

POTABLE WATER SUB-ELEMENT

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POTABLE WATER SUB-ELEMENT

INTRODUCTION

The Potable Water Sub-Element provides a summary of existing potable water supplies and treatment facilities in the City of Port St. Lucie. The facilities include regional systems and project specific systems in addition to systems for individual residences.

BACKGROUND

A potable water supply system normally consists of a water supply source, a treatment plant, and a distribution and storage network. Either surface water, stored in natural lakes or manmade reservoirs, groundwater, or some combination of the two usually constitute the supply source for a system. The selection of a source for any system must consider the type and quality of sources available and the cost of developing the source for use. Before being used for public consumption, most water must be treated. Treatment removes impurities from the raw water in order to improve its quality for either public health or aesthetic reasons, or both. The treatment process adds to the cost of supplying water, but it also expands the range of raw water sources that can be utilized.

After treatment, the water is supplied to individual users in a community by way of a network of pipes and storage reservoirs. Large transmission lines, called distribution mains, carry water to major demand areas and interconnect with a network of smaller lines that eventually supply individual establishments. Both the distribution mains and distribution network should be interconnected to form flow loops to allow water to circulate from various portions of the system to areas of highest momentary demand.

Water is delivered under pressure within the distribution system in order to ensure adequate flow to meet demands. Demand fluctuates during each day, usually exhibiting peaks during the morning and evening, corresponding to periods of highest residential use. Localized demand peaks also occur when the system is utilized for fire fighting purposes. In order to provide adequate quantities and pressure to meet peak use and fire flow demands, storage tanks are linked with the distribution system at strategic locations. During low demand periods these tanks are filled as water is pumped into the system. During the peak demand periods, water flows from the tanks back into the system to augment flows and maintain pressure; ground level and elevated storage tanks are both commonly used. Many systems also include auxiliary pumps that operate only during peak demand periods.

EXISTING CONDITIONS

Port St. Lucie Utility Systems Department, referred hereinafter as PSLUSD, provides potable water and wastewater service to the City of Port St. Lucie and to some unincorporated areas within St. Lucie County. A variety of utility services exist within the PSLUSD service area. Potable water with sanitary service is provided to some areas, potable water only is provided to some areas, and no utility service is provided in other areas. Areas lacking municipal utility service provide service through on site systems of potable wells and septic tanks.

When the City purchased the utility system from the County, it was agreed that the City would provide service to parts of the County. The agreement is provided for by Florida Statute FS 180.02 with regard to the service boundary.

Prior to 1991 General Development Utilities, Inc (GDU) provided potable water to the City of Port St. Lucie. GDU had a franchise agreement with the City to provide this service. GDU was responsible for services provided in Planning Areas 1 through 7, and White Development Corp. was responsible for water supply in Planning Area 8, the St. Lucie West DRI. The performance of the GDU potable water treatment facilities was satisfactory in that there were no problems with the levels of service since capacity accommodated demand.

General Development Utilities, Inc controlled the ownership and expansion of water service. The franchise agreement did not control where or when service would be provided by the utility. This agreement resulted in substantial areas of the City approaching buildout using septic tanks and private wells. At that time, the City's Comprehensive Plan recognized that a Water and Sewer Master Plan should be developed.

According to a report by James M. Montgomery, Consulting Engineers (1987), water main extensions had not kept pace with development and only 55% of the City's population was connected to the water supply. The City's franchise agreement with GDU did not allow the City to control where or when service would be provided. To alleviate this problem the County decided to investigate the possibility of purchasing the utility. On June 25, 1990, St. Lucie County condemned the utility; in October of 1994, the City purchased the utility. As part of the agreement, the City agreed to provide service to parts of the County.

Lack of utility service has limited development of commercial and industrial areas with a resulting reduction in economic opportunities and tax revenues. The lack of expansion of the utility system has resulted in areas approaching buildout with 10,000 sq. ft. lots that each use a private well and septic system. This type of development has the potential for a high rate of septic system and private well failure. In addition, the density of septic systems (4 to the acre) as vested by the State of Florida increases the possibility of contamination of the shallow aquifer.

Regulatory Framework

The federal government has established quality standards for the protection of water for public use, including operating standards and quality controls for public water systems. These regulations are provided in the Safe Drinking Water Act, Public Law 99-339. This law directed the Environmental Protection Agency (EPA) to establish minimum drinking water standards. The EPA standards are divided into "primary" (those required for public health) and "secondary" (recommended for aesthetic quality) categories.

In accordance with federal requirements, the Florida Legislature has adopted the Florida Safe Drinking Water Act, Sections 403.850 - 430.864, F.S. The Florida Department of Environmental Protection (DEP) is the state agency responsible for implementing this act. In this regard, DEP has promulgated rules classifying and regulating public water systems under Chapter 17-22 of the F.A.C. The primary and secondary standards of the Federal Safe Drinking Water Act are mandatory in Florida.

South Florida Water Management District (SFWMD) is responsible for managing water supplies to meet existing and future demands. Regulation of consumptive use is achieved through a permitting system, through which water resources are allocated among the permitted consumers.

