre Lake Munson sewer target area lies within the Wakulla Springs Primary Springs Protection Zone. The project centralizes sewer and reduces the possibility of high nitrogen and fecal coliform discharges to the natural systems, which can occur when septic tanks do not function properly, thereby improving the water quality of the area as well as the water quality of Wakulla Springs.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.  
April 26, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

**Themes**

- Regional Mobility/Transportation
- Economic Vitality
- Sense of Community
- Ecotourism/Parks
- Environmental/Water Quality
- Vertical Infrastructure
- Connectivity
- Gateways

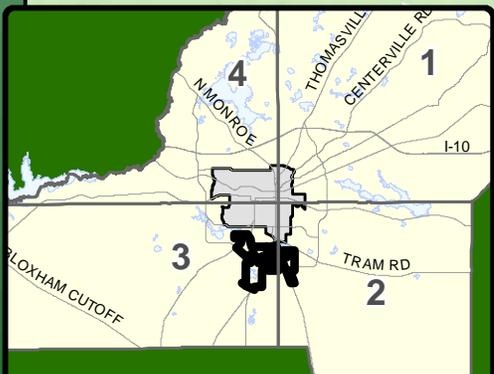
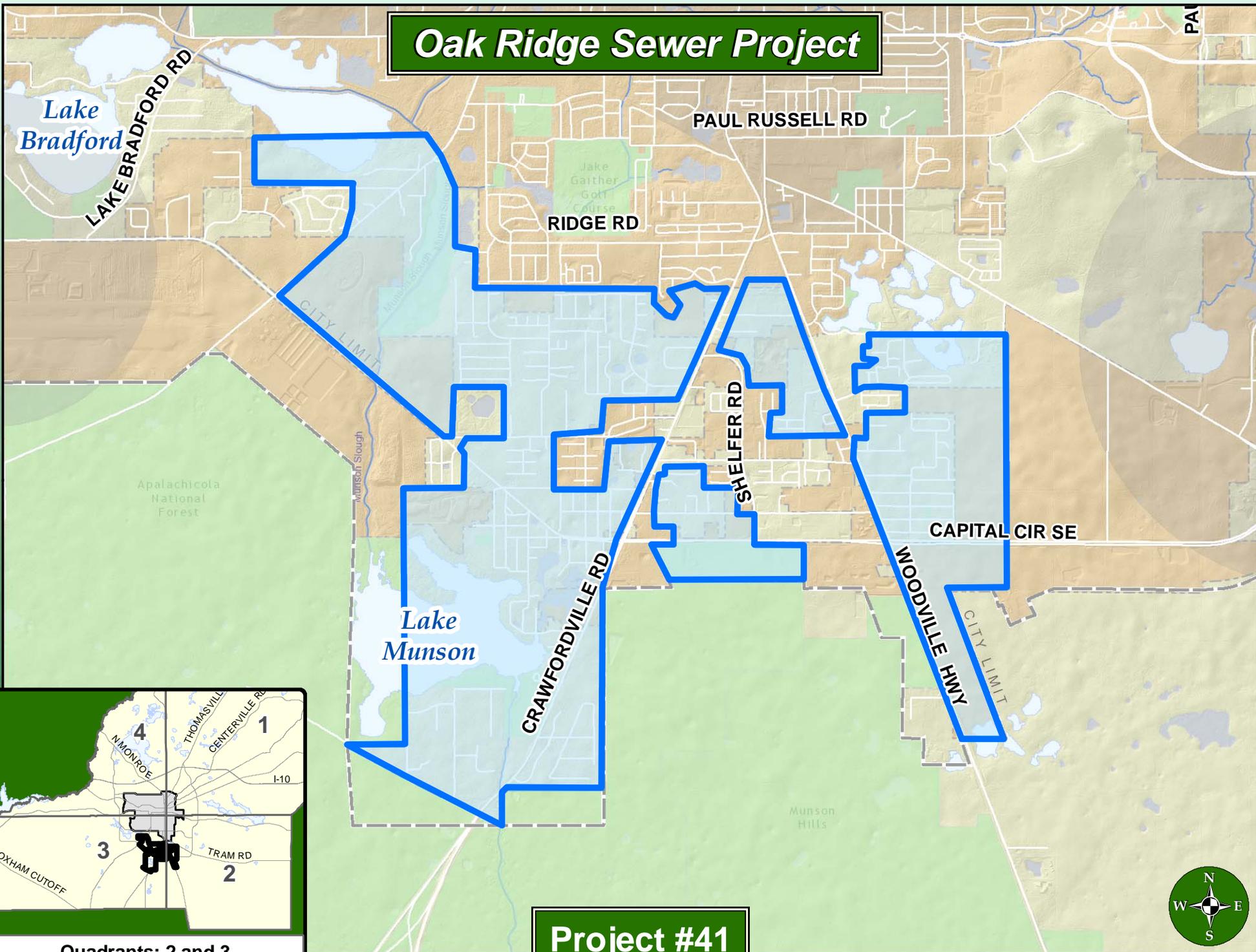
**Detail Project Description**

The project would allow provide access to sewer for over 2,500 landowners currently operating septic tanks in the Lake Munson sewer target area. The County and City may choose to develop an incentive program and financing option to address the individual landowner connection costs and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. This incentive program is described in Project 45.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$30,600,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Oak Ridge Sewer Project



Quadrants: 2 and 3

Project #41



Previous Project Information for:

# **Project #41**

## **Oak Ridge Sewer Project**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Oak Ridge Sewer Project (*Previously Project #57*)

