

ORDINANCE 12-71

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE BY AMENDING POLICY 4.D.2.1.1 OF THE INFRASTRUCTURE ELEMENT AND ADOPTING THE 2012 UPDATE TO THE CITY OF PORT ST. LUCIE WATER SUPPLY FACILITY WORK PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTION OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has adopted a Comprehensive Plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50 and Ordinance 12-19, as subsequently amended; and

WHEREAS, Section 163.3177(6)(c)(3), Florida Statutes, requires a local government subject to a Regional Water Supply Plan to prepare a Water Supply Facility Work Plan covering at least a 10-year planning period and to update the Water Supply Facility Work Plan within 18 months after the governing board of the water management district approves an updated regional water supply plan; and

WHEREAS, the City of Port St. Lucie is proposing to amend the Comprehensive Plan by amending Policy 4.D.2.1.1 of the Infrastructure Element and to adopt the 2012 update to the City of Port St. Lucie Water Supply Facility Work Plan as shown in Exhibits "A" and "B"; attached hereto and incorporated herein by this reference with additions shown as underlined and deletions shown as ~~strikethrough~~; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board having been duly designated as the local planning agency pursuant to Section 163.3174, et. seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment (P12-140) to the Comprehensive Plan and submitted its recommendations

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thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has prepared this amendment to the City's Comprehensive Plan as a Large Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the State Land Planning Agency and the reviewing agencies as required by Section 163.3184; and

WHEREAS, two (2) public hearings with due notice have been held by the City Council to inform the public and receive comments and objections; and

WHEREAS, the Port St. Lucie City Council desires to hereby formally adopt this amendment (P12-140) to the City's Comprehensive Plan.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

1. Policy 4.D.2.1.1 of the Infrastructure Element is hereby amended and the 2012 update to the City of Port St. Lucie Ten Year Water Supply Facility Work Plan is adopted as shown in Exhibits "A" and "B"; attached hereto and incorporated herein by this reference with additions shown as underlined and deletions shown as ~~strikethrough~~.

Section 2. The provisions of the Ordinance are severable and, if any section, sentence, clause or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this

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Ordinance, it being expressly declared to be the City Council's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 3. The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

ORDINANCE 12-71

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,

this _____ day of _____, 2013.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

Roger G. Orr, City Attorney

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Exhibit "A"

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 2012 Update, adopted _____, 2013, in accordance with the SFWMD Upper East Coast Water Supply Plan, as amended.

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 and Utility Service 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.

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Exhibit "A"

City of Port St. Lucie Water Supply Facility Work Plan 2012 Update

PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: November 26, 2012 Large Scale Comprehensive Plan Transmittal Hearing
Anticipated Adoption Hearing: January/February 2013

ORDINANCE X RESOLUTION MOTION

PUBLIC HEARING: November 26, 2012 LEGAL AD PUBLISH DATE: November 12, 2012
(copy attached)

NAME OF NEWSPAPER: St. Lucie News Tribune

ITEM: P12-140 - City of Port St. Lucie Utility Planning Large Scale Comprehensive Plan
Amendment

RECOMMENDED ACTION: The public hearing before the Planning and Zoning
Board was held on November 6, 2012. The Planning &
Zoning Board voted 6-0 to recommend approval of the
proposed amendment with Chair Blazak abstaining from
the vote.

=====

EXHIBITS: A. Staff Analysis & Recommendation
 B. Ordinance

SUMMARY EXPLANATION/BACKGROUND INFORMATION: This is a city initiated large
scale comprehensive plan amendment. The proposal amends Policy 4.D.2.1.1 of the
Infrastructure Element to adopt an updated water supply facility work plan as required by
Section 163.3177(6)(c)(3), Florida Statutes.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED? None

SUBMITTING DEPARTMENT: Planning Department

DATE: 11/15/12



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF NOVEMBER 26, 2012

FROM: BRIDGET KEAN, PRINCIPAL PLANNER *BK*

RE: P12-140- CITY OF PORT ST. LUCIE UTILITY PLANNING LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

DATE: OCTOBER 25, 2012

BACKGROUND:

Florida law requires water supply planning at the regional water management district level and local government level. The water management districts are responsible for preparing twenty year water supply plans that provide detailed information on the regional water supply and capacity to meet future demand. Local governments located within an area that has a regional water supply plan are required to prepare a water supply facility work plan covering at least a 10-year planning period that addresses the water supply facilities for which the local government has responsibility. It should include facilities needed to develop alternative water supply sources and conservation and reuse measures based on the recommendations contained in the regional water supply plan.

The City of Port St. Lucie is located in the South Florida Water Management District's Upper East Coast (UEC) Planning Area. The South Florida Water Management District prepared the original UEC Regional Water Supply Plan in 1998. It was updated in 2004 and 2006. In 2005, the Florida Legislature strengthened the requirements for water supply planning by requiring local governments to adopt ten year water supply plans into the local government comprehensive plan. The City of Port St. Lucie Ten Year Water Supply Facility Work Plan was adopted in December 2007. It included projections of water demand through the planning timeframe and the identification of alternative water sources, conservation and reuse measures, and the need for new and expanded facilities.

Section 373.036(2)(a), Florida Statutes, requires regional water supply plans to be updated every five years. The UEC Regional Water Supply Plan was updated in 2011. Section 163.3177(6)(c)(3), Florida Statutes, requires the local government water supply plan to be updated within eighteen months of the update to the regional water supply plan.

Culpepper and Terpening is the Utility Systems Department consultant on the update to the Water Supply Facility Work Plan. The consultant has prepared a draft copy of the 2012 update for transmittal to the Department of Economic Opportunity, the South Florida Water Management District, and the reviewing agencies for review and comment. The water supply facility work plan is adopted by reference in the City's Comprehensive Plan. This proposal amends Policy 4.D.2.1.1 of the Infrastructure Element to adopt the updated water supply facility work plan by date and title. The transmittal hearing for the proposed amendment is scheduled for the November 26, 2012 Council meeting.

STAFF RECOMMENDATION:

The Planning and Zoning Department's recommendation is for approval of the proposed amendment.

PLANNING AND ZONING BOARD ACTION OPTIONS:*

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

*Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.

PLANNING AND ZONING BOARD RECOMMENDATION:

On November 6, 2012, the Planning and Zoning Board voted 6-0 to recommend approval of the petition with Chair Blazak abstaining from the vote.

ENTERTAINMENT

Briefs

LOS ANGELES

'Skyfall' soars, sets franchise record

James Bond's "Skyfall" has extended its worldwide box-office rule to North America, hauling in a franchise-record \$87.8 million in its first weekend at U.S. theaters.

Adding in \$2.2 million from Thursday night previews at IMAX and other large-format theaters, "Skyfall" has taken in \$90 million domestically, according to studio estimates Sunday.

That lifts the worldwide total for "Skyfall" to \$518.6 million since it began rolling out overseas in late October. Internationally, the

23rd Bond flick added \$89 million this weekend to raise its overseas revenue to \$428.6 million.

"Skyfall" already has passed the \$407.7 million overseas total for "Quantum of Solace."

BEVERLY HILLS, CALIF.

Garland's Oz dress fetches \$480K

The now-faded blue gingham dress Judy Garland wore in "The Wizard of Oz" has sold for \$480,000.

Auction house Julien's Auctions says the pinafore fetched the highest price of any item during a two-day auction of Hollywood memorabilia that attracted

bids from around the world. The auction ended Saturday in Beverly Hills, Calif.

Steve McQueen's racing jacket sold for \$50,000, as did a purple skirt worn by Marilyn Monroe while filming "River of No Return" in Canada. Julie Andrews' "Sound of Music dress" brought \$38,400.

Sunglasses worn by Jean Reno in "Leon" went for \$8,320, while Johnny Depp's shades fetched \$3,250.

Bidders also snapped up pieces of royal wedding cakes. Prince William and Kate Middleton's cake sold for \$7,500 while Prince Charles and Princess Diana's cake sold for \$1,375.

Wire reports



**CITY OF PORT ST. LUCIE
PLANNING AND ZONING
DEPARTMENT**

NOTICE OF PUBLIC MEETING

THE CITY OF PORT ST. LUCIE proposes to amend its Comprehensive Plan as noted below:

THE CITY COUNCIL of the City of Port St. Lucie will hold a PUBLIC HEARING on this item (File #P12-140/ Ordinance #12-71) on **November 26, 2012** at 7:00 PM in the CITY COUNCIL CHAMBERS in the City Hall Building A, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida.

P12-140. CITY OF PORT ST. LUCIE INFRA-STRUCTURE ELEMENT COMPREHENSIVE PLAN "TEXT" AMENDMENT LARGE SCALE. A City initiated text amendment to the Comprehensive Plan amending the Infrastructure Element to adopt the 2012 update to the City of Port St. Lucie 10 Year Water Facilities Work Plan.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Planning and Zoning Department

PUBLISH: November 12, 2012

Today's Birthdays

- Rhythm-and-blues singer Ruby Nash Curtis (Ruby and the Romantics) is 73.
- Actor-playwright Wallace Shawn is 69.
- Singer Brian Hyland is 69.
- Rhythm-and-blues singer Jimmy Hayes (Persuasions) is 69.
- Rock musician Booker T. Jones (Booker T. & the MGs) is 68.
- Sportscaster Al Michaels is 68.
- Singer-songwriter Neil Young is 67.
- Rock musician Donald "Buck Dharma" Rosser (Blue Oyster Cult) is 65.
- Sen. Jack Reed, D-R.I., is 63.

- Country/gospel singer Barbara Fairchild is 62.
- Actress Megan Mullally is 54.

- Actor Vincent D'Onofrio is 53.
- Olympic gold medal gymnast Nadia Comaneci is 51.
- Actor Sam Lloyd is 49.

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CITY OF PORT ST. LUCIE, FLORIDA

**WATER SUPPLY FACILITY WORK PLAN
2012 UPDATE**



"A City for All Ages"

Prepared For:
City of Port St. Lucie

Prepared by:
Culpepper & Terpening, Inc.
S. 25th Street, Fort Pierce
Florida 34981

PSLUSD Project No. 30.0005

September 2012



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SECTION 1.0 INTRODUCTION

1.1 Background

The City of Port St. Lucie prepared the 10-Year Water Supply Facility Work Plan (Work Plan) to provide the information necessary to meet the criteria set forth by the State Legislature. This Work Plan addressed potable water supply and demand for the City's utility service area for 2008 through to the year 2017. The Work Plan was revised and adopted in February 2008, and has been reviewed on an annual basis and will be updated every five years to coincide with the Upper East Coast (UEC) Planning Area Regional Water Supply Plan (RWSP) update by South Florida Water Management District (SFWMD).