The St. Lucie County Water and Sewer Authority (SLCWSA) has assumed the responsibilities of the Florida Public Service Commission in establishing franchise areas, levels of service and billing rates.

The Environmental Health Unit of the County Public Health Department is responsible for enforcement of the programs required by the Florida Department of Health regulations.

Proportional Capacity

The following list indicates that proportion of the service area that is outside of the City.

North Port Water Treatment Plant - approximately 17% of services are outside the City

St. Lucie West Water Treatment Plant - St. Lucie West DRI only

The Reserve - Reserve Commerce Centre

15 package treatment plants (approx.) - specific developments only

Estimated 17,000 on-site domestic wells - specific sites only

PUBLIC AND PRIVATE FACILITIES

The City of Port St. Lucie is the responsible entity for the potable water facilities and distribution system. The facilities are managed and operated by the PSLUSD, a department within the City. Two water treatment plants are currently utilized to provide potable water service to the service area. The first existing water treatment plant, identified as the Prineville Water Treatment Plant, has a capacity rating of 19.15 MGD. The second existing water treatment plant, identified as the James E. Anderson Water Treatment Plant, has a capacity rating of 6.0 MGD. Combined these two facilities have a capacity of 25.15 MGD.

In 1996, the City of Port St. Lucie embarked on an aggressive utility service expansion program with the goal of providing both water and wastewater service to all properties throughout its entire utility service area. The expansion program is divided into Utility Service Areas (USAs), identified numerically from #1 to #9. Figure D-1 illustrates the USAs. Construction work is completed and services are available to USA 1 and 2, 3, 4, 5, 6, 7 and parts of 9. USA 9 is under construction and is anticipated to be complete in December 2006.

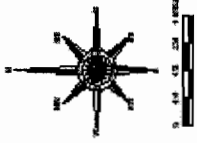
Our focus with the capital improvements outlined below is to provide sufficient treatment services for the remaining growth within existing service areas and the high amount of anticipated growth in our western service areas outside the City limits. The western service area is defined as those areas west of the City limits and bound to the North by Midway Road, to the west by Range Line Road, and to the south by the St. Lucie County line (See Figure D-1). Any remaining water conveyance mains, outside of those improvements as noted, will be constructed with funds from each development/developer. It is City policy that new developments are responsible for their hydraulic share of water and wastewater conveyance mains required to serve that area. See Figure D-4 for the 5-year outlook on water improvements capital projects.

St. Lucie West (Private)

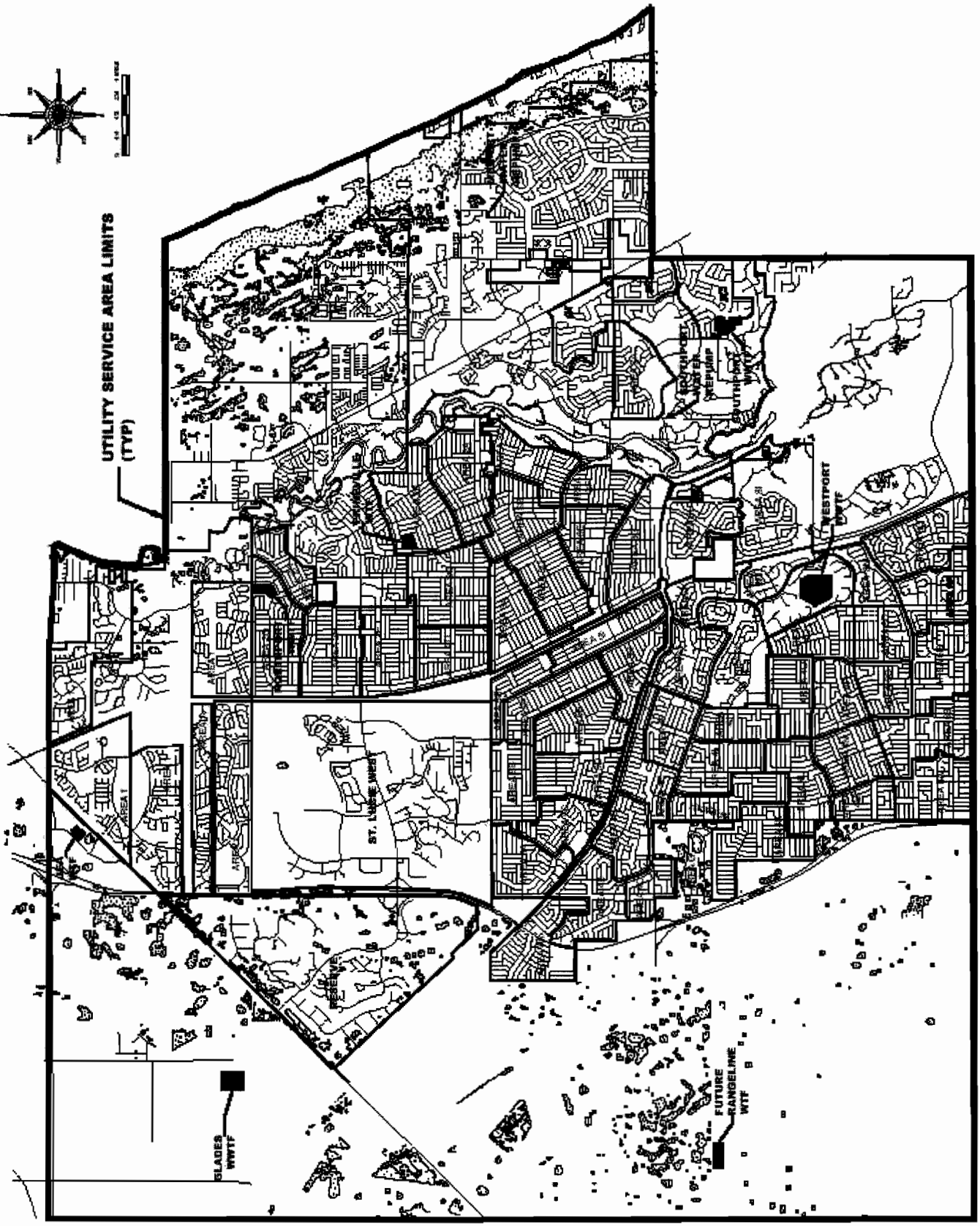
The St. Lucie West development provides potable water for its seven square mile service area. The water supply is from the brackish Floridan aquifer with treatment provided by a reverse-osmosis (R-O) water treatment plant. The brine concentrate from this process, which is approximately twenty-five (25) percent of the raw water processed, is disposed of by deep well injection at the wastewater treatment plant. Expansion of treatment and storage capacity is planned to match the rate of development. These facilities are not owned or operated by the PSLUSD but are run by the St. Lucie West Services District (fka White Development Corp).