# Proposed Sales Tax Projects by the Community

**Project Name:** Oak Ridge Sewer Project (Project #57)

**Project Themes:**

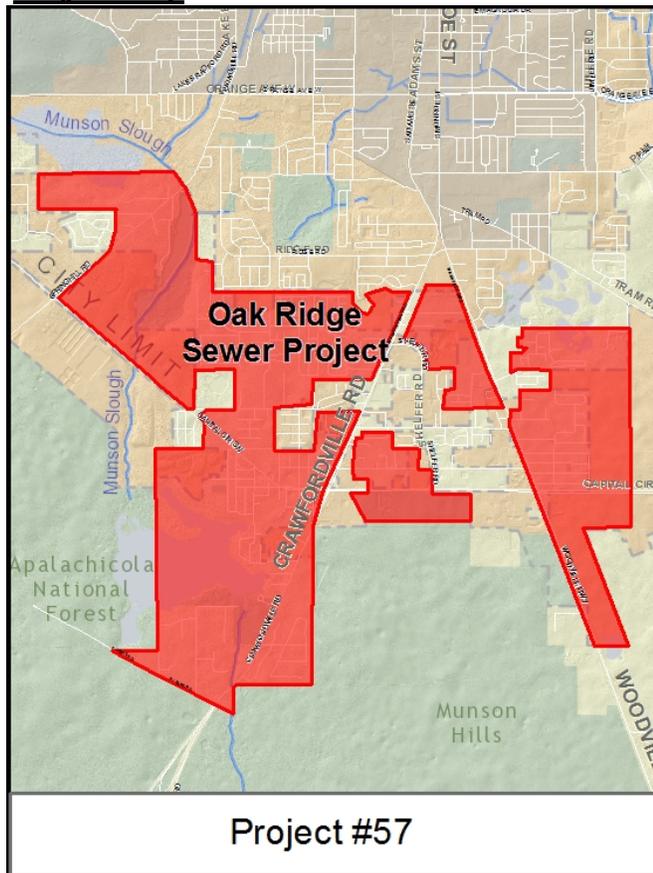
- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community               | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Water Quality         | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Project Description:**

The Oak Ridge Sewer Project addresses the Lake Munson sewer target area identified in the City of Tallahassee 2030 Master Sewer Plan. The 3,173-acre Lake Munson sewer target area lies within the Wakulla Springs Primary Springs Protection Zone. The project centralizes sewer and reduces the possibility of high nitrogen and fecal coliform discharges to the natural systems, which can occur when septic tanks do not function properly, thereby improving the water quality of the area as well as the water quality of Wakulla Springs.

The capital cost for engineering and construction to provide landowners access to sewer is estimated at \$30.6 million. The individual landowner connection expenses include system charges and the construction cost to abandon the existing septic system and provide plumbing from the street to the house. The County and City may choose to develop an incentive program and financing option to address the individual landowner connection costs and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system.

**Project Map:**



# SALES TAX PROJECTS

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**Project Number:** 42

**Project Name:** Centerville Trace Water Resources

**Total Project Cost:** \$5,000,000

**Total Project Cost Notes**

This project cost is only for the sanitary sewer mainline construction only. Funding regarding landowner assistance for sewer hookups is discussed in Project #45.

**Executive Project Summary:**

The Centerville Trace Water Resources project addresses a sewer target area identified in the 2030 Master Sewer Plan. The Centerville Trace subdivision is also a sewer target area identified in the Water and Sewer Agreement between the City and County. The project centralizes sewer and reduces the possibility of high nitrogen and fecal coliform discharges to the natural systems that can occur when septic tanks do not function properly, thereby improving the water quality of the area as well as the water quality of Dove Pond.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration

**Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

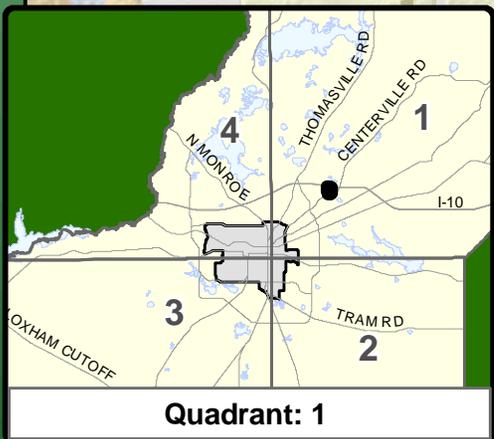
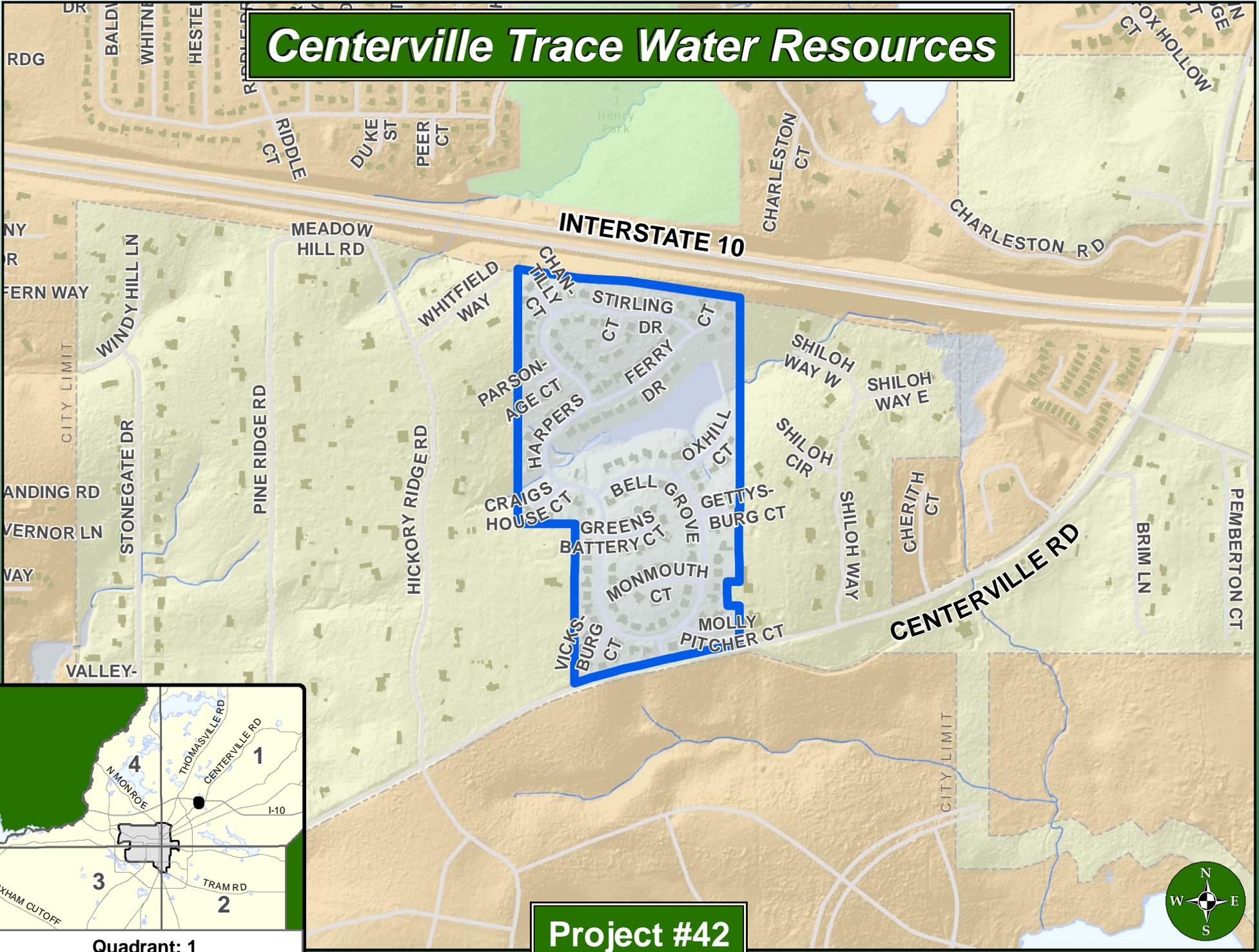
The 167-lot subdivision is located in northeast Tallahassee, with less than the 1/2-acre lot size required by current state standards. This project addresses a sewer target area identified in the Water and Sewer Agreement between the City and County. Sanitary sewer mainline construction will allow access to central sewer to reduce the possibility of high nitrogen and fecal coliform discharges to the natural systems that can occur when septic tanks do not function properly, thereby improving the water quality of the area as well as the water quality of Dove Pond.