In 2002, 2004, and 2005, the Florida Legislature expanded the requirements for local governments in preparing Comprehensive Plans. These regulatory changes were designed to strengthen coordination of water supply planning with local land use planning, in response to concerns that the limits of groundwater are being approached in many areas of the State. The legislation directed that alternative water supplies be identified, quantified and developed by affected municipalities, with additional requirements in addition to the implementation of local water conservation strategies and Florida Department of Environmental Protection (FDEP) permitted water reuse programs. A requirement of the 2005 legislation is the completion of a 10-Year Water Supply Facilities Work Plan (Work Plan) by all counties and cities within the UEC Planning Area.

The UEC Planning Area is one of the four planning areas in the South Florida Water Management District's boundary for which water supply plans are prepared. The UEC Planning Area consists of St. Lucie and Martin counties and eastern Okeechobee County. SFWMD approved the 2006 UEC Water Supply Plan Amendment (2006 UEC Plan Amendment) on July 12, 2006. The 2006 UEC Plan Amendment amends the RWSP for the UEC Planning Area to meet the requirements of the 2005 legislation and all local governments within the UEC Planning Area were required to develop a Work Plan and amend their respective Comprehensive Plans. The Work Plan projected water demands for at least a 10-year period, and demonstrated that the current and planned water supply facilities and source(s) of water met the projected demands. The Work Plan was then adopted as part of the Potable Water Sub-Element of the community's Comprehensive Plan. The Capital Improvements Element was also amended to include projects listed in the first five years of the ten-year Work Plan, as well as the text of other Plan elements, as appropriate.

This document and the information contained herein will serve as the Five (5) Year update to the Water Supply Facilities Work Plan for the City of Port St Lucie and will be incorporated into the City's Comprehensive Plan, as well as coinciding with the other related Elements. The planning period for the current document includes the years 2011 through 2035.

1.2 Overview of the Regional Water Supply Plan

SFWMD prepared the original Regional Water Supply Plan for the UEC Planning Area in 1998. This Regional Supply Plan was updated in 2004 and again in 2006, in order to take into account recent population growth and provide important information to local governments concerning revisions to state law requirements relevant to water supply planning. The latest UEC Water Supply Plan was Updated and approved on March 11, 2011. The UEC Planning Area's projected population growth over the next 20 years indicates that there will be a significant increase in the region's public water demands, particularly in the urban sector. According to the UEC Regional Supply Plan, the UEC Region's total population is expected to increase from 382,324 in 2005 to about 791,863 residents by 2030. Development of alternative water supplies will play a vitally important role in meeting these projected water needs, as further development of traditional supplies becomes increasingly limited.



SECTION 2.0 EXISTING CONDITIONS

2.1 Summary of City Potable Water Providers

The City of Port St. Lucie (City) is located in St. Lucie County (County). **Figure-1** shows the delineation of the various public and private potable water service areas in the City. Within the City's current water service area boundary, potable water is produced or supplied by the following jurisdictional and private water utilities:

- Port St. Lucie Utility Systems Department
- St. Lucie West Services District
- The Reserve

2.1.1 Port St. Lucie Utility Systems Department

The City's utility service area is currently comprised of approximately 132 square miles, including the entire city limits and some unincorporated areas of St. Lucie County adjacent to the city limits but excluded SLW Utility Service Area and The Reserve. As shown in **Figure-1**, this service area is bordered to the north by Midway Road, to the east by the Indian River, to the west by Rangeline Road and to the south by the St. Lucie County southern boundary. Additionally, the City's Planning area stretches north to State Road 70, and west five (5) miles past the City's current corporate limits. The Utility Service Planning Area encompasses approximately sixty three (63) square miles in addition to the current City Service Area.

As of April 2012, the system is comprised of approximately 66,000 active water connections and 47,000 active wastewater connections. Approximately one third of the Utility Service Area is undeveloped and several large, planned development projects have been designed and planned for future construction as economic conditions warrant.

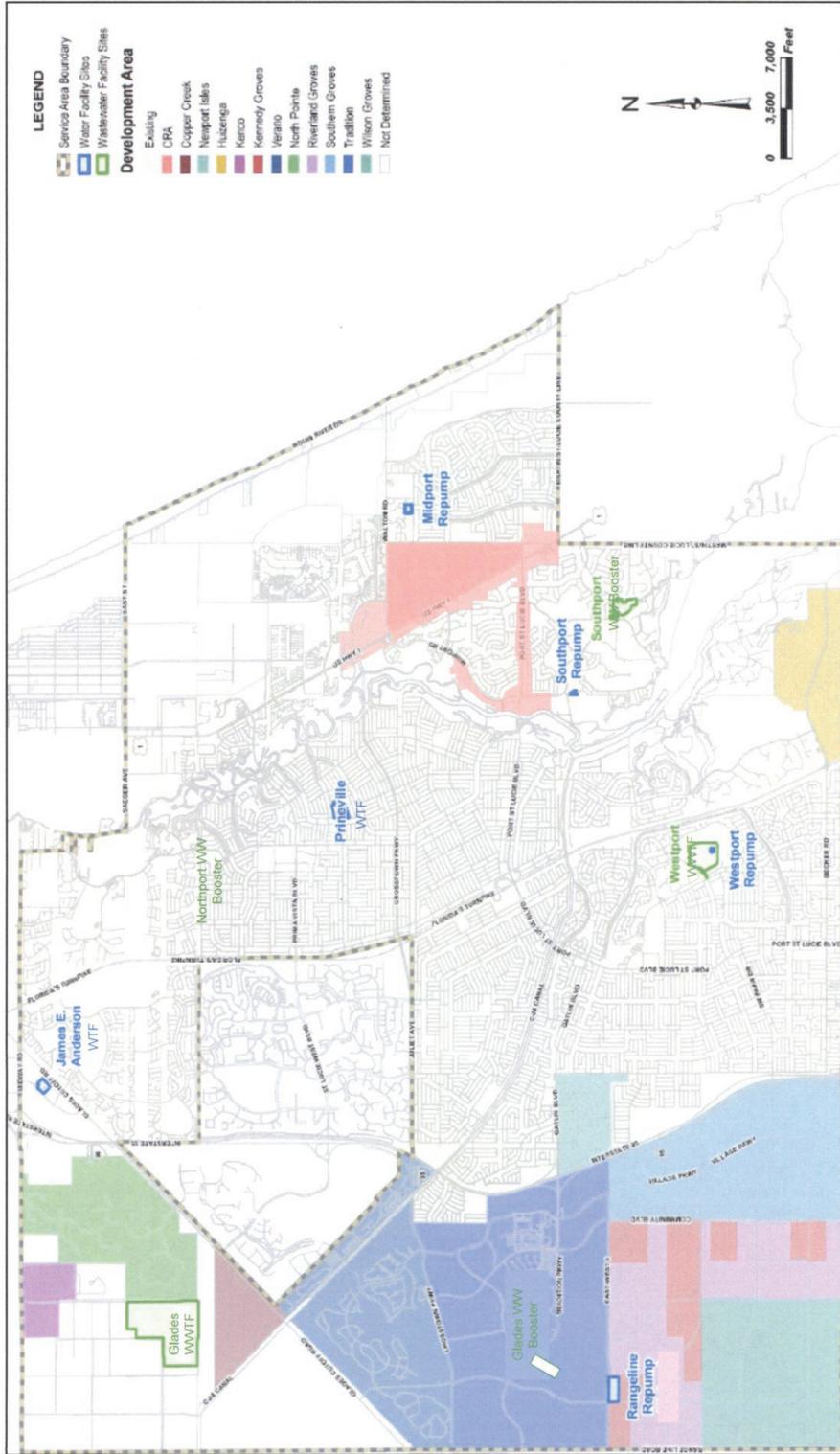
The City currently owns its potable water, wastewater, and reuse systems, which are operated and maintained by the City's Utility Systems Department. The existing potable water system consists of three (3) water supply and treatment facilities, four (4) water storage and re-pump stations, and transmission and distribution infrastructure. The wastewater system consists of a network of gravity collection, low pressure force mains, lift stations force mains, three (3) major inline regional wastewater booster stations, two (2) regional wastewater treatment facilities and effluent disposal facilities consisting of reclaimed water and deep injection wells. The City's water and wastewater treatment facilities are located on **Figure-2**.

2.1.2 St. Lucie West Services District

The St. Lucie West Services District provides potable water for its seven square mile service area. The water supply for the St. Lucie West WTP facility is withdrawn from the brackish Floridan aquifer with treatment provided by a reverse osmosis (RO) 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 District's privately owned and operated wastewater treatment plant. The St. Lucie West Water Treatment Plant facilities are not owned or operated by the Port St. Lucie Utility Systems Department (PSLUSD). They are owned and operated by the St. Lucie West Services District. However, PSLUSD has two (2) emergency potable water inter-connections with St. Lucie West. For further information regarding St. Lucie West, please see **Appendix-A**, which contains the Water Supply Facility Work Plan for St. Lucie West.



Figure-2, Service Area and Water Facilities



2.1.3 The Reserve

The Reserve, a large development surrounded by City limits, is also outside of the Port St. Lucie Utility Systems Department's (PSLUSD) service area. A portion of the Reserve (336.42 acres – the Go Team Industrial Park) does fall within the City's municipal boundaries, with the rest of the Reserve's acreage falling within St. Lucie County (**Figure-3**). The Reserve development owns and operates its own water and wastewater treatment facilities. The City does not supply potable water to the Reserve. The Reserve is served with potable water by the Reserve Utility Corporation which is operated by the Reserve Community Development District. Additionally, the Reserve development is partially served by the St. Lucie West Services District.

2.1.4 Other Unincorporated Areas

Unincorporated residents not receiving potable water from the County, Cities or Private Utilities obtain water from private wells or through small self supply facilities including mobile home parks or water associations.

2.1.5 Back-up System Interconnects

Consistent with the SFWMD's policy, the Water System interconnects to the St. Lucie West Services District's water system, Fort Pierce Utilities Authority's ("FPUA") water system and the Martin County water system, through metered interconnections. Separate Interlocal agreements exist with each of the interconnected utilities; however, none of the agreements provide permanent long-term water supply capacity, they only address emergency and/or water shortage capacity.

The Martin County interconnect-has not been used since additional System capacity was brought on line in 1999.

In early 2005, a second interconnection was made with the St. Lucie West Services District's water system utility. This interconnection was made under emergency conditions when the St. Lucie West CDD water system failed to operate and they purchased bulk water from the City during an eight-month period.

The FPUA experienced a system emergency in February 2011. The interconnection was opened and FPUA purchased supplemental water from the City during a two-day period.