Water Supply Wells

PSLUSD water supply wells draw groundwater from both the brackish Floridan aquifer and some from the shallow unconfined aquifer. Floridan wells F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, F-9 and F-10 are currently in operation. 30 shallow wells also supply raw water for the PSLUSD potable water treatment facilities. Shallow well sizes vary from one-inch diameter for some domestic wells to sixteen-inch diameter wells for the former GDU WTP No. 2. The screened intervals vary from 45 to 90 feet, for older wells at the water plant, to 79 to 109 feet for wells further north. Well production capacities vary from 100 to 400 gpm for 8-inch (casing) x 16-inch (gravel pack) diameter wells (Source: James M. Montgomery, Inc.).



UTILITY SERVICE AREA LIMITS
(TYP)



CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT

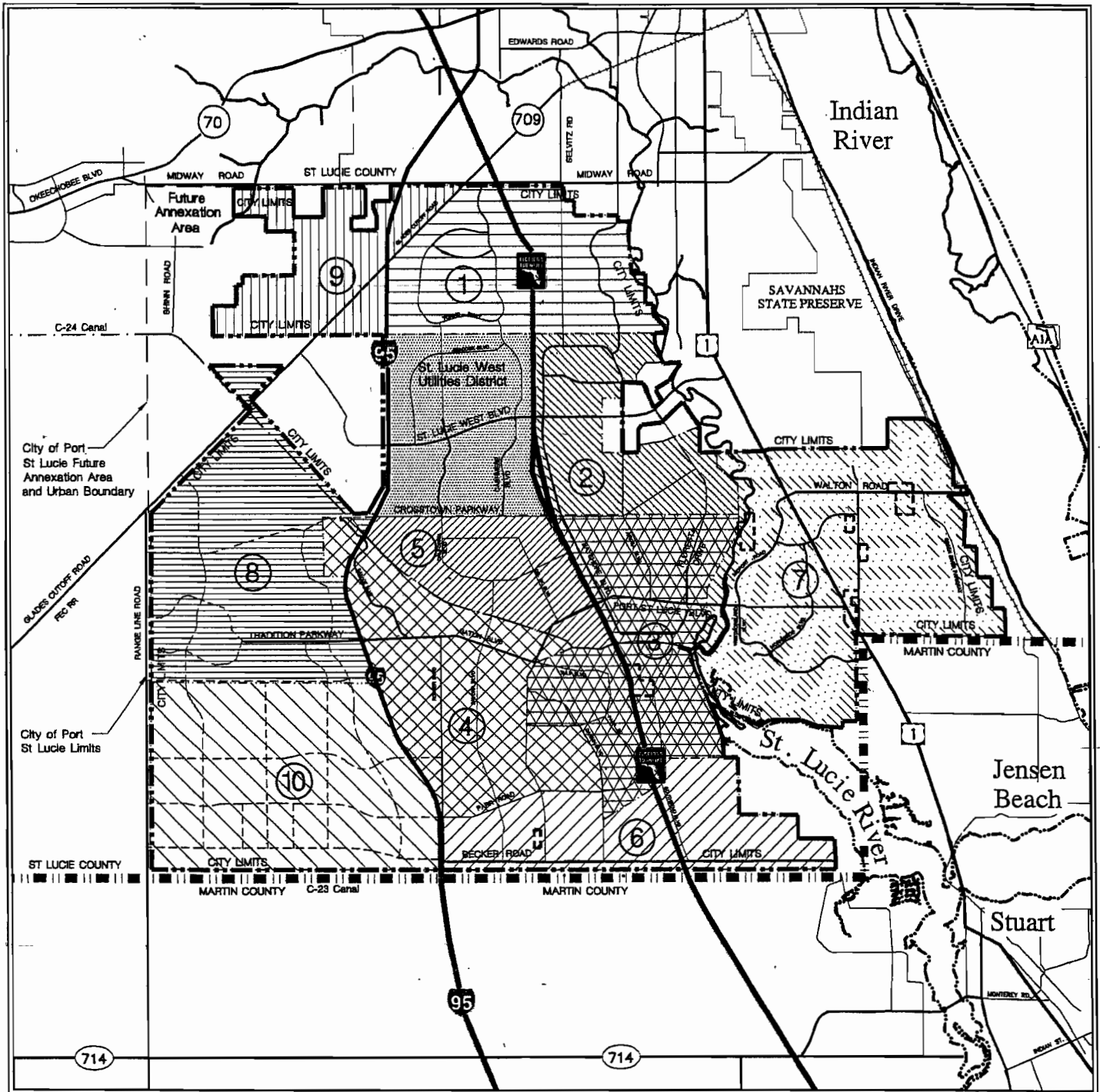
UTILITY SERVICE AREAS MAP (USAs)