The City and County may choose to develop an incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. This incentive program is described in Project #45.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$5,000,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Centerville Trace Water Resources



Quadrant: 1

Project #42



Previous Project Information for:

# **Project #42**

## **Centerville Trace Water Resources**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Centerville Trace Water Resources (*Previously Project #47*)

## Proposed Projects for the Sales Tax Extension

**Project #9: Centerville Trace Water Resources**

**Project Cost:** \$5 million

**Project Criteria:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Comprehensive Plan | <input checked="" type="checkbox"/> Water Quality Enhancements and Green Infrastructure |
| <input type="checkbox"/> Regional Mobility             | <input checked="" type="checkbox"/> Stormwater/Sewer Capacity Improvements              |
| <input type="checkbox"/> Greenway Master Plan          | <input type="checkbox"/> Transportation Capacity Improvements                           |
| <input type="checkbox"/> Connectivity                  | <input checked="" type="checkbox"/> Core Infrastructure                                 |
| <input type="checkbox"/> Complements BP2000 Project    |   |

**Project Description:**

The Centerville Trace Water Resources project addresses a sewer target area identified in the 2030 Master Sewer Plan. The Centerville Trace subdivision is also a sewer target area identified in the Water and Sewer Agreement between the City and County. The 167-lot subdivision is located in northeast Tallahassee, with less than the 1/2-acre lot size required by current state standards. The project centralizes sewer and reduces the possibility of high nitrogen and fecal coliform discharges to the natural systems that can occur when septic tanks do not function properly, thereby improving the water quality of the area as well as the water quality of Dove Pond. (Note: This estimate does not include the individual landowner sewer connection costs. The City and County may choose to develop an incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system.)

**Project Criteria Detail:**

Comprehensive Plan: This project supports with the both the Utility and Conservation elements of the Comprehensive Plan. The areas that the project complies with are listed below.

- Utilities Element- Sanitary Sewer Goal 1: Provide efficient wastewater treatment that meets the demands of the community while maintaining public health and environmental standards.
- Conservation Element Goal1: Preserve, protect and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County. (Reduction of nitrogen protects the natural systems)

Regional Mobility Plan: N/A

Greenway Master Plan: N/A

Connectivity: N/A

Complements Blueprint 2000 Project(s): N/A

Water Quality Enhancements and Green Infrastructure: This project provides access to Advanced Wastewater Treatment sewer system and reduces the possibility of high nitrogen and fecal coliform discharges to natural systems that can occur when septic systems do not function properly. This improvement protects the water quality of Dove Pond.

Stormwater/Sewer Capacity Improvements: This project addresses a sewer target area identified in the Water and Sewer Agreement between the City and County. The table below provides basic information on the size and cost for the project and separates the capital cost from the landowner connection cost.

**Project #9: Centerville Trace Sanitary Sewer Project**

Page 2

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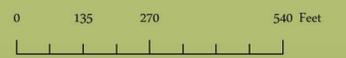
The capital cost listed below includes engineering and construction to provide landowners with access to sewer. The connection cost includes the individual landowner expenses to abandon a septic system, provide plumbing from the street to the house, and pay system charges. These individual landowner expenses have not been included in the project cost.

<b>Project Area</b>	<b>Acres</b>	<b>Existing Septic Systems</b>	<b>Capital Costs for Sewer</b>	<b>Landowner Connection Costs (\$12,000/system)</b>	<b>Capital + Connection Costs</b>
Centerville Trace	64	167	\$5.0 million	\$2.0 million	\$7.0 million

The County and City may choose to develop an incentive program and financing option to address the financial burden of individual landowner connection costs and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. Individual landowners will also be required to pay any monthly bills from the sewer provider (approximately \$65/month).

Transportation Capacity Improvements: N/A

Core Infrastructure: The Centerville Trace Sanitary Sewer project is considered a core infrastructure project due to the stormwater/sewer capacity improvements and water quality enhancements as detailed above.



# Centerville Trace Water Resources Project



- Legend**
- Centerville Trace Sewer Project
  - Parks

- Centerville Trace Sanitary Sewer Project Criteria:**
- Comprehensive Plan
  - Regional Mobility
  - Greenway Master Plan
  - Connectivity
  - Complements BP2000 Project
  - Water Quality Enhancements and Green Infrastructure
  - Stormwater/Sewer Capacity Improvements
  - Transportation Capacity Improvements
  - Core Infrastructure



This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be constructed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

# SALES TAX PROJECTS

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**Project Number:** 43 A&B

**Project Name:** Alternatives to Central Sewer in Harbinwood Estates: Decentralized Cluster System

**Total Project Cost:** \$29,300,000

**Total Project Cost Notes**

Two alternatives to Central Sewer in Harbinwood have been proposed. Only one will be funded, therefore the more expensive cost is shown as the project total.

A: \$14,100,000 - Estimated costs include property acquisition and piping, pumps etc. for a cluster septic system with appropriately designed drainfields

B: \$29,300,000 - The project cost includes land acquisition design permitting construction of a centralized sewer collection system, Advanced Wastewater Treatment Plant (AWT) plant with a irrigation effluent disposal. This project is an alternative to connecting the neighborhood to the City's central sewer system.