An interconnection with St. Lucie County Utilities was located near the intersection of Midway Road and Glades Cut-Off Road; however, it has since been abandoned in place as it is tied to a dead end line on St. Lucie County's side.

Since the City of Port St. Lucie currently does not provide potable water services to the St. Lucie West or the Reserve service areas, the City does not currently have any water supply plans for these areas, nor anticipates any in the near future. The City of Port St. Lucie assumes that the St. Lucie West Services District has sufficient water supply plans to meet the similar requirements for the District's 10-Year Plan and have submitted their own water supply plan to the South Florida Water Management District under separate cover and is included for reference in **Appendix -A**.



2.2 Water Supply Sources

The City of Port St. Lucie's raw water supply is currently provided from two groundwater supplies known as the surficial aquifer and brackish Floridan Aquifer. The withdrawal rates from both aquifers are limited per the Consumptive Use Permit Modification 56-00142-W issued on November 3, 2010 and will expire in 2028 (**Appendix-B**). The total annual allocation is not to exceed 18,754 MG (51.38 MGD) and the monthly allocation is not to exceed 1,906.6 MG (63.6 MGD).

2.2.1 Surficial Aquifer

Originally constructed in the 1960s and 1970s by General Development Utilities, the groundwater supply for the original Prineville Lime Softening WTP facility is from the surficial aquifer. Raw water supply from the surficial aquifer is currently withdrawn from a combination of thirty-three (33) shallow wells. The locations of the wells are depicted in **Figures 4 and 5**. These wells supply raw water to the Prineville Lime Softening WTP and are further described in **Table-1** below.

The withdrawal limitations from the surficial aquifer are as follows per the current Consumptive Use Permit:

Average Annual allocation: 1,825 MG (5.00 MGD)
Maximum Monthly allocation: 186 MG (6.11 MGD)

2.2.2 Brackish Groundwater

The second groundwater supply for the City's potable water system is from the upper Floridan Aquifer. The Floridan Aquifer groundwater is a brackish groundwater and is considered an alternative water supply since the chloride contents is greater than 1,000 mg/L. Withdrawals of the Floridan Aquifer groundwater are from 18 existing wells and 18 proposed wells.

The withdrawal limitations from the Floridan Aquifer are as follows per the current Consumptive Use Permit:

Average Annual allocation: 16,929.0 MG (46.38 MGD)
Maximum Monthly allocation: 1,726.6 MG (57.55 MGD)

Continued on Next Page



Figure-4 Surficial and Floridan
Aquifer Wellfield – Prineville WTP

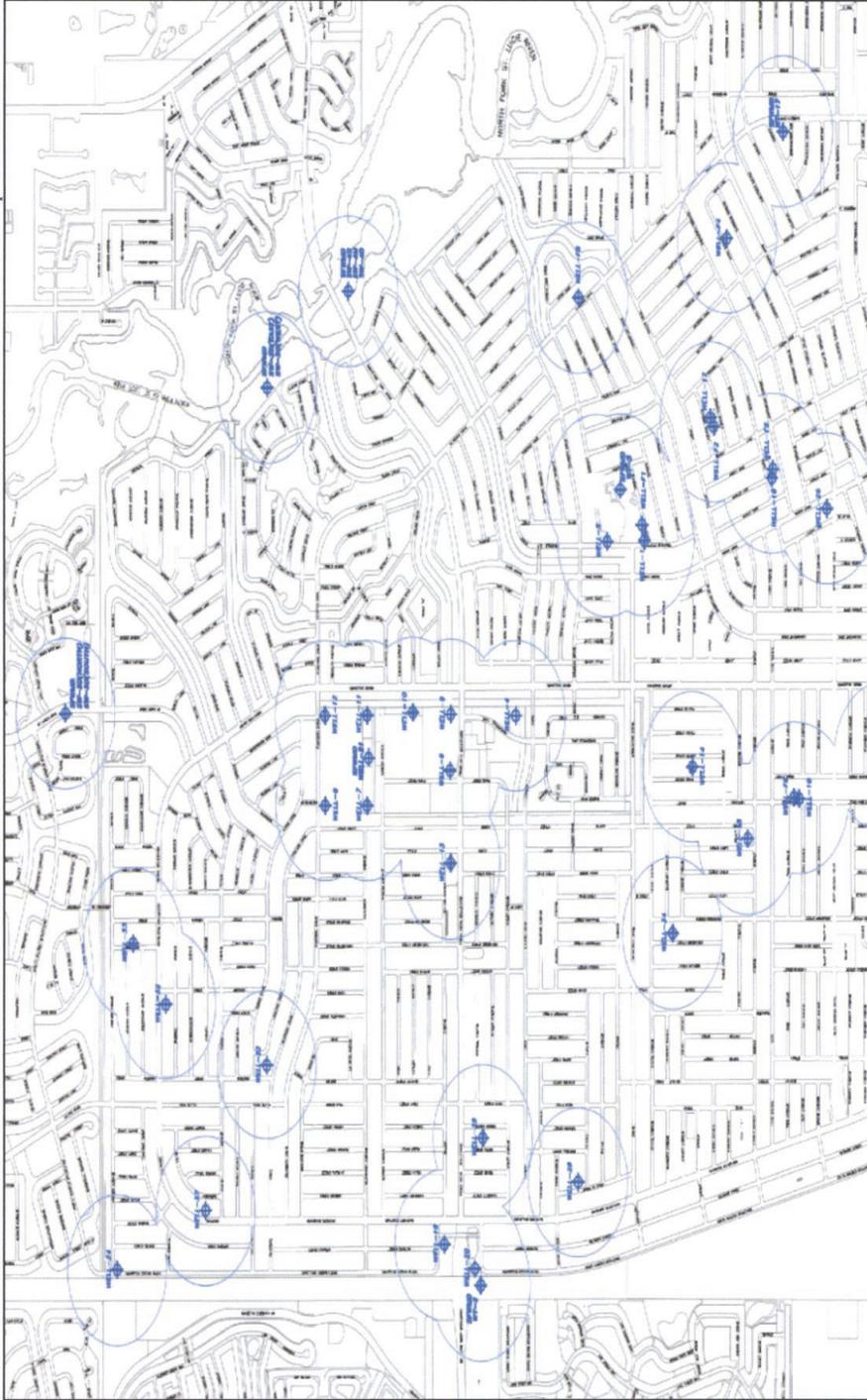


Figure-5, Floridan Aquifer Wellfield – James E. Anderson WTP



Table 1. Well Description

Well Diameter (inch)	Total Depth (ft)	Cased Depth (ft)	Pump Capacity (gpm)	Well ID #	Status
Surficial Aquifer					
16	95	60	600	1	Existing
16	90	45	400	3	Existing
16	111	76	275	6	Existing
16	111	69.5	265	7	Existing
16	111	75	200	8	Existing
16	110	65	320	9	Existing
16	110	70	320	10	Existing
16	111	71	180	11	Existing
16	111	71	225	12	Existing
16	99.5	54.5	190	13	Existing
16	100	60	300	14	Existing
16	99.5	64.5	300	15	Existing
16	90	55	300	16	Existing
16	110	55	300	17	Existing
16	95	50	100	18	Existing
16	95	60	275	19	Existing
16	105	57	350	20	Existing
16	99.5	59	300	22	Existing
12	107	23	120	24	Existing
12	111	61	140	25	Existing
24	85	52	180	26	Existing
20	100	60	350	27	Existing
12	107	23	500	28	Existing
12	99	40	350	29	Existing
20	100	60	350	30	Existing
20	100	60	350	31	Existing
12	103	60	230	32	Existing
12	84	51	220	33	Existing
12	90	67	365	34	Existing
20	100	60	350	35	Existing
24	91	63	515	36	Existing
24	97	64	520	37	Existing
Floridan Aquifer					
Well Diameter (inch)	Total Depth (ft)	Cased Depth (ft)	Pump Capacity (gpm)	Well ID #	Status
16	1,350	650	1,700	F-1	Existing
17	1,350	650	1,700	F-2, F-3, F-5, F-6	Existing
20	1,350	650	1,700	F-4, F-7, F-8, F-9	Existing
17	1,350	750	1,780	F-10 to F-12	Existing
17	1,350	750	1,780	F-13 to F-18	Existing
17	1,350	750	1,840	F-19	Proposed
17	1,350	1,200	1,840	F-20	Proposed
17	1,350	845	1,840	F-21	Proposed
17	1,350	1,350	1,840	F-22	Proposed
17	1,350	750	1,840	F-23 to F-36	Proposed



2.3 Water Supply Facilities

The two groundwater sources are treated by three existing water treatment plants (WTP's) to meet the City's potable water needs: the Prineville Lime Softening WTP, the Prineville Reverse Osmosis (RO) WTP and the James E. Anderson Reverse Osmosis WTP.

The Prineville Lime Softening WTP was originally constructed in 1963, and has since undergone a sequence of modifications over the past forty plus years. The Prineville RO facility was originally constructed in 1999, and was expanded in 2003 to its build-out design capacity. Capacity details are presented in **Table-2**.

The James E. Anderson RO WTP was initially constructed in 2005, expanded to a build out capacity of 22.5 MGD in 2008. Capacity details are presented in **Table-2**.

Table-2. Summary of Existing Water Treatment Facilities

Description	Prineville WTP – Lime Softening	Prineville WTP – Reverse Osmosis	James E. Anderson – WTP
Source Supply	Surficial Aquifer	Floridan Aquifer	Floridan Aquifer
Rated Permit Capacity in maximum daily flow (MDF -MGD)	8.0	11.15	22.5
Build-out Capacity (MGD)	8.0	11.15	22.5
Storage Capacity (MG)	0.6	5.0	8.0
Build-out Storage Capacity (MG)	0.6	8.0	12.0
Design Pump Capacity (MGD)	16.84	22.0	31.5

2.4 Finished Water Storage and Distribution

In addition to the water treatment facilities, the City has several remote potable (finished water) water storage and repump facilities known as the Midport Repump, Westport Repump, Southport Repump, Rangeline Road Repump, and the Southwest Water Booster Stations. These remote repump facilities are needed in order to maintain minimum residual pressure throughout the distribution system (**Table-3**).