FIGURE D-1

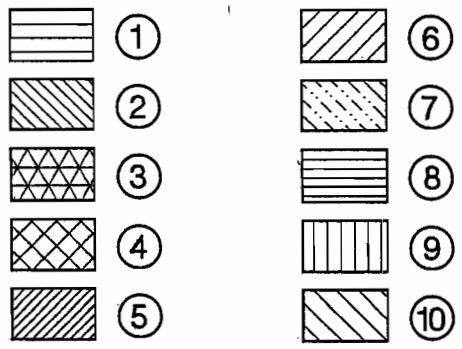
Utility Service Area (Potable Water)

City of Port St. Lucie

Riv/Ken



Service Area Legend



--- Future Roadway

4D-6

Figure D-1
 Scale: 1" = 2.5 Miles

 Date: September 29, 2006



Prepared by:
Lucido & Associates
 Land Planning/Landscape Architecture

Performance of Existing Facilities

The Monthly Capacity Report indicates the PSLUSD potable water system is currently operating at 79% utilization, which is the ratio of total committed capacity to permitted capacity (19.918/25.15 MGD). The actual demand utilization is 70%, which is the ratio of actual water demand to permitted capacity (17.65/25.15 MGD). It is anticipated future consumption will increase with new development and the expansion of the USA projects.

The Prineville Water Treatment Facility remains within its allowable service life with replacement not anticipated within 20 years. The James E. Anderson Water Treatment Facility is currently under construction to increase its capacity to 22.5 MGD. No expansion beyond the 22.5 MGD expansion is anticipated. Construction and upgrades will be on a maintenance level only. The Rangeline Water Treatment Facility is currently under design for the first phase (storage and repump facility) with the ultimate capacity to be 30.0 MGD. The distribution system will be expanded as necessary and existing water mains will be replaced as required. The Southport Water Repump station is operating at optimal performance and no expansion is required. The Midport Water Repump Facility is under design for additional storage and pumping capacity.

The water facilities and distribution system have a negligible impact on natural resources. The facility and distribution system is in compliance with all regulatory and environmental requirements. Recharge areas are discussed in the drainage and conservation elements.

On-Site Treatment Systems

The following table indicates information for the nine package treatment systems for water in the City, the St. Lucie West water treatment plant, and The Reserve water treatment plant. The Reserve is located outside the City, but serves an industrial park within the City. In addition, it is estimated that there are approximately 15,000 homes in the City that depend on on-site domestic wells for potable water.

Analysis of Problems and Opportunities

In 1990, the expansion of water service was controlled by General Development Utilities Inc. The franchise agreement did not control where or when service would be provided by the utility. This agreement resulted in substantial areas of the City approaching buildout using septic tanks and private wells. At that time, the element recognized that a systematic water line extension program was needed to reduce potential health hazards. The Comprehensive Plan required the City to develop a master plan for central water service for the entire City. On June 25, 1990, St. Lucie County condemned the utility; in October of 1994, the City purchased the utility.

Since the condemnation of the utility, the City has developed a master plan (by Williams, Hatfield, & Stoner, 1994) that provides for the expansion of utility service to the entire incorporated area (including outparcels). The City was originally divided into 9 planning areas then subsequently revised and designated as Utility Service Areas (USAs) with planned expansion of the system over ten years. The City initiated expansion of the utility system in USA #1 in 1996. It is estimated that the final work on this project will be completed in the last quarter of 2006.

The change in ownership resulting in City management of utilities has provided an opportunity to the City. The City can control development of the utility system and plan an expansion program that relates to land use. The City has developed a program that will provide utility service to the entire City and reduce the potential hazards resulting from dense development using private wells.