**Executive Project Summary:**

A.) Use of cluster septic tank disposal sites within Harbinwood Estates Subdivision instead of connection to City central sewer. (\$14.1 million). This project is for the construction of a decentralized cluster system of new drainfields within the Harbinwood Community to enhance the treatment of the domestic waste. This project is an alternative to connecting the residents to the City's central sewer system.

Or

B.) Sanitary Sewer Construction to new wastewater treatment plant in Harbinwood Estates Subdivision instead of connection to City central sewer (\$29.3 million). This project would replace approximately 400 substandard septic tanks with a neighborhood centralized gravity collection system routed to a neighborhood AWT plant capable of meeting all current AWT standards including treating the domestic effluent for nitrogen to 3mg/l. The new treatment plant and disposal site would be located within the neighborhood.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

**Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

Project 43A is for the construction of a decentralized cluster system of new drainfields within the Harbinwood Community to enhance the treatment of the domestic waste. This project is an alternative to connecting the residents to the City's central sewer system.

Harbinwood is a 400 lot subdivision consisting of less than 1/2 acres lots. Construction of a decentralized cluster system meeting the appropriate treatment standards is estimated to require the acquisition of approximately 35 lots (homes) to provide sufficient land area for the enhanced drainfields with a reasonable loading rate for the clay soils. Mounded systems are likely given the high water table.

Retrofitting to route clusters of homes to a common drainfield would require effluent pumps, piping etc.

Provision of functioning drainfields would improve water quality of Lake Jackson with the reduction of fecal coliform and nitrogen loading to the surface water of the lake. This alternative does not provide AWT treatment as there are currently no State approved septic systems that are certified to meet AWT standards.

The estimated cost of this cluster system project for property acquisition, design, permitting and construction is \$14.1 million.

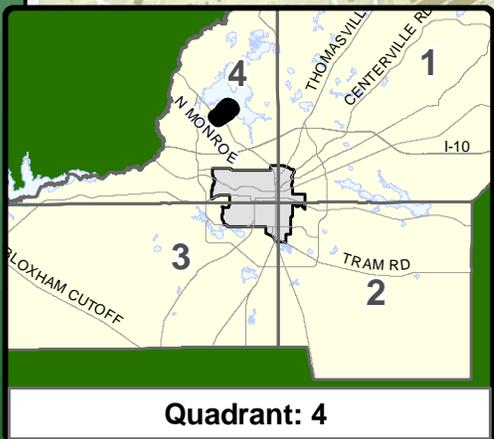
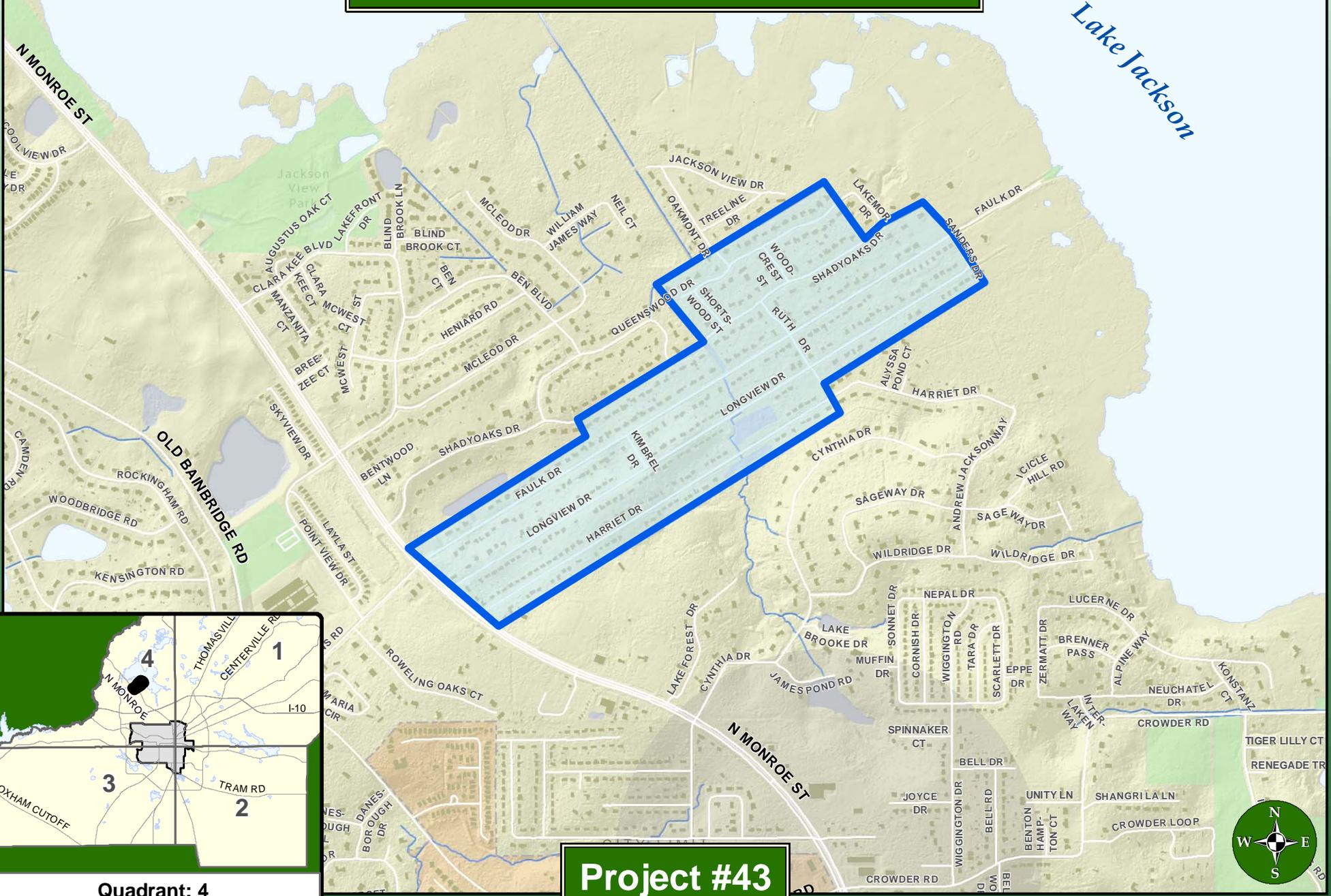
Project 43B consists of land acquisition for both the drainfield and treatment plant which is estimated at 37 lots. The plant and drainfield must be located outside of the Special Development Zones. Construction of a centralized collection system, a advanced wastewater treatment plant with odor control and capable of producing effluent with a nitrogen concentration of 3mg/l or less, a drip irrigation system disposal system.