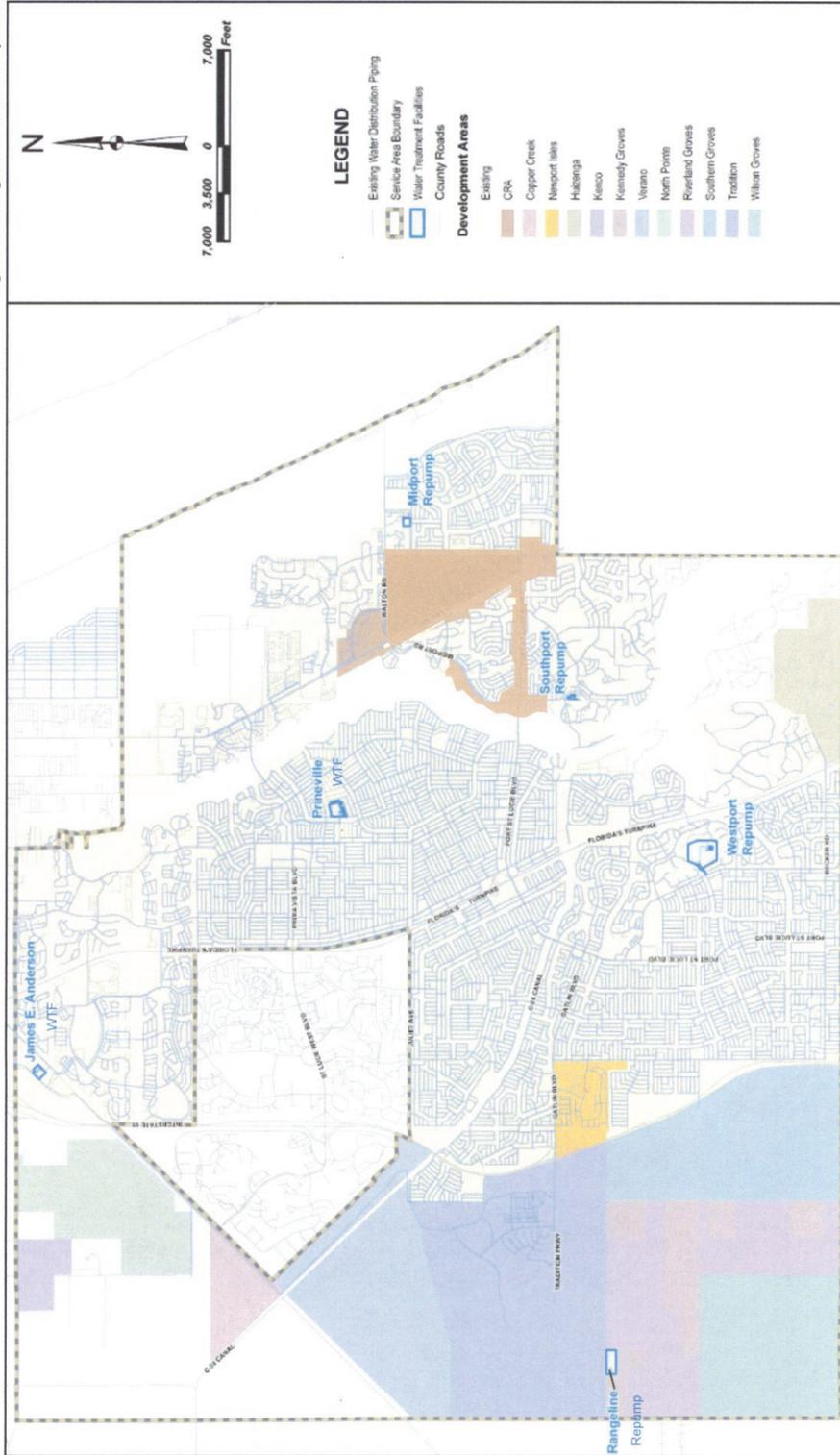
Table-3. Summary of Existing Water Repump Stations

Description	Midport Repump	Southport Repump	Westport Repump	Rangeline Repump	Southwest Booster
Existing Storage Capacity (MG)	3.5	3.00	2.00	4.00	0.00
Build-out Storage Capacity (MG)	3.5	6.00	4.00	12.00	0.00
Design Pump Capacity (MGD)	5.76	7.77	6.05	10.0	2.089 (2,009 GPM)

Potable water is distributed to the City's customers via high service pumps, re-pump stations, and water transmission and distribution mains. The water transmission and distribution system consists of water mains ranging in size from four inches (4-inch) to thirty-six inches (36-inch) in diameter. The transmission system includes 10-inch diameter and larger pipes, while the distribution system includes 8-inch diameter and smaller pipes. The existing water transmission and distribution system is shown on **Figure-6**.



Figure-6, Existing Water Distribution System



2.5 Wastewater Treatment / Reclaimed Water Facilities

The City's wastewater system is currently served by two wastewater treatment facilities (WWTFs). These WWTFs are the Westport WWTF and the Glades WWTF which are detailed in **Table 4**.

Effluent disposal practices at the WWTFs consist of reuse of reclaimed water, deep well injection, and rapid infiltration basins (RIBS). The RIBs only exist at the Westport WWTF. Filtration and high level disinfection components at the Westport WWTF provide up to approximately 3.8 mgd of irrigation quality effluent for disposal by spray irrigation at the Ballantrae Golf & Yacht Club and at golf courses within The Tesoro Club and The Floridian. Additionally, the Glades WWTF has been designed to provide reclaimed water for irrigation purposes. The City has contracted with Copper Creek and Verano PUDs for reclaimed water irrigation services, and will provide reuse water upon completion of their developments.

The City of Port St. Lucie has expanded the Westport WWTF to 6.0 MGD with a build-out capacity of 12.0 MGD. The Southport WWTF was decommissioned upon completion of the expansion of the Westport WWTF. The Southport WWTF services area is diverted to the Westport WWTF.

Table-4. Summary of Existing Wastewater Treatment Facilities

Description	Glades WWTF	Westport WWTF	Southport WWTF
Existing Treatment Capacity (MGD)	12.0	6.0	Decommissioned
Build-out Treatment Capacity (MGD)	24.0	12.0	Decommissioned

2.6 Conservation

The City's water conservation program complies with the conditions imposed by South Florida Water Management District in its Water Use Permit, No. 56-00142-W. The plan for the City to comply with the District conditions has been strengthened by the adoption of several City Codes (Code excerpts 65.01 and 65.02 presented in **Appendix-C**). The City has also implemented and is enforcing water use restrictions as stated in the Code excerpt 65.04 to 65.07 (Water Shortage Codes). The specific elements of the water conservation plan are as follows:

- 1.) A new rate structure has been implemented by the City in a string effort to promote water conservation. The water rate increases by 20% and 40% of the basic rate for consumption higher than 5,000 and 12,000 gallons per connection and per month, respectively.
- 2.) The City's Code of Ordinances specifies that State building codes are followed and Section 604.4 of the State Plumbing code specifies maximum flow rates and consumption from plumbing fixtures and fittings in new construction.
- 3.) The City is operating and maintaining their water facilities and water distribution system such that the unaccounted water loss has been averaging approximately 8 %.
- 4.) The City has implemented a Water Conservation Education Program and holds activities related to National Water Week through the American Water Works Association (AWWA), such as elementary school education and slogan contests.
- 5.) The City has implemented a comprehensive reclaimed water program that has a goal to optimize the use of reclaimed water by meeting reclaimed water quality standards at the wastewater treatment facilities and by constructing reclaimed water mains in the western side of the City.



SECTION 3.0
LAND USE, POPULATION & WATER PROJECTIONS

3.1 Future Land Use

The predominant land use in the City has been low density residential, commercial use and industrial use. Historically, lands in the surrounding areas to the west of the City were utilized for agricultural and farming purposes. However, the growth trends in land development have recently shifted the western area of the City towards a greater mix of residential and commercial. The current land use designations are shown below in **Table-5**.

Table 5. Listing of Current Land Use Designations (Zoning Districts)

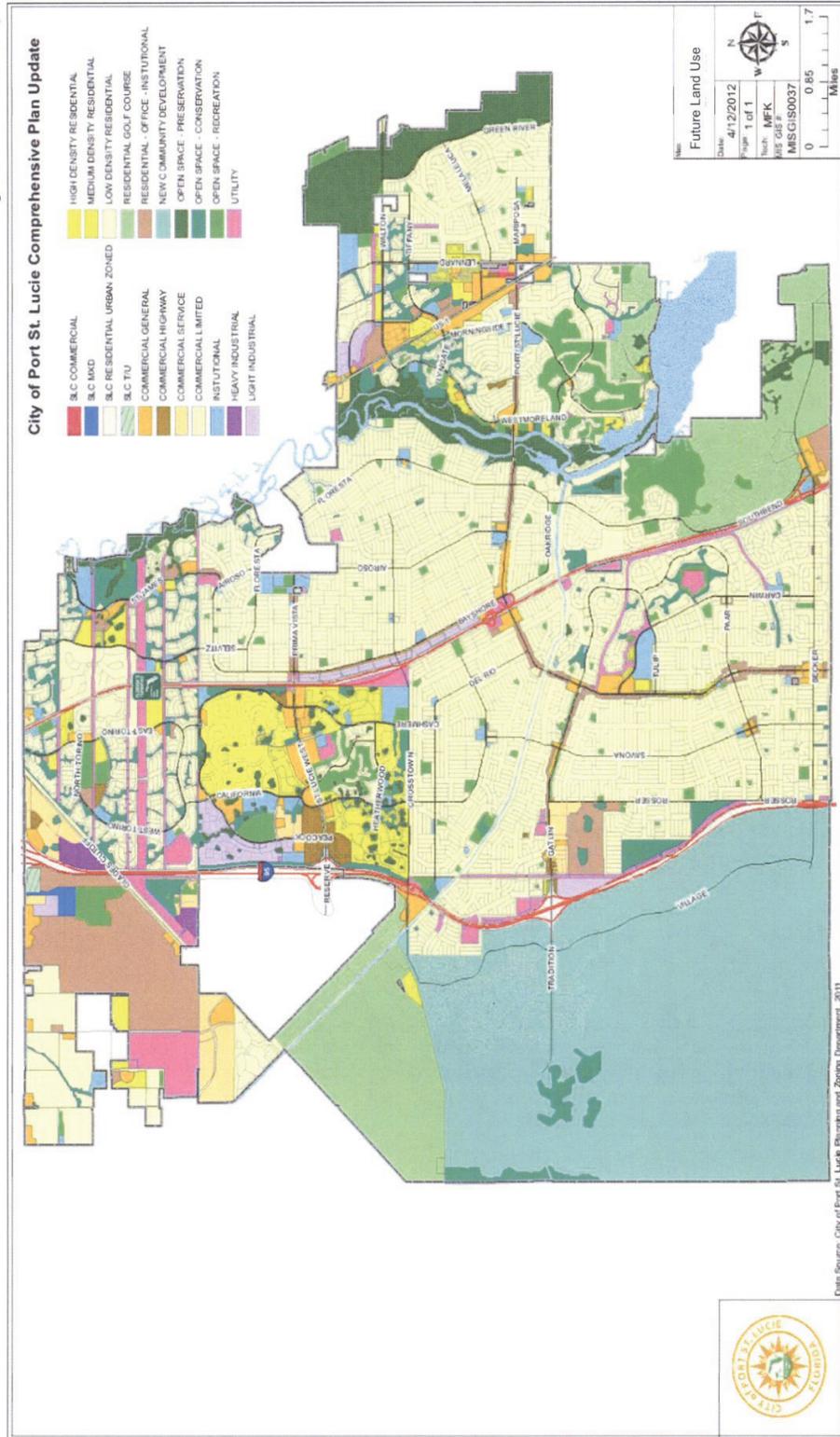
Code	Description
CG	General Commercial
CH	Highway Commercial
CN	Neighborhood Commercial
CS	Service Commercial
GU	General Use
I	Institutional
IN	Industrial
LMD	Limited Mixed
OSC	Open Space Conservation
OSR	Open Space Recreational
P	Professional
PUD	Planned Unit Development
RE	Estate Residential
RM-5, RM-8, RM-11, RM-15	Multiple Family Residential
RMH	Mobile Family Residential
RS-1, RS-2, RS-3	Single-Family Residential
WI	Warehouse Industrial

Source: City and County GIS Data

While existing land use is helpful for existing analyses, long range master planning is based on future land use. The City's Planning and Zoning Department maintains a future land use map as presented in **Figure-7**. The future land use map is a regulatory map that designates the future land use of parcels within the City. Future land use designations are utilized in master planning to assist in the development of the build-out wastewater flow and potable water demand projections.