Figure D-2 indicates current and projected needs of the water plants located within the City limits. Figure D-5 details the existing water system treatment and storage facilities.

The primary planning issue that must be addressed is the continued development of the City based on individual wells. The City has addressed the issue by developing a Master Plan for Water and Sewer Expansion and proceeding with development of the citywide sewer and water service.

Although the sewer and water service area goes beyond the City limits, mostly service has progressed in an orderly fashion in accordance with USAs. The City is looking for greater mixed land use, integrated designed projects in order to diversify the City's land use base so that service to the west of the City can occur, thus reducing the potential for new isolated projects which would only serve to encourage urban sprawl.

FIGURE D-2 PSL PROJECTED DEMAND AND STORAGE CAPACITY

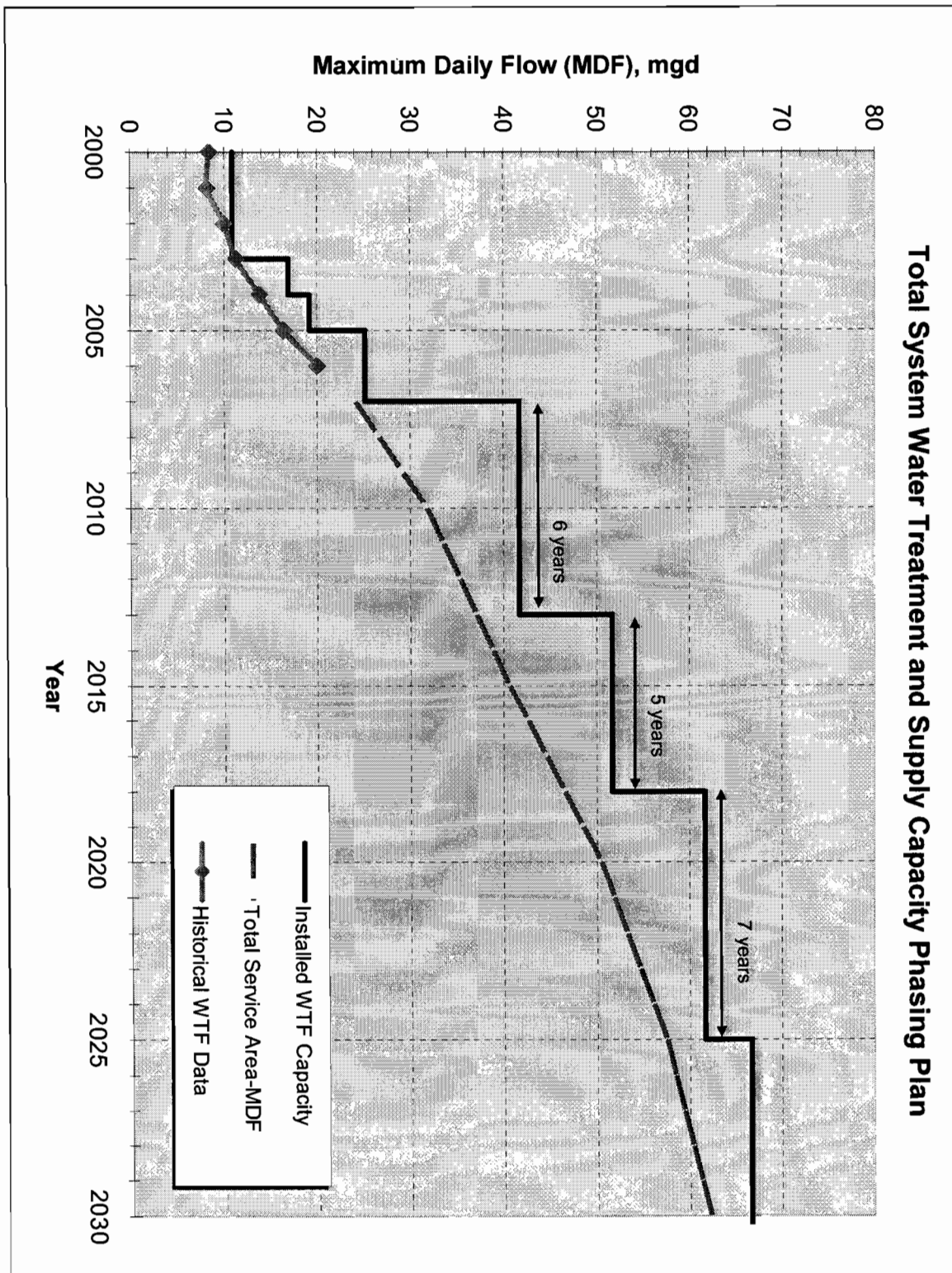


Figure D -3 Capital Improvement Project Schedule Through 2028 (Anticipated)