Project would remove either by treatment or physical removal 400 non functioning septic systems and improve the water quality of Lake Jackson with the decrease in nitrogen loading.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$29,300,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Alternatives to Central Sewer in Harbinwood Estates



Quadrant: 4

Project #43



Previous Project Information for:

**Project #43**  
**Alternatives to Central Sewer in Harbinwood**  
**Estates:**  
**A - Decentralized Cluster System**  
**B - Advanced Wastewater Treatment Plan**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Harbinwood Estates: Alternatives to Central Sewer (*Previously Project #44*)

# Proposed Sales Tax Projects by the Community

**Project Name:** Harbinwood Estates: Alternatives to Central Sewer (Project #44)

**Project Themes:**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community               | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Water Quality         | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Project Description:**

This project involves developing alternative methods of domestic wastewater treatment and disposal for the built-out neighborhood of Harbinwood Estates. Implementation of cluster disposal systems or package treatment and disposal facilities requires modification to the Tallahassee/Leon County Comprehensive Plan as directed by the Board of County Commissioners.

Harbinwood is located in close proximity to the City of Tallahassee's sewer collection system. This neighborhood has sufficient density for consideration to be connected to the city's system and is included in the City Master Sewer Plan. While, developing this project, three other alternatives were considered: sewer cluster systems, package plants, and connection to Talquin Tower Road sewer plant. However, these alternatives are not recommended by staff for several reasons which are discussed below.

Cluster system: Retrofitting an existing neighborhood for a cluster system would create significant adverse neighborhood impacts. Due to low soils with low percolation rates in this neighborhood, it is estimated that approximately 35 lots would need to be acquired to provide sufficient drainfield area for improved treatment. This would displace a large number of residents and the projected cost is higher than connection to the city's system.

Package Plant: Constructing a sewer package plant in Harbinwood proposes similar issues to the cluster system. However, this alternative would require more land to construct the plant. In addition, the sewer package plant could not be located near Lake Jackson.

Connection to the Talquin Tower Road Plan: Constructing a large force main several miles long would be necessary to connect to the existing Talquin plant on Tower Road. The capacity at this plant would need to be greatly increased in order to service Harbinwood. In addition, Talquin's sprayfield at this plant would need to be expanded in an adjacent vacant subdivision which would need to be acquired.

**Project Map:**



# SALES TAX PROJECTS

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**Project Number:** 44

**Project Name:** Lake Jackson Preservation and Mobility Enhancements

**Total Project Cost:** \$29,400,000

**Total Project Cost Notes**

The project cost includes acquisition of eastern shore property with trails and habitat restoration. Also, this project cost reflects the sanitary sewer mainline construction only, connecting to the City's central sewer system. Funding regarding landowner assistance for sewer hookups is discussed in Project #45.

**Executive Project Summary:**

The Lake Jackson Enhancement and Preservation project seeks to reduce nutrient loading, improve lake water quality, and preserve a treasured natural amenity in the unincorporated county designated as an 'Outstanding Florida Waterbody' while implementing a portion of the Lake Jackson Greenways. This project provides additional bike and pedestrian interconnections and links to existing trails to County and State parks, including Lake Jackson. The project restores the eastern shore ecosystem of the lake through the acquisition of 275 acres of vacant property. Finally, this project provides sanitary sewer access within the Harbinwood subdivision to address nearly 400 septic system discharges.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

**Themes**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                          | <input checked="" type="checkbox"/> Ecotourism/Parks  |
| <input checked="" type="checkbox"/> Environmental/Water Quality      | <input type="checkbox"/> Vertical Infrastructure      |
| <input checked="" type="checkbox"/> Connectivity                     | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

A critical component of the project is constructing sanitary sewer main lines in the Harbinwood subdivision, connecting the neighborhood to the City's central sewer system. The Harbinwood subdivision is a sewer target area identified in the Water and Sewer Agreement between the City and County. This area has been identified as a major contributor to high nutrient concentrations in Lake Jackson and is part of an area identified as a target sewer project. The County and City may choose to develop a landowner connection incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. The incentives are addressed in Project #45.