Figure-7 Future Land Use Map



3.2 Population Projection

The Water Supply Work Plan submitted in February 2008 (Revised) utilized a specifically commissioned population study to obtain population projections due to the sustained unprecedented growth the City was experiencing at the time. This data was utilized in lieu of standard population projections such as BEBR as they had been shown to be inaccurate for the City's situation.

Due to the current economic downturn and the resulting real estate difficulties, the City has determined the standard population projection models will more accurately reflect foreseeable growth patterns over the next decade. The City is currently experiencing slow growth rates as shown in the provided historical data, but anticipates more robust growth in accordance with the population projections as the economy recovers. Growth within the PSLUSD service area is expected to occur in two general areas:

1. In-fill of property within existing developed areas.
2. Large undeveloped tracts of land located primarily west of Interstate 95.

3.3 Population (Source Data) Within the City Boundary

Population projections for the Port St. Lucie Comprehensive Plan are from the University of Florida Shimberg Center released in 2012. The projections are based upon the medium Bureau of Economic and Business Research (BEBR) projections for St. Lucie County. Per Chapter 163, F.S., the comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those provided by the University of Florida's Bureau of Economic and Business Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research (BEBR). **Table-6** depicts the population projection based on BEBR.

Table-6, Population Projections based on BEBR

Year	2010	2011	2016	2020	2025	2030	2035
Population	164,603	166,042	205,258	235,895	274,285	310,847	342,967

Source: Shimberg Center for Housing Studies, 2012

3.4 Population and Need for Development

As required by Florida Statutes, the comprehensive plan must be based on at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period. In order to calculate the ability of the plan to accommodate projected population, the number of residential units that can be built on vacant lands and un-built residential dwelling units in approved DRIs was totaled. Then, using an average household size of 2.74 persons per the 2010 Census, an estimate was made of the population that might reside when the vacant lands and DRIs are built out. The following table (**Table-7**) shows that these lands can provide for more than 350,000 future residents which is more than the projected increase in population with a ten year period and over the long term planning timeframe (2035).



Table-7, Vacant Land and Ability to Accommodate Population

Future Land Use		Max. Residential Density (du/acre)	Vacant Acreage	Max. Number of Dwelling Units	Population
RGC	Residential Golf Course	5	4,139.13	20,695	56,704
RH	High Density Residential	15	0.55	8	21
RL	Low Density Residential	5	6,653.39	33,266	91,148
RM	Medium Density Residential	11	400.78	4,408	12,077
ROI	Medium Density Residential Office Institutional	11	2,591.87	28,510	78,117
Un-built Dwelling Units in Approved DRIs		NA		44,414	121,694
Total Population to be Accommodated on Vacant Acres					359,761

Source: 2010 US Census, City of Port St. Lucie, 2012

Note: Based upon the 2010 Census average household size of 2.74 persons.

The population estimates for the Service Area have to be adjusted to account for the subtraction of St. Lucie West and The Reserve while adding a portion of Unincorporated St. Lucie County served by PSLUSD. The population projections are presented below in **Table-8** from 2010 to 2035 with 5-year increments.

Table-8. Population Projections within the Service Area

Year	Within City Boundary (a)	Subtract St. Lucie West & The Reserve	Add Portion of Unincorporated St. Lucie County	Service Area Total
2010 U.S. Census	164,603	22,510	26,479	168,572
2015	203,262	23,326	26,479	206,415
2020	235,895	24,422	26,479	237,952
2025	274,285	24,422	28,408	278,271
2030	310,847	24,422	28,408	314,833
2035	342,967	24,422	28,408	346,953

Note (a) per 2012 draft Comprehensive Plan

For information regarding population projections for St. Lucie West, please see **Appendix A**, which contains the Water Supply Facility Work Plan for St. Lucie West.

3.5 Water Demand Projections

The potable water demand projections for the City's Utility Service Area were based on the population projections and the historical per capita potable water usage. In accordance with the 2011 UEC Water Supply Plan Update the projected water demand for the past 5 years has indicated that the average daily consumption per capita is approximately 104 gallons. This average daily consumption has been adopted by the City for current and near future planning.

The per capita value of 104 gallons per day is actually a "total" value and includes residential, commercial and unaccounted for water usage. Usage of accounted for water is approximately 72 percent and commercial usage is approximately 20 percent. Applying these percentages to the total finished water usage yields the following:



<u>Description</u>	<u>Percentage (%)</u>
Residential Usage	72
Commercial Usage	20
<u>Unaccounted for Water</u>	<u>8</u>
Total	100.0%

This breakdown percentage for unaccounted water was performed in order to disaggregate water demands from both the commercial and residential sectors, as well as to determine a per capita water use factor based on historical water usage. These calculations are not intended to change the level of service requirements currently found within the City's Comprehensive Plan. Instead, this calculation was required by the South Florida Water Management District as a part of the City's Consumptive Use Permit in order to accurately project future water demands.

Using the recently updated population projections for the City and the per capita water demand value of 104 gpcd, the water projections were developed and are shown in **Table-9**.

It is important to note, the City of Port St. Lucie is aware that water supply demands presented in **Table-9** are not consistent with the demand projections presented in the Water Management District's "2006 Upper East Coast Water Supply Plan Amendment".

The projections in this 2012 Work Plan for the City of Port St. Lucie are significantly lower than the projections presented in the prior 2007 Work Plan to reflect current economic conditions.

Table 9. Water Demand Projections

Year	Water Demand MGD	Water Demand MG Annual	Surficial Available MG Annual	RO Produced MG Annual	Floridan Withdrawal MG Annual	Total Withdrawal MG Annual
2010 U.S. Census	17.53	6,399	1,825	4,574	5,603	7,428
2015	21.47	7,836	1,825	6,011	7,363	9,188
2020	24.70	9,016	1,825	7,191	8,809	10,634
2025	28.85	10,531	1,825	8,706	10,664	12,489
2030	32.60	11,900	1,825	10,075	12,342	14,167
2035	35.89	13,101	1,825	11,276	13,813	15,638

Notes:

- 1.) *Water withdrawal from Floridan Aquifer based on 80% RO efficiency with a 2% blend*
- 2.) *2.74 average household size based on 2010 U.S. Census*
- 3.) *Based on UEC Water Supply Plan 2011 Update, Water use gpcd = 104*
- 4.) *Current Water Use Permit has an annual allocation of 18,754 MG*
- 5.) *Considering a 1-in-10 Year Drought Condition, an additional demand of 8.5% would be required for the year 2025 drought condition, the additional amount would be 990 MG and that would require an additional Floridan withdrawal of 1,213 MG Annual considering RO efficiency and blend.*
- 6.) *Population projections within the city boundary are based on the 2012 Shimberg Report which uses the BEBR medium projections and is used in the City of Port St. Lucie Comprehensive Plan for 2012.*
- 7.) *Table 9 does not include any Planning Area projections or potential projects outside of the existing service area.*

For information regarding water demand projections for St. Lucie West, please see **Appendix-A**, which contains the Water Supply Facility Work Plan for St. Lucie West.



SECTION 4.0 10-YEAR WORK PLAN

Based on the water demand projections, it is anticipated that the City of Port St. Lucie will need to implement the construction of additional water supply wells, additional treatment facilities and additional water delivery infrastructures to ensure that safe and reliable drinking water is supplied to the existing and future customers to meet projected potable water demands. However, for the near future (until 2020) it is anticipated that sufficient capacity is available to meet user demand utilizing the existing water facilities. In addition, the City actively implements a comprehensive reuse system in order to conserve water and replenish the aquifer.

Additionally, it is anticipated that the St. Lucie West Services District will not need to construct any additional water supply wells, or additional treatment facilities but will need to amend the Consumptive Use Permit to withdraw additional water from the Alternative Water Source the Floridan Aquifer. For further information, please see **Appendix-A**, which contains the Water Supply Facility Work Plan for St. Lucie West.

4.1 Water Supply Improvement

As mentioned earlier, potable water is currently supplied to the City's WTP's via wells which withdraw groundwater from the surficial aquifer and from the Floridan Aquifer, as summarized in **Table-1** and discussed in detail in Section 2.0. The City is planning on withdrawing additional brackish groundwater supply from the Floridan Aquifer to meet short term and long term (up to 2035) water demands as long as there are no significant environmental impacts.

- The City has been using brackish Floridan Aquifer since 1999 to supply water to two of the three City's Water Treatment Facilities. The City plans on meeting future water demands by expanding the brackish groundwater supply. The City does not plan on expanding the traditional source supply (surficial groundwater).
- The City is continuing to implement a comprehensive reuse system in order to maximize the use of reclaimed water and therefore offset some of the drinking water demand through irrigation.

4.1.1 Alternative Source Water Supply (Floridan)

There are no additional alternative water supply improvements planned until 2020. See Table 10 for a list of the capital improvement projects. The City will evaluate the need for water source supply as economic conditions warrant.

4.1.2 Traditional Source (Surficial)

There are no additional alternative water supply improvements planned for the next 10 years. The City will evaluate the need for water source supply as economic conditions warrant.