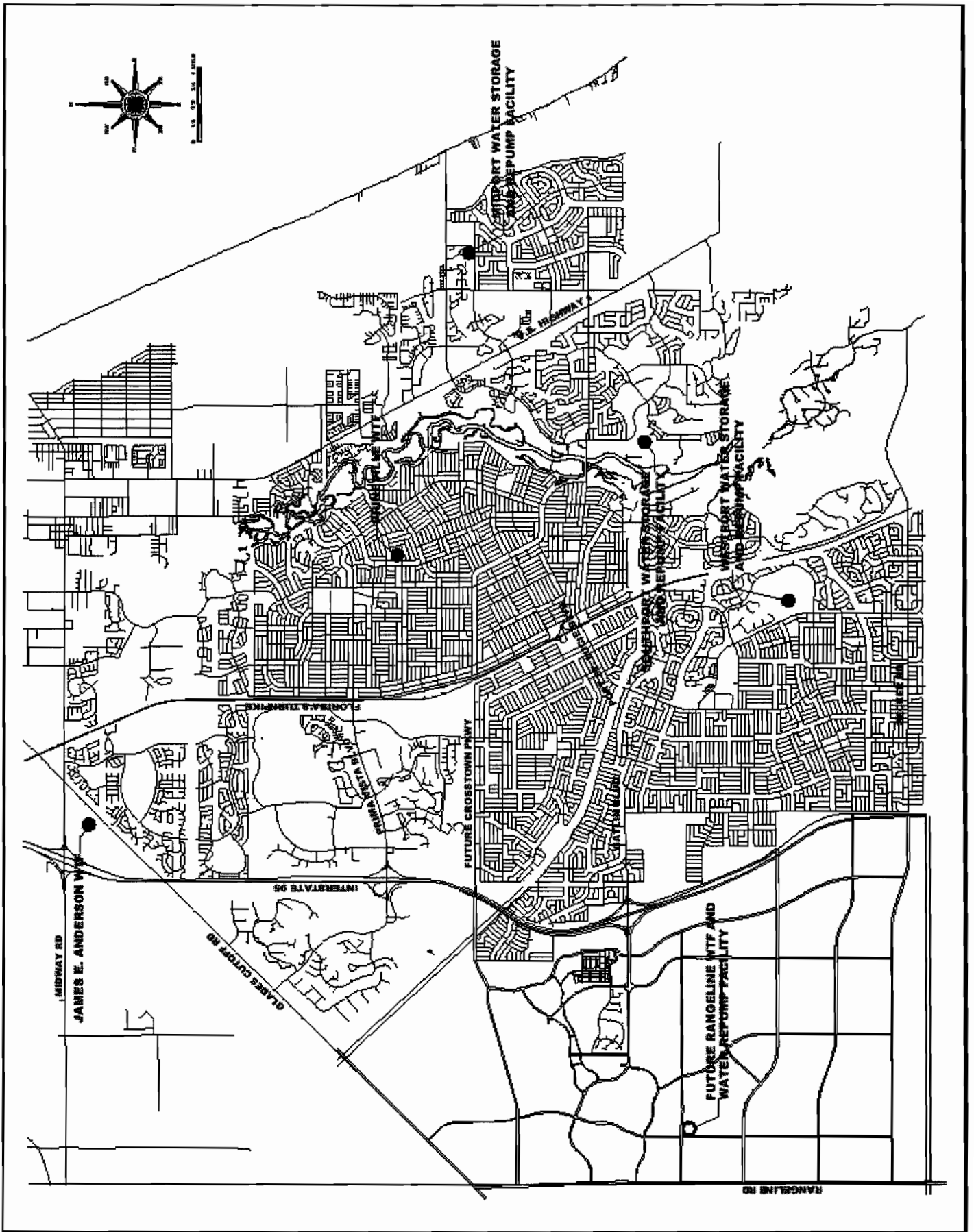
POTABLE WATER CIP

COMPLETION DATE	PROJECT	DESCRIPTION	TOTAL COST	FUNDING SOURCE
2008	Crosstown Parkway WM Phase 2	Phase II of the 16" WM extension along Crosstown Parkway	\$2,737,000	2005 Bond
2008	Crosstown Parkway WM	16" WM Extension	\$2,963,000	2005 Bond
2008	JE Anderson WTP - Phase 3	JE Anderson 22.5 MGD Expansion	\$28,000,000	20065 Bond
2008	Rangeline WTP – Phase I	Repump Station	\$8,000,000	20065 Bond
2009	Midport Repump Expansion	Midport Repump Expansion - Storage and Pump Upgrade	\$2,500,000	20066 Bond
2015	Belcrest St. WM	12" WM to improve the connection from the Midport Repump to Walton Road	\$675,000	Municipal/Utility Bonds
2015	Prineville Sandia - South WM	30" and 24" WM extension from Prineville WTP to West Virginia corridor main	\$1,725,000	Municipal/Utility Bonds
2015	JE Anderson Rear WM Ph. 1	Phase I of a 24" WM extension from the JEA WTP	\$2,097,000	Municipal/Utility Bonds
2015	Westport South WM	16" WM extension from the Westport Water Repump Station	\$508,000	Municipal/Utility Bonds
2015	Crosstown Parkway WM East Bridge Crossing	16" WM Extension	\$4,418,000	Municipal/Utility Bonds
2015	Lennard Rd. Area WM	12" WM extension to increase looping and pressures	\$1,044,000	Municipal/Utility Bonds
2015	Westport Repump Expansion	Westport Repump Expansion - Storage and Pump Upgrade	\$3,807,000	Municipal/Utility Bonds
2015	Peru St. WM	6" WM extension for improved looping	\$110,000	Municipal/Utility Bonds
2015	Misc. Small WM- Crosspoint Dr, Morningside1	Misc WM improvements	\$633,000	Municipal/Utility Bonds
2015	JE Anderson Rear WM Ph. 2	Phase 2 of a 24" WM extension from the JEA WTP	\$2,288,000	Municipal/Utility Bonds
2015	Rangeline WTF - Phase II	Rangeline WTF Phase II Expansion from 0 to 10 MGD	\$38,430,000	Municipal/Utility Bonds
2015	Westport Fill WM	24" WM extension from the Westport Water Repump to Southern Groves area	\$5,267,000	Municipal/Utility Bonds
2015	Westport Pumpout WM	24" WM improvements at he Westport Water Repump Station	\$264,000	Municipal/Utility Bonds
2015	Northwestern Area City Piping	Miscellaneous distribution piping	\$381,000	Municipal/Utility Bonds
2020	Rangeline WTF - Phase III	Rangeline WTF Phase II Expansion from 10 to 20 MGD	\$39,829,000	Municipal/Utility Bonds
2020	Glades Cutoff Rd Parallel WM	24" WM Extension along Glades CO Road to minimize pressure loss	\$1,602,000	Municipal/Utility Bonds
2028	Rangeline WTF - Phase IV	Rangeline WTF Phase II Expansion from 20 to 25 MGD	\$20,781,000	Municipal/Utility Bonds

Figure D-4 Estimated Rate of Connections for Next Five Years

Year	Water Connections ERCs	Wastewater Connections ERCs
2006	2,863	2,863
2007	2,819	2,819