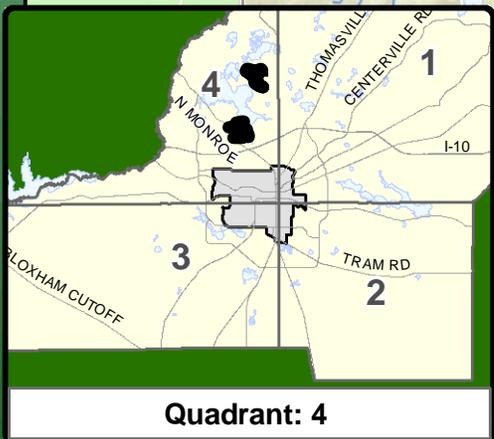
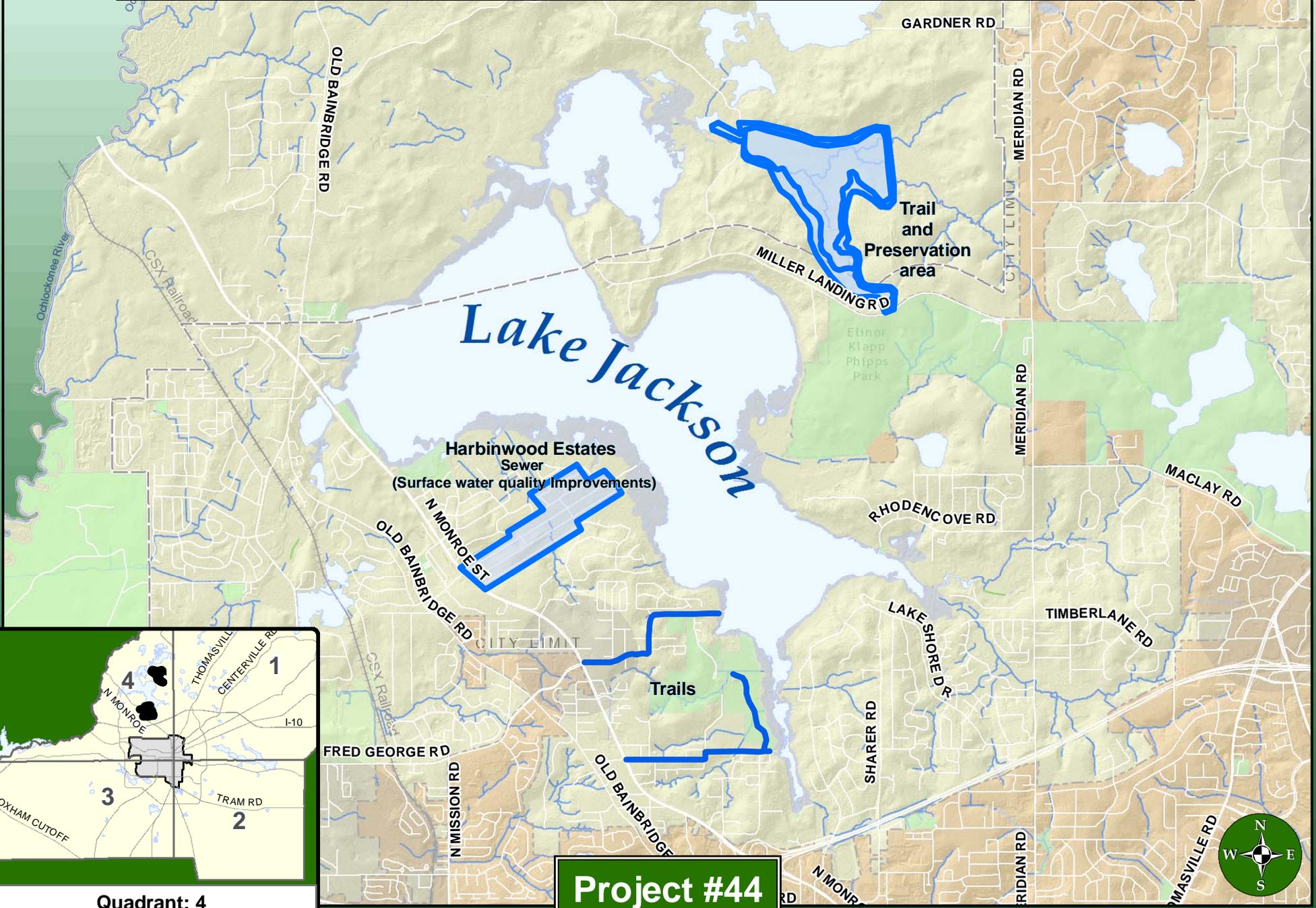
The project originally identified eastern shore property for acquisition and restoration of the watercourse; however, the landowner has subsequently indicated the property is not available for purchase. Approximately \$15.9 million of the total project cost is associated with this component.

The balance of the project involves improvement of the Crowder Road and US 27 North intersection, and construction of sidewalks along Crowder Road and Fuller Road to provide neighborhood access to the regional amenities. The sidewalks along Crowder Road and Talpeco/Fuller Roads connect neighborhoods to the Lake Jackson Mounds State Park and the County's Okeeheepkee Prairie Park.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$27,900,000	Environmental/Water Quality
\$1,500,000	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

# Lake Jackson Preservation and Mobility Enhancements



Quadrant: 4

**Project #44**



Previous Project Information for:

# **Project #44**

## **Lake Jackson Preservation and Mobility Enhancements**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Lake Jackson Preservation and Mobility Enhancements  
*(Previously Project #51)*

## Proposed Projects for the Sales Tax Extension

### **Project #2: Lake Jackson Preservation and Mobility Enhancements**

**Estimated Project Cost:** \$30 million

#### **Project Criteria:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Comprehensive Plan   | <input checked="" type="checkbox"/> Green Infrastructure & Water Quality Enhancements |
| <input checked="" type="checkbox"/> Regional Mobility    | <input checked="" type="checkbox"/> Stormwater/Sewer Capacity Improvements            |
| <input checked="" type="checkbox"/> Greenway Master Plan | <input type="checkbox"/> Transportation Capacity Improvements                         |
| <input checked="" type="checkbox"/> Connectivity         | <input checked="" type="checkbox"/> Core Infrastructure                               |
| <input type="checkbox"/> Complements BP2000 Project      |   |

#### **Project Description:**

The Lake Jackson Enhancement and Preservation project seeks to reduce nutrient loading, improve lake water quality, and preserve a treasured natural amenity in the unincorporated county designated as an ‘Outstanding Florida Waterbody’ while implementing a portion of the Lake Jackson Greenways. This project provides additional bike and pedestrian interconnections and links to existing trails to County and State parks, including Lake Jackson. The project restores the eastern shore ecosystem of the lake through the acquisition of 275 acres of vacant property. Finally, this project provides sanitary sewer access within the Harbinwood subdivision to address nearly 400 septic system discharges. The Harbinwood subdivision is a sewer target area identified in the Water and Sewer Agreement between the City and County. This area has been identified as a major contributor to high nutrient concentrations in Lake Jackson and is part of an area identified as a target sewer project. (Note: This estimate does not include the individual landowner sewer connection costs. The County and City may choose to develop an incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system.)

The project proposed improvements include the following:

- Provides sanitary sewer access within the Harbinwood subdivision to address nearly 400 septic system discharges to reduce nutrient loading;
- Improves lake water quality by preserving the ecosystem and allowing restoration of disturbed ravines on the eastern shore in order to enhance water quality treatment;
- Construction of almost one-half mile of trails connecting Okeeheepkee Prairie Park and Lake Jackson Mounds Archaeological State Park;
- Construction of over two miles of sidewalks along Talpeco, Fuller, and Crowder Road;
- Promotes recreational activity by adding 275 acres on the eastern shore of Lake Jackson.

#### **Project Criteria Detail:**

**Comprehensive Plan:** This project supports the Mobility, Conservation, Parks and Recreation, and Stormwater Management elements of the Comprehensive Plan. The areas that the project complies with are listed below.

- ***Mobility Element*** Policy 1.2.3: Establish and maintain a safe and effective system of bicycle lanes, sidewalks, and shared-use paths in conjunction with existing and planned roadways and the Greenways Master Plan. Where design criteria allow and safe operation will occur, separate bicycle and pedestrian traffic from vehicular traffic. Provide adequate and secure bicycle parking facilities at major destinations.
- ***Conservation Element:***
  - Goal1: Preserve, protect and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County.
  - Policy 2.3.3: Require connection to central sewer systems whenever sewer is available or becomes available especially in the Lake Jackson Special Development Zone.