4.2 Water Treatment Facilities

Plans for water facilities capital improvements are as follows:

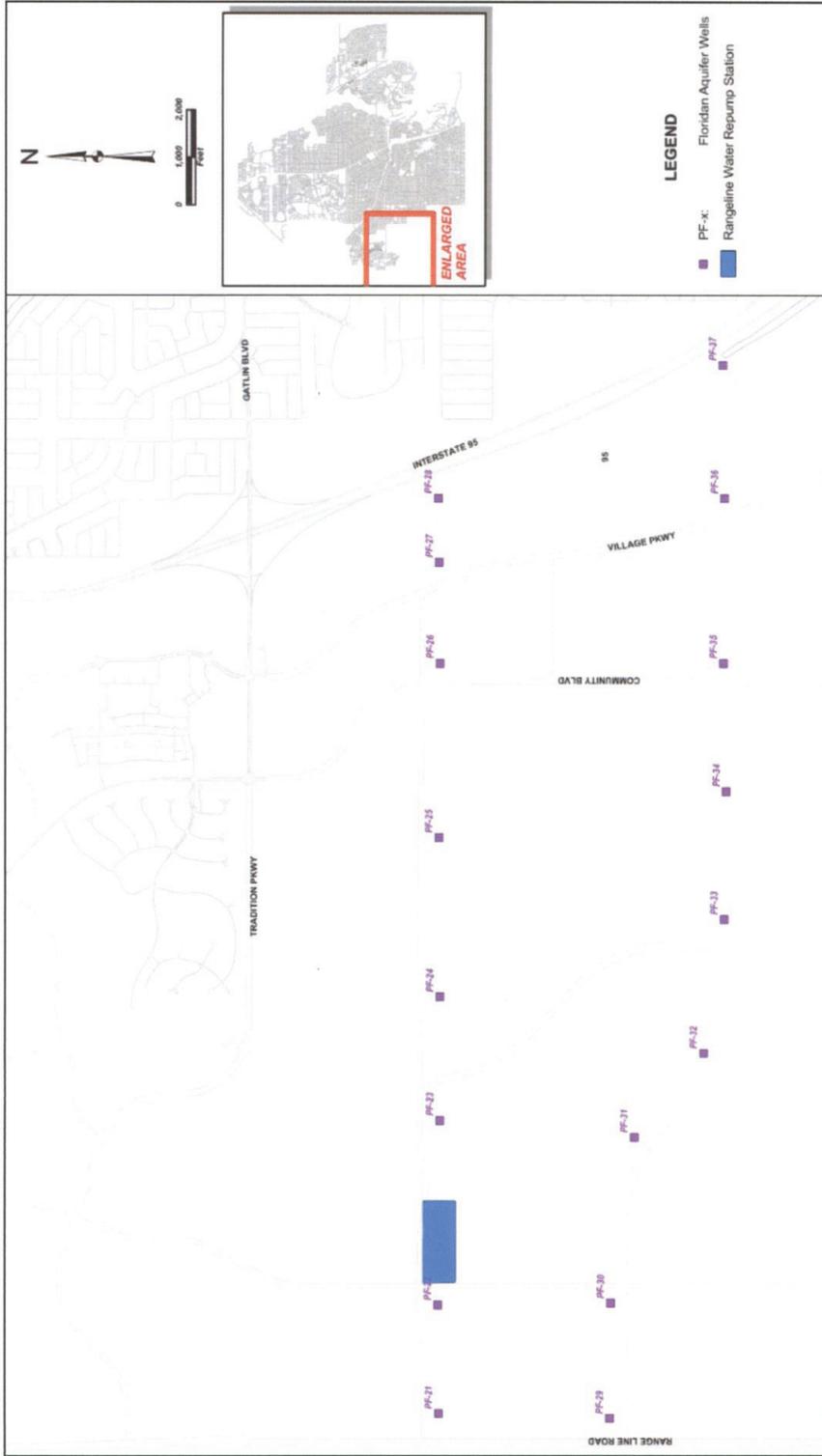
- 1.) 2020 Rangeline Repump Station - Phase II Expansion from 0 to 10 MGD. Repump Station will be under design to be upgraded from a re-pump station to a 10.0 MGD Water Treatment Plant.

4.3 Water Repump Facilities

- 1.) 2020 Westport Repump Expansion - Storage and Pump Upgrade. Additional onsite storage and high service pump system upgrades are anticipated.



Figures-8, Proposed Floridan Aquifer Wellfield – Rangeline Water Resump Station



4.4 Distribution System Improvement

Numerous projects for expansion and maintenance of the existing potable water distribution system are included in the City's current CIP program, covering efforts in almost all of the major service areas. A majority of the new construction and upsizing of existing lines is planned for the fast-growing western service area, and are included in **Table-10**. **Table-10** reflects only City projects and their associated projects costs. Developer driven projects are implemented as the need arise and the cost borne by the developer. The actual timing of these proposed improvements is based on the current and future housing market.

Table-10 List of Capital Improvement Projects

Completion Date	Project	Description	Cost	Funding Source
2020	Belcrest St. WM	12" WM to improve the connection from the Midport Repump to Walton Road	\$675,000	Developer
2020	Prineville Sandia - South WM	30" and 24" WM extension from Prineville WTP to West Virginia corridor main	\$1,725,000	Developer
2020	JE Anderson Rear WM Ph. 1	Phase I of a 24" WM extension from the JEA WT	\$2,097,000	Developer
2020	Westport South WM	16" WM extension from the Westport Water Repump Station	\$508,000	Developer
2020	Crosstown Parkway Segment 1 WM - East Bridge Crossing	16" WM Extension	\$4,418,000	Municipal
2020	JE Anderson Rear WM Ph. 2	Phase 2 of a 24" WM extension from the JEA WTP	\$2,288,000	Developer
2020	Rangeline WTF - Phase II	Rangeline WTF Phase II Expansion from 0 to 10 MGD	\$38,430,000	Developer
2025	Westport Fill WM	24" WM extension from the Westport Water Repump to Southern Groves area	\$5,267,000	Developer
2025	Westport Pumpout WM	24" WM improvements at he Westport Water Repump Station	\$264,000	Developer
2025	Northwestern Area City Piping	Miscellaneous distribution piping	\$381,000	Developer
2030	Rangeline WTF - Phase III	Rangeline WTF Phase II Expansion from 10 to 20 MGD	\$39,829,000	Developer
2030	Glades Cutoff Rd Parallel WM	24" WM Extension along Glades CO Road to minimize pressure loss	\$1,602,000	Developer
2035	Rangeline WTF - Phase IV	Rangeline WTF Phase II Expansion from 20 to 25 MGD	\$20,781,000	Developer

Notes:

1. WM: water main. The water main will be constructed to transport finished water to new developments.
2. WTF: water treatment facility. Treatment plant construction will be dependent on new developments.
3. Developer indicates that projects are funded by the developer through an enforceable development agreement.
4. Expansion of the Rangeline WTF using brackish groundwater as source water will meet future water demand.



4.5 Reuse Distribution System Improvements

Reuse System Capital Improvements are initiated based on Systems demand generated by Development. The City is planning expansion of its public access reuse system to additional customers including provision of reuse water to several new developments in the Western side of the City. Reuse of reclaimed water provides utilities benefits in terms of conserving potable water, reduction of effluent discharge, effective water management, and recharge of potable quality aquifers in accordance with the goals and objectives of the SFWMD RWSP.

4.6 Conservation

The City plans on continuing its effort to conserve water as explained in Section 2.0 and by implementing other plan elements that the District requires the City to perform. As recommended by the SFWMD, the City plans to adopt a water conservation policy based on Conserve Florida Goal Based Guidelines to establish an effective, long term water conservation plan through the employment of specific measurable objectives.

4.7 St. Lucie West Services District

The St. Lucie West Services District provides potable water for its seven square mile service area. The City of Port St. Lucie does not provide potable water service to St. Lucie West area. However, St. Lucie West does fall within the City's municipal boundaries. With regards to their 10-Year WSP, it is anticipated that the St. Lucie West Services District will not need to construct any additional water supply wells, or additional treatment facilities but will need to amend its Consumptive Use Permit to withdraw additional water from an Alternative Water Source – the Floridan Aquifer. For further information, please see **Appendix-A**, which contains the Water Supply Facility Work Plan for St. Lucie West.

4.8 The Reserve

The Reserve, a large development surrounded by City limits, is also outside of the Port St. Lucie Utility Systems Department's (PSLUSD) service area. However, a portion of the Reserve (336.42 acres – the Go Team Industrial Park) does fall within the City's municipal boundaries, with the rest of the Reserve's acreage falling within St. Lucie County. The Reserve development owns and operates its own water and wastewater treatment facilities. The City does not supply potable water to the Reserve. The Reserve is served with potable water by the Reserve Utility Corporation (RUC) which is operated by the Reserve Community Development District. Additionally, the Reserve development is partially served by the St. Lucie West Services District.



APPENDIX-A

ST. LUCIE WEST 2012 WATER SUPPLY FACILITY WORK PLAN



ST. LUCIE WEST SERVICES DISTRICT

WATER SUPPLY WORK PLAN UPDATE



MARCH 2012

Prepared For:



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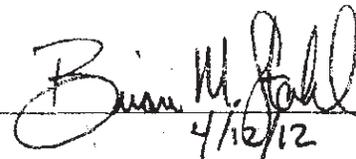
Prepared By:



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“This is to certify to the best of my belief and knowledge that the contents of this report entitled, “St. Lucie West Services District Water Supply Work Plan Update” represent sound engineering principles.”

Baskerville Donovan, Inc.
Engineering Business EB-0000340
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Melbourne, FL 32940



A handwritten signature in cursive script, reading "Brian M. Stahl", is written over a horizontal line. Below the signature, the date "4/12/12" is written in a smaller, less formal script.

Brian M Stahl, P.E.
Florida Registered Professional
Engineer No. 48293



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SECTION 1 - INTRODUCTION

1.1 Background

The St. Lucie West Services District (SLWSD) serves the master-planned community of St. Lucie West (SLW) within the City of Port St. Lucie. A map showing the location of SLW and Port St. Lucie is provided on **Figure 1**. The SLWSD covers an area of approximately 4,600 acres with a population of approximately 15,500. The SLWSD is a local government unit created pursuant to the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes. The SLWSD serves the entire SLW Community as well as the adjacent Reserve Community Development District (CDD). The Reserve CDD owns and operates its own water and wastewater treatment facilities and is only partially served by the SLWSD. There is a Memorandum of Understanding (MOU) with the SLWSD to purchase Alternative Bulk Water until 2015 with automatic 5-year incremental renewals. The Reserve CDD Interconnect Agreement is provided in **Appendix A**.