2008	2,777	2,777
2009	2,735	2,735
2010	3,518	3,518

ERCs: Equivalent Residential Connection



CITY OF PORT ST. LUCIE
 UTILITY SYSTEMS DEPARTMENT

FACILITIES LOCATION MAP

FIGURE D-5

Long Range Utility Service Planning

In 2007, Fishkind and Associates conducted a municipal population forecast for the City of Port St. Lucie to support ongoing utility and general city planning purposes. A separate population forecast was determined for utility planning purposes since the City currently provides service to areas of unincorporated St. Lucie County.

Figure D-5 includes the population forecast based on projected utility service areas, categorized as follows: “Old City” (those areas east of I-95 but excluding St. Lucie West), “Municipal Areas West of I-95” (approved Planned Unit Developments west of I-95 and within the city limits) “DRI area” (the eight DRIs approved within the last ten years west of I-95), and “Northeast Utility Area” (those unincorporated areas northeast of city limits which receive municipal utility service). The complete report by Fishkind and Associates, entitled “Municipal Population Forecast for the City of Port St. Lucie, Florida” is included in the City’s 10-year Water Supply Facility Work Plan.

Figure D-6: Municipal Population Forecast Summary

Population Summary	2005	2006	2010	2015	2020	2025	2030	2035
<u>Permanent Population</u>								
<u>Old City</u>	124,311	141,203	168,417	199,750	228,440	234,176	234,176	234,176
<u>St. Lucie West</u>	15,036	15,402	16,755	17,001	17,001	17,001	17,001	17,001
<u>Municipal West of I-95 (PUDs)</u>	996	1,379	2,972	5,637	9,570	13,558	13,558	13,558
<u>DRI Area</u>	1,385	1,907	6,438	25,544	52,458	85,576	114,642	135,063
<u>Municipal Total</u>	141,727	159,891	194,582	247,933	307,470	350,311	379,377	399,799
<u>Municipal Peak Population</u>	146,407	165,145	200,734	255,444	316,509	360,236	389,846	410,650
<u>Utility Service Area Population</u>								
<u>Old City</u>	124,311	141,203	168,417	199,750	228,440	234,176	234,176	234,176
<u>Municipal West of I-95 (PUDs)</u>	996	1,379	2,972	5,637	9,570	13,558	13,588	13,558
<u>DRI Area</u>	1,385	1,907	6,438	25,544	52,458	85,576	114,642	135,063
<u>Northeast Utility Area</u>	11,104	11,229	12,353	12,887	12,887	12,887	12,887	12,887
<u>Total Utility Service Area*</u>	137,795	155,718	190,180	243,819	303,356	346,197	375,263	395,684
<u>Peak Utility Service Area**</u>	143,318	161,814	197,235	252,266	313,331	357,058	386,668	407,472

*note: this area excludes St. Lucie West

**note: peak pop. includes permanent and seasonal residents

GOALS, OBJECTIVES, AND POLICIES

GOAL 4.D.1: THE PROVISION OF SAFE, HEALTHY, AND DEPENDABLE POTABLE WATER TO ALL RESIDENTS OF PORT ST. LUCIE.