## **Project #2: Lake Jackson Enhancement and Preservation**

### Page 2

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- Goal 3: Protect, enhance, and restore natural resources, wildlife habitat, and natural vegetative communities to maintain a diversity of native flora and fauna to assure the maintenance of a viable population of native species.
- Utilities Sanitary Sewer Goal 1: Provide efficient wastewater treatment that meets the demands of the community while maintaining public health and environmental standards.
- *Parks and Recreation Element:*
  - Goal 1: Provide, manage and fund adequate recreational and cultural facilities to encourage a physically and mentally healthy lifestyle for all citizens of Tallahassee-Leon County
  - Policy 1.5.3: The County shall help fund and develop a Greenways Trail System that provides the public opportunities to access a safe and convenient trail system in the unincorporated County. This system should incorporate public lands, right of way, easements on private lands, and open space designated lands to achieve this goal. The trail system will connect to the maximum extent possible existing and future residential areas to employment, education, and activity centers.

*Regional Mobility Plan:* This project provides additional bike and pedestrian interconnections and linkages to existing trails as well as Lake Jackson.

*Greenway Master Plan:* This project addresses components of the Lake Jackson North and Lake Jackson South Greenways.

*Connectivity:* This project will provide connectivity through the acquisition of the above property by creating recreational connectivity for the north arm of Lake Jackson by linking to the Northwest Florida Water Management District property (Elinor Klapp-Phipps Park). The sidewalks along Crowder Road and Talpeco/Fuller Roads connect neighborhoods to the Lake Jackson Mounds State Park and the County's Okeehoopkee Prairie Park.

*Complements Blueprint 2000 Project(s):* N/A

*Green Infrastructure and Water Quality Enhancements:* This project will reduce nutrient loading, improve lake water quality, and preserve the surrounding ecosystem on the eastern shore. The project includes acquisition of approximately 275 acres of vacant property on the eastern shore that will enhance water quality treatment and restore the disturbed ravine system. Ecosystem restoration will include naturalized treatment systems and other low-intensity development principles to reduce pollutant loads from historic development east of Meridian Road.

*Stormwater/Sewer Capacity Improvements:* This project consists of providing sanitary sewer access within the Harbinwood subdivision to address nearly 400 septic system discharges to reduce nutrient loading and improve lake and stream water quality. This higher density subdivision on the western shore of the lake was developed with septic systems on less than the state standard of 1/2-acre lot size. The area has been identified as a major contributor to high nutrient concentrations in Lake Jackson and is part of an area identified as a target sewer project.

The capital cost listed below includes engineering and construction to provide landowners with access to sewer. The connection cost includes the individual landowner expenses to abandon a septic system, provide plumbing from the street to the house, and pay system charges. These individual landowner expenses have not been included in the project cost.

<b>Project Area</b>	<b>Acres</b>	<b>Existing Septic Systems</b>	<b>Capital Costs for Sewer</b>	<b>Landowner Connection Costs (\$12,000/system)</b>	<b>Capital + Connection Costs</b>
Harbinwood	151	400	\$12.1 million	\$4.8 million	\$16.9 million

**Project #2: Lake Jackson Enhancement and Preservation**

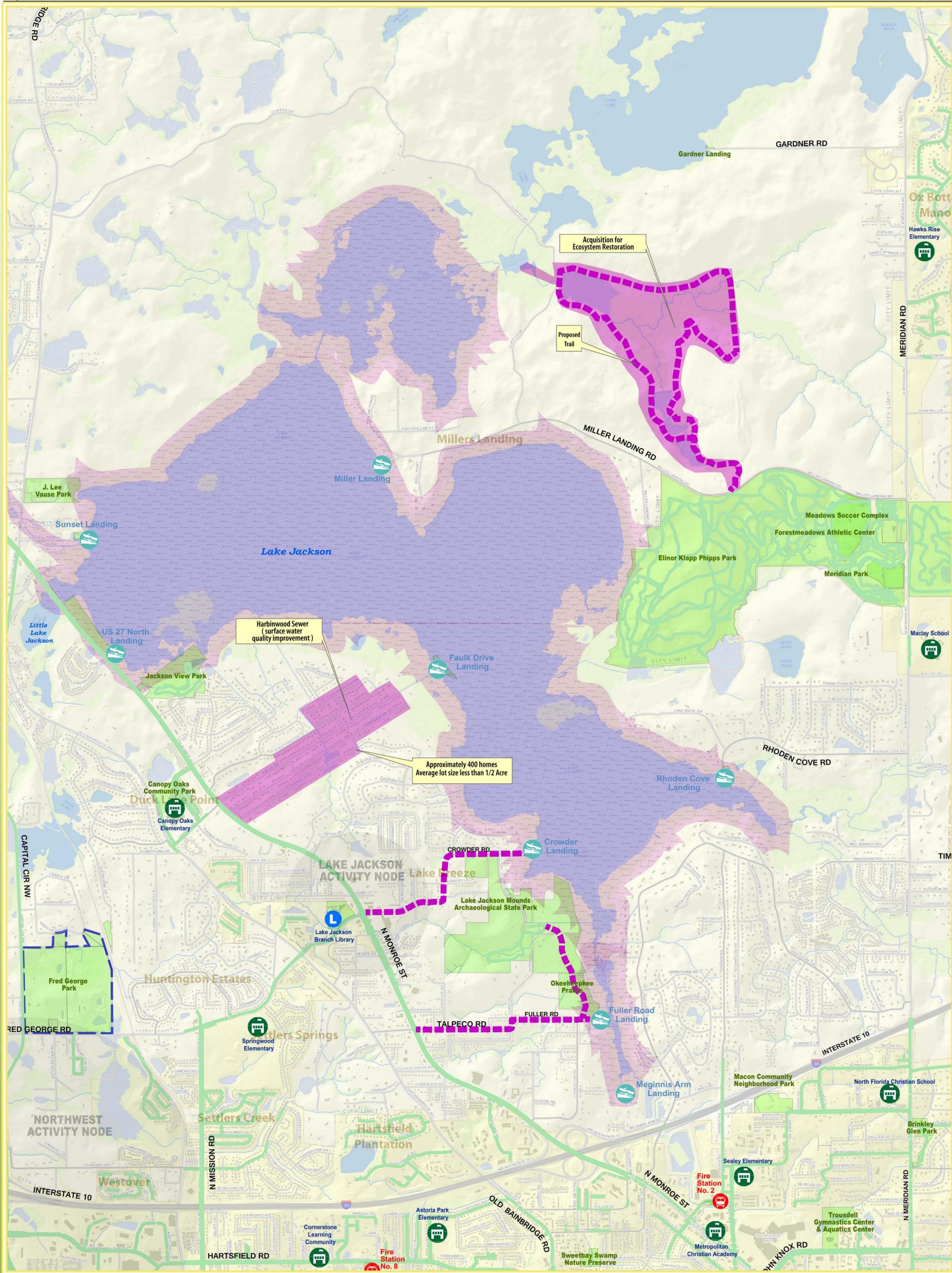
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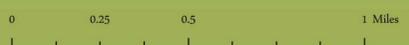
The County and City may choose to develop an incentive program and financing option to address the financial burden of individual landowner connection costs and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system. Individual landowners will also be required to pay any monthly bills from the sewer provider (approximately \$65/month).

