



# Comprehensive Plan 2045



## 2.4 SANITARY SEWER

**Goal 1: Provide environmentally safe and efficient wastewater treatment and disposal systems.**

**Objective 1** *Coordinate the extensions of sanitary sewer collection lines and the increase in capacity of sewage treatment facilities with all applicable municipal and private wastewater providers in order to meet future needs for areas within the urban development area boundaries established in the Future Land Use Element.*

**Policy 1.1** Consideration of land use amendments shall include the relationship of the amendment to the water and sewer service areas, and shall ensure that the land use category is appropriately based on the land use category definition, density or intensity, and location of the site of the proposed amendment within or outside water and sewer service areas. The boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Area Map shall not be changed as a result of annexation or a land use map amendment, but shall only be changed through a specific boundary amendment approved by the BCC unless such alteration is pursuant to a currently existing or subsequently entered into written agreement, entered into between the County, a municipality, or some other sewer service provider, which governs such boundary change.

**Policy 1.2** The County will adhere to the five-year Schedule of Capital Improvements and will review projects on an annual basis.

**Policy 1.3** The level of service standards for sanitary sewer facilities shall be: 350 gallons per day per unit, unless otherwise approved by Okaloosa County Water and Sewer.

**Policy 1.4** All improvements for replacement, expansion, or increase in capacity of facilities for all entities having operational and maintenance responsibilities for sewage facilities in the unincorporated areas shall be consistent with adopted level of service standards and concurrent with the needs of the development.

**Policy 1.7** The County will continue to participate, coordinate and cooperate with the utilities in the consideration of regional sanitary sewer issues.

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**Objective 2** *Maximize the use of existing facilities and discourage urban sprawl through coordination of facility locations with land use requirements of the Future Land Use Element. Existing facilities will be maximized by maintaining and expanding central sanitary service within the Urban Development Boundaries, maintaining appropriate levels of service, correcting any existing deficiencies, and protecting natural resources.*

**Policy 2.1** Use of on-site wastewater treatment systems shall be limited to the following conditions:

1. Existing septic tank and package treatment plants may remain in service as long as they perform satisfactorily in accordance with FDEP and FDH standards;
2. For areas not characterized by severely rated soils, use of septic tank systems for new development shall be limited to areas where central service or package plants are not available, and shall only be permitted subsequent to the receipt of all applicable FDH and FDEP permits; and
3. Use of new package treatment plants shall be prohibited, unless it is the most environmentally sound alternative. Central facilities shall be required for subdivisions in areas where septic tanks are prohibited due to severely rated soils, and for land uses proposing generation or processing of hazardous waste or high density or intensity use (based upon FDH and FDEP rules).

**Policy 2.2** The County shall establish inter-local agreements and other coordination mechanisms to ensure that all public and private utilities coordinate with the County regarding provision of sewer service to existing unsewered areas within urban development boundaries. The County will consider consolidation opportunities with other utilities when the need arises.

**Policy 2.3** Future development in North Okaloosa County shall be consistent with the following guidelines:

1. Projects presently being processed for development approvals shall be allowed to proceed by providing septic tanks, until such time as central wastewater treatment can be provided, subject to meeting all local and state regulatory requirements;
2. A joint Master Wastewater System Plan shall be prepared for the urban services boundary in Mid Okaloosa County by 2045 that shall include the location and proposed size of treatment plants to serve development within this boundary, the proposed method and location of effluent disposal, phasing plans, implementation schedule, financing and related information; and
3. Development proposed after the adoption of the Master Wastewater System Plan shall provide wastewater service consistent with that plan.

**Policy 2.4** As prescribed by Florida Statutes, Okaloosa County will, in coordination with the Florida Department of Environmental Protection (FDEP), Okaloosa County

Health Department and wastewater service providers, require all onsite sewage treatment and disposal systems (*i.e.*, septic tank) users to connect to an available central sewer system within 365 days of notice of availability. For any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per one acre, Okaloosa County will consider the feasibility of providing sanitary sewer services within a 10-year planning horizon, identifying the name and location of the wastewater facility that could receive sanitary sewer flows after connection.