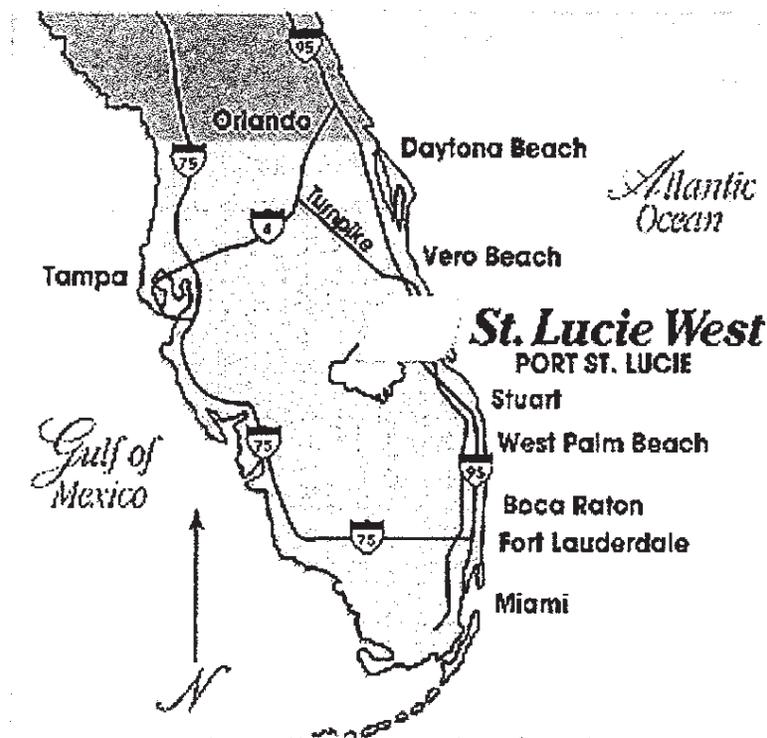


Figure 1 St. Lucie West Location Map



The SLWSD operates the potable water system in compliance with the Florida Department of Environmental Protection (FDEP) and South Florida Water Management District (SFWMD). Currently, the SLWSD is authorized to withdraw brackish water from the Floridan Aquifer through Water Use Permit No. 56-00614-W. The permit does not expire until September 2025 and limits the quantity of groundwater that may be withdrawn on an annual and maximum month basis. This brackish water supply has a chlorides content greater than 1,000 mg/L and is, therefore, considered an alternate water supply.

The potable water supply system consists of three groundwater production wells capable of withdrawing 2,000 gpm per well. The wells range in depth of 1321 to 1896 feet below land surface with a casing to about a depth of 900 feet. The raw groundwater is pumped to the reverse osmosis (RO) water treatment facility owned and operated by SLWSD. The concentrate from the RO process is disposed of by deep well injection.

1.2 Purpose and Scope

The primary purpose of the Water Supply Work Plan (WSWP) is to improve coordination between the water management districts and the local governments to ensure that quality water is available to meet the growing demands of the state of Florida. In 2002, the Florida legislature changed Chapter 163 of the Florida Statutes requiring local governments to prepare a work plan in response to the water supply plan prepared by the water management districts and incorporate the work plan into the local comprehensive plan. The Florida Legislature continued to improve the coordination of water supply planning and local land use planning in 2005 by making additional changes to Chapters 163 and 373, Florida Statutes. Changes to these chapters required that local governments incorporate alternative water supply projects into their comprehensive plan within 18 months of the adoption of the regional water supply plan. The 2005 changes also required that water be available for new development before a certificate of occupancy may be issued.

1.3 Regional Water Supply Plan

The SFWMD recently completed the 2011 Upper East Coast (UEC) Water Supply Plan Update (further referred to as 2011 UEC Plan Update) addressing the water resources, water demands, water supply development projects, and related water supply planning information for the areas included in the SFWMD Upper East Coast (Martin and St. Lucie Counties, as well as a portion of Okeechobee



County). As a part of the 2011 UEC Plan Update, the District identified three primary water supply issues including 1) limited ability to withdrawal from the surficial aquifer system due to potential negative impacts on wetlands as well as increased potential for saltwater intrusion; 2) insufficient surface water in several canals to meet the projected agricultural demands; and 3) freshwater discharges affecting the health of the St. Lucie River and Estuary and southern Indian River Lagoon.

SLWSD is located in an area where the surficial aquifer system has been identified as a limited water resource. Therefore, withdrawals from the surficial aquifer system are limited and users are encouraged to continue developing alternative water supply sources and taking water conservation measures. The UEC Planning Area is required to adopt a WSWP identifying the need and source of alternative water supply(s). The SFWMD identified alternative water projects in the 2011 UEC Plan Update that should be able to meet demands through 2030. The SLWSD has been involved and continues to be involved in the development of alternative water supplies. The Floridan Aquifer, where the SLWSD makes groundwater withdrawals, is brackish groundwater and considered an alternative water supply. The SLWSD also has a proposed project in the Plan to expand the RO treatment capacity at the water treatment facility from 3.4 MGD to 3.6 MGD sometime between 2026 and 2030 using brackish water.

1.4 Port St. Lucie Comprehensive Plan

According to the City of Port St. Lucie's (City) website, the City's Comprehensive Plan (Comp Plan) is currently being updated. The draft sections of the Comp Plan are available as the updated plan is being reviewed and approved. The Infrastructure Element Section of the City's Comp Plan includes the SLWSD and the Reserve CDD. SLWSD is within the City limits and the City's Service Area, while the Reserve is located in unincorporated St. Lucie County but within the City's Service Area. Since both of these CDDs are located within the City's service area, they are included in the Comprehensive Plan.

As identified in the Infrastructure Element, the SLWSD water system serves a seven square mile service area as well as supply potable water to the Reserve. Brackish groundwater is pumped from the Floridan Aquifer and treated by the 3.4 MGD reverse osmosis treatment plant with the brine concentrate disposed of by deep injection well. Also included in the Infrastructure Element, a residential level of service for SLWSD is identified as 85 gpd per capita.



SECTION 2 - EXISTING SYSTEM

2.1 Service Area

SLWSD currently owns, operates, and maintains its potable water, wastewater, and reuse irrigation system. The SLWSD serves the entire District as well as part of the Reserve Community Development District (CDD) through an Interconnect Agreement. The service area is not expected to change or expand as a result of changes to the SLWSD, however, the Reserve CDD will change the SLWSD's service area. The Reserve CDD has its own wastewater treatment facility that will go offline December 2014 and all flow will be sent to the SLWSD WWTF. The Reserve CDD also owns and operates its own water treatment facility but will purchase an additional 2,000 water Equivalent Residential Connections (ERCs) from the SLWSD by 2015. The existing and potential future water service area for the SLWSD is shown on **Figure 2**.

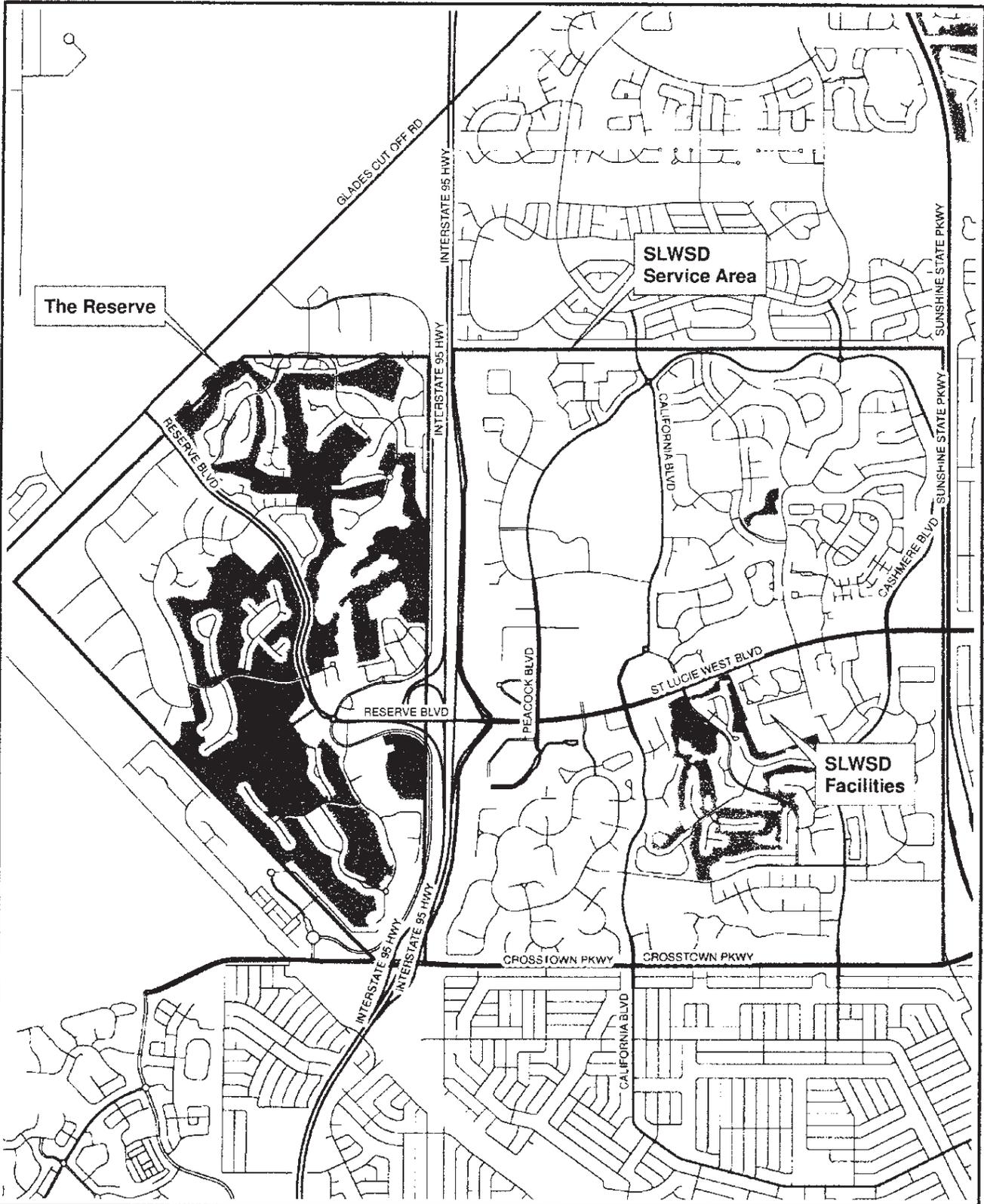
2.2 Water Supply Agreements

As a water supplier, it is important for the SLWSD to establish, maintain, and revise agreements related to water supply to best serve the existing and future needs of the users. The SLWSD has entered into specific agreements related to alternative water supply (AWS), potable, non-potable, and other water supply issues.