Objective 4.D.1.1: The City shall continue to enact ordinances and agreements for provision of potable water service to the existing serviced area of the City, which includes Port St. Lucie Water and Sewer Utility Service Areas #1-#9. Service to the entire area is anticipated to be complete by December of 2006.

Policy 4.D.1.1.1: The system design shall follow the criteria established in the Williams, Hatfield & Stoner, Inc. Master Plan, Sewer and Water Expansion Program (1995) as the minimum standard for water distribution systems.

Policy 4.D.1.1.2: PSLUSD shall maintain or concurrently construct adequate treatment, storage and pumping capacity for potable water demands generated by this water main extension project.

Policy 4.D.1.1.3: City Ordinance 95-70 will require connection for non-residential properties to an approved public drinking water system within 365 days of when it becomes available.

Policy 4.D.1.1.4: The City will continue to implement a cross-connection control and enforcement program for all residences, businesses, and/or irrigation systems connected to the public drinking water systems.

Policy 4.D.1.1.5: Properties with domestic wells that are connected to the public drinking water system may use the wells for irrigation purposes provided that they meet the cross-connection control requirements of Policy 4.D.1.1.4.

Objective 4.D.1.2: The City will continue to update the Master Plan, in conjunction with Utility Service Area development.

Policy 4.D.1.2.1: Public drinking water system extensions in the master plan shall be reviewed according to the following criteria:

- a. Areas where, except for color and odor, the water quality in the shallow aquifer does not meet the primary and secondary standards in FDEP rule 62-550 FAC.
- b. Areas where the septic tank/drainfield failure rate has created a substantial risk to human health and the St. Lucie County Health Unit has requested that a public water system be provided.
- c. Areas subject to flooding from the 100-year flood.

- d. Existing septic tank density per acre.
- e. Engineering feasibility of connecting a prioritized plat or parcel to the public drinking water system.
- f. Former GDU/GDC "committed areas".

Policy 4.D.1.2.2: The master plan system design shall follow the criteria established in the Williams, Hatfield & Stoner, Inc. Master Plan, Sewer and Water Expansion Program (1995).

Policy 4.D.1.2.3: Calculated fire flows for system design shall be based on the Insurance Services Office Guide for Determination of Required Fire Flow, latest edition.

Policy 4.D.1.2.4: Priorities will be established for facility replacement and providing for future facility needs.

Policy 4.D.1.2.5: The City will continue to investigate the feasibility of expanded reuse of treated wastewater for irrigation and landscaping in order to reduce the demand for potable water where it is economically feasible to do so.

Objective 4.D.1.3: The City shall continue to implement procedures in cooperation with its potable water system providers to insure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 4.D.1.3.1: The level of service standard adopted for potable water facilities is as follows:

1. Single and Multi Family/All Planning Areas, 100 gallons/capita/day.
2. Non-residential uses varies as outlined in Section 61.11 of the City Code.

Policy 4.D.1.3.2: The level of service for the provision of water and sewage treatment for development in areas outside of existing Utility Service Areas shall be based on verification and acceptance of an approved water well and septic system by the County Health Department.

Objective 4.D.1.4: The City shall maintain a water and sewer technical advisory committee (Working Group).

Policy 4.D.1.4.1: The committee will be composed of a representative from the following agencies or organizations: St. Lucie County Health Department, Department of Environmental Protection, Port St. Lucie Utility Department, Port St. Lucie Planning Department, and the Emergency Management Department.

GOAL 4.D.2: PROTECT AND CONSERVE PUBLIC DRINKING WATER SUPPLIES.

Objective 4.D.2.1: The City in conjunction with PSLUSD, St. Lucie County and the South Florida Water Management District, will have established the locations and zones of groundwater influence of existing and proposed public water supply wells and/or wellfields to provide a water supply through buildout of the City, and abide by FDEP district standards.

Policy 4.D.2.1.1: The City shall adopt and implement the City of Port St. Lucie, Florida 10-Year Water Supply Facility Work Plan as prepared by Reiss Environmental, November 29, 2007 in accordance with the SFWMD Upper East Coast Water Supply Plan

Policy 4.D.2.1.2: The siting of new wells or wellfields shall consider the sanitary and water quality hazards of existing and proposed land uses. Hazards may include, but not be limited to, septic tanks, canals, surface water management systems (recharge areas), commercial properties, abandoned dumpsites and transportation systems.

Policy 4.D.2.1.3: The City shall continue to prohibit by ordinance the installation of septic tanks or the application of reclaimed (IQ) water from wastewater effluent within two hundred (200) feet of any existing or proposed public water supply well in the shallow aquifer.

Policy 4.D.2.1.4: The City, through its Planning and Zoning Department, shall continue to review proposed development, for the potential for release of hazardous materials that may contaminate public drinking water supply wells, in accordance with the Wellfield Protection Ordinance.

Objective 4.D.2.2: The City will continue to enforce Ordinances requiring water conserving plumbing fixtures and irrigation systems in new construction.

Policy 4.D.2.2.1: The City will continue to require the use of reclaimed (IQ) water instead of drinking water for irrigation of commercial and public properties wherever it is practicable and feasible.

Revised 9/3/2008 8:39 AM