Transportation Capacity Improvements: N/A

Core Infrastructure: This project is considered a core infrastructure project due to the stormwater/sewer capacity improvements, green infrastructure, and water quality enhancements as detailed above.



# Lake Jackson Preservation and Mobility Enhancements



## Legend

- Existing Sidewalks, Bike Routes
- Park Trails
- - - Proposed Sidewalk/Trail Improvements
- Water Quality Benefits Area
- Lake Jackson Ecosystem Enhancements & Preservation
- Blueprint 2000 Projects
- Parks

## Lake Jackson Preservation and Mobility Enhancements Project Criteria:

- Comprehensive Plan
- Regional Mobility
- Greenway Master Plan
- Connectivity
- Complements BP2000 Project
- Water Quality Enhancements & Green Infrastructure
- Stormwater/Sewer Capacity Improvements
- Transportation Capacity Improvements
- Core Infrastructure



This product has been compiled from the most accurate source data from Leon County and the City of Tallahassee. However, this product is for reference purposes only and is not to be constructed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County and the City of Tallahassee assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

# SALES TAX PROJECTS

**Project Number:** 45  
**Project Name:** Sewer Hookups Incentive Program  
**Total Project Cost:** \$33,100,000

**Total Project Cost Notes**

The attached table estimates that this program could cost up to \$33.1 million. The Committee may choose allocate only a certain amount of funds for the the sewer hookup incentive program.

**Executive Project Summary:**

This project is for providing incentives to landowners for sewer hookups. The Committee may choose to develop an incentive program and financing option to address the financial burden and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system.

**Actions Taken by the Committee:**

March 28, 2013: Moved the project to a second round for consideration.

April 26, 2013: Placed into Project #49 Water Quality/Stormwater Funding for funding consideration.

**Themes**

- |   |   |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation       | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community                     | <input type="checkbox"/> Ecotourism/Parks             |
| <input checked="" type="checkbox"/> Environmental/Water Quality | <input type="checkbox"/> Vertical Infrastructure      |
| <input type="checkbox"/> Connectivity                           | <input type="checkbox"/> Gateways                     |

**Detail Project Description**

The attached table outlines possible scenarios for funding an incentive project for sewer connections.

**Cost By Themes**

	Regional Mobility/Transportation
	Sense of Community
\$33,100,000	Environmental/Water Quality
	Connectivity
	Economic Vitality
	Ecotourism/Parks
	Vertical Infrastructure
	Gateways

**Sales Tax Septic Tank Abatement Discussion**  
November 29, 2012

Project Area	Septic Tanks		(A)	(B)	(C)	(D)**	(E)
	With Sewer Available	Without Sewer Available	Capital Costs for Sewer (million dollars)	Connection Costs at \$12,000 per Connection (million dollars)	(A+B) Total System + Connection Cost (million dollars)	Connection Costs at \$7,000 per Connection (million dollars)	(A+D) Total System + Connection Cost (million dollars)
Centerville Trace <sup>a</sup>	0	167	\$5.0	\$2.0	\$7.0	\$1.2	\$6.2
Harbinwood <sup>a</sup>	0	400	\$12.1	\$4.8	\$16.9	\$2.8	\$14.9
Woodville <sup>a</sup>	0	1274	\$24.5	\$15.3	\$39.8	\$8.9	\$33.4
Woodville (Urban Fringe) <sup>a</sup>	<u>0</u>	<u>1,671</u>	<u>\$33.4</u>	<u>\$20.1</u>	<u>\$53.5</u>	<u>\$11.7</u>	<u>\$45.1</u>
Co. subtotal		3,512	\$75.0	\$42.2	\$117.2	\$24.6	\$99.6
City Septic Tanks <sup>b</sup>	<u>1044</u>	<u>174</u>	<u>\$5.2</u>	<u>\$14.6</u>	<u>\$19.8</u>	<u>\$8.5</u>	<u>\$13.7</u>
Total =	1044	3,686	\$80.2	\$56.8	\$137.0	\$33.1	\$113.3

a: From Leon County Sales Tax Workshop Agenda Materials

b: From City Underground Utilities to serve 174 OSTDs

**Proposal for Including an Incentive to Connect:**

- Use sales tax revenue to provide grant for connecting within 12 months of availability.
  - Would be available to all County residents, including those within the City.
  - City and County should consider jointly adopting a policy of enforcing state law requiring connection within 12 months.
- \*\* Reduced connection charges based on economies of scale and cost averaging for a large number of connections.**

Previous Project Information for:

# **Project #45**

## **Sewer Hookups Incentive Program**

Note: Based on direction from the Committee at the March 28, 2013 Sales Tax Committee meeting, below is a list of previous project(s) that were merged or modified to create a holistic project for the Committee's consideration.

Project Name: Sales Tax Septic Tank Abatement Discussion (*Previously Project #39*)

**Sales Tax Septic Tank Abatement Discussion**  
November 29, 2012

Project Area	Septic Tanks		(A)	(B)	(C)	(D)**	(E)
	With Sewer Available	Without Sewer Available	Capital Costs for Sewer (million dollars)	Connection Costs at \$12,000 per Connection (million dollars)	(A+B) Total System + Connection Cost (million dollars)	Connection Costs at \$7,000 per Connection (million dollars)	(A+D) Total System + Connection Cost (million dollars)
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