Through the MOU between SLWSD and the Reserve CDD, the Reserve CDD will purchase alternative bulk water through 2015. The SLWSD issued 1,000 Equivalent Residential Connections (ERCs) in 2007 and will provide a total of 3,000 ERCs or 22,812,500 gallons per month through the duration of the contract. The Reserve CDD currently purchases water and wastewater services. The Reserve will no longer treat wastewater after December 2014. The Reserve wastewater facility will be completely offline, with all wastewater flow being treated at the SLWSD WWTF.

The SLWSD has entered into an Inter-local Agreement with the City of Port St. Lucie Utility Department that allows for emergency potable water interconnections through two 12-inch metered connections. In the event of an emergency, City of Port St. Lucie water can flow into the SLWSD to supplement water produced at the SLWSD RO treatment facility. Conversely, water treated within the SLWSD can flow into the City to supplement the City's water system.

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St. Lucie West Services District Service Area

SLWSD Water Supply Work Plan Update

Project #: 107407.01 **March 2012**

FIGURE NO.
2



As shown in Table 2, the recovery efficiency was around 79% from 2007 through 2009. In 2010 and 2011, the recovery efficiency dropped to 75% and 74% respectively. SLWSD is currently planning on improvements to the system to return the recovery efficiency to 79% or greater.

In addition to the annual average flows, the maximum monthly flows over the past five years were used to determine the ratio of maximum monthly average daily flow (MMADF) to the annual average daily flow (AADF). For the raw groundwater withdrawn for treatment, the maximum monthly flow varied from 2.02 MGD in 2008 to 2.29 MGD in 2011. On average, the MMADF to AADF ratio varied from 1.10 to 1.18 with an average ratio of 1.13. Similarly, the MMADF to AADF ratio for the potable water demand varied from 1.07 to 1.16 with an average ratio of 1.12. The maximum monthly flows and the MMADF to AADF ratios for each of the past five years is provided in Table 3.

Table 3 Maximum Monthly Flows and Ratios

Year	Raw Water Flows			Potable Water		
	Annual Average (MGD)	Maximum Month (MGD)	MMADF: AADF	Annual Average (MGD)	Maximum Month (MGD)	MMADF: AADF
2007	1.816	2.136	1.18	1.441	1.674	1.16
2008	1.814	2.024	1.12	1.434	1.596	1.11
2009	1.852	2.033	1.10	1.463	1.630	1.11
2010	1.897	2.100	1.11	1.422	1.516	1.07
2011	2.003	2.287	1.14	1.475	1.694	1.15
Average	1.876	2.116	1.13	1.447	1.622	1.12

2.4 Consumptive Use Permit

SLWSD is authorized to withdraw brackish groundwater from the Floridan Aquifer through Water Use Permit No. 56-00614-W (provided in **Appendix B**) with withdrawal rates limited as outlined in the permit. The current withdrawal allocation is 851 million gallons per year or 2.33 MGD on an average day basis. The permit also limits the maximum monthly allocation to 80.8178 million gallons or roughly 2.69 MGD monthly average. The permit expires in September 2025.



2.5 Drinking Water System

The SLWSD drinking water system withdraws brackish groundwater from supply wells for treatment by membrane filtration. The raw groundwater is treated to meet drinking water standards before being distributed to customers for consumption. SLWSD has a dedicated irrigation system with little to no potable water being used for irrigation of lawns or landscaping.

2.5.1 Water Supply

Originally, SLWSD's primary source for drinking water was groundwater from the surficial aquifer. The surficial aquifer was an ideal source of potable water (among other uses) because of its high yield, proximity to land surface, and good water quality. However, with the growth experienced in the area, the resource is less reliable and alternative water sources are being used.

The alternative water source rapidly being used in the area and by SLWSD is the Floridan Aquifer. The Floridan Aquifer is a brackish water source that requires more advanced treatment than groundwater from the surficial aquifer. For the use of Floridan Aquifer groundwater for potable water production, membrane filtration is required to remove minerals to meet drinking water standards. Because of this, a percentage of the water withdrawn is not suitable for consumption as the water is concentrated with the minerals (treatment losses).

SLWSD currently uses three Floridan Aquifer production wells to withdrawal raw groundwater. Details for the production wells are shown on **Table 4**. Raw groundwater pumped from the Floridan Aquifer is pumped to the RO water treatment plant (ROWTP). The existing raw water transmission system is approximately 3,100 linear feet of raw water main consisting of approximately 2,500 feet of 12-inch PVC and 600 feet of 16-inch PVC.

Table 4 SLWSD Floridan Aquifer Production Wells

	FLW-1	FLW-2	FLW-3
Status	Existing	Existing	Existing
Well Diameter (in)	16	18	18
Total Depth (ft)	1,321	1,657	1,896
Cased Depth (ft)	908	885	865
Pump Capacity (gpm)	2,000	2,000	2,000



2.5.2 Treatment, Storage, and High Service Pumping

The water treatment plant currently has a permitted capacity of 3.4 MGD on a maximum daily flow basis pursuant to Permit No. 0081-083-004-WC issued by FDEP on May 6, 2004. The original water treatment plant was constructed in 1987 with a capacity of 1.0 MGD. The facility was expanded around 2000 to membrane softening treatment plant (i.e. RO) with a 2.0 MGD capacity. The ROWTP includes chemical additions, cartridge filtration, reverse osmosis membranes, calcite contactors, degasification, disinfection, fluoridation, storage, and high service pumping. The ROWTP was upgraded and expanded to 3.4 MGD around 2005. A map showing the water treatment facility is provided on **Figure 3**.

After the raw groundwater is treated, stabilized, and disinfected, the finished water is stored in two, 2.0 MG ground storage tanks. The tanks allow SLWSD to meet the diurnal demands of the system and produce potable water 12 to 16 hours per day. High service pumps located at the water treatment facility distribute the potable water to the customers in the service area. The operating pressure of the water distribution system is generally maintained between 60 and 80 pounds per square inch.

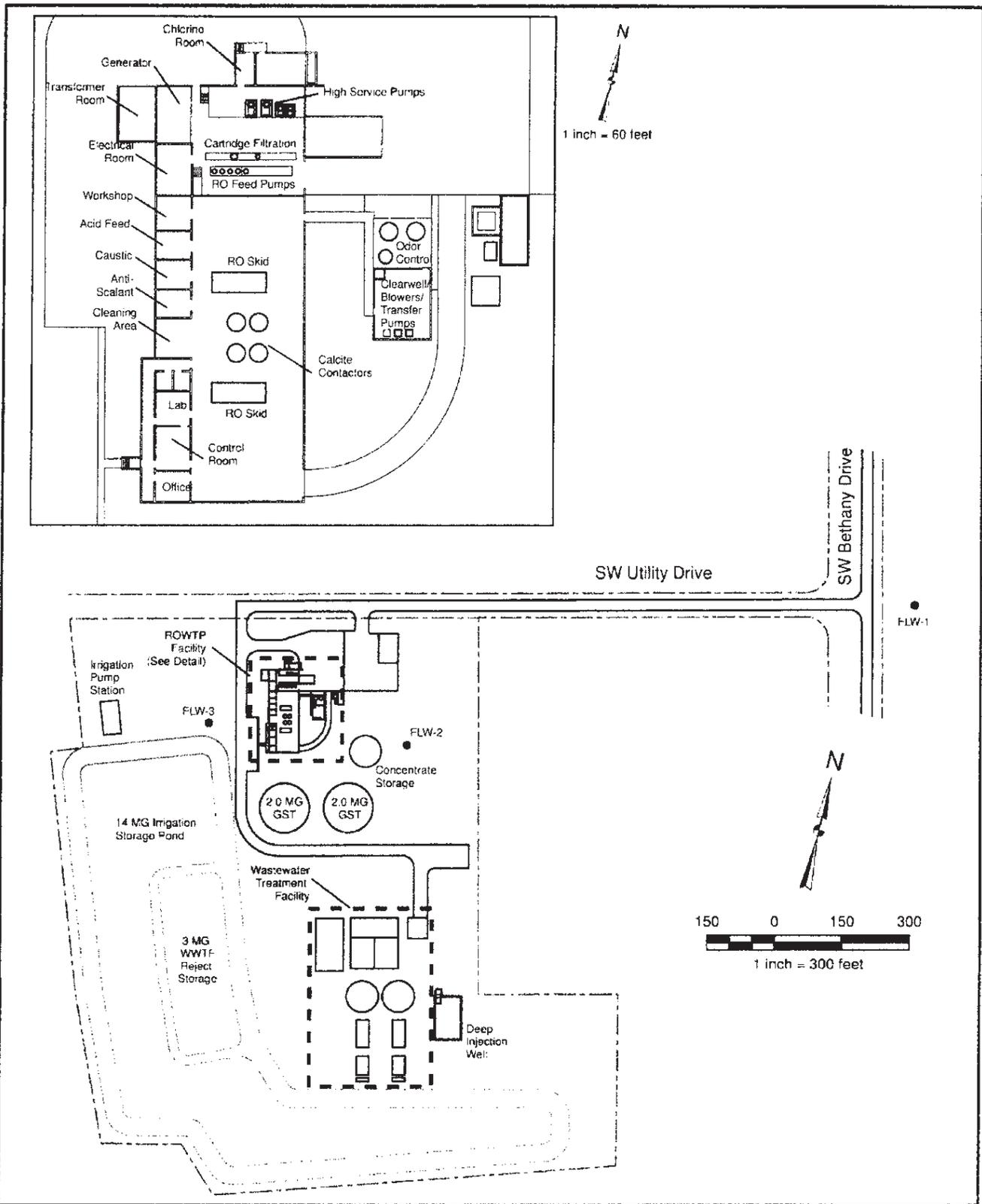
The treatment plant has a standby electrical power source in case of power failure. The standby power for the facility is provided by a diesel fueled auxiliary generator located in the high service pump room. The auxiliary generator is utilized for the operation of both the water and wastewater treatment plants. The generator will continue to be utilized for the public water supply wells.

2.5.3 Distribution System

The water distribution system consists of PVC or ductile iron pipe ranging in size from 6 to 24 inches in diameter. Construction of the water distribution system started in 1987 with expansions occurring with development. The age of the distribution system is 25 years or less and considered to be no more than half of its system useful life (approximately 50 years).

The water distribution system is designed to meet the peak potable water demands as well as meet the fire-flow requirements for the service area. The water distribution system consists of a looped network with isolation valves throughout the system to accommodate repairs and maintenance. The water distribution system also includes fire hydrants to provide fire protection in the service area.

SLWSD estimates that unaccounted for water in the system is between 8% and 11% annually.



P:\1074 St. Lucie West Services District\107407.01 Water Supply Work Plan\GIS Layouts\Fig 3 ROWTP Site.mxd 3/22/2012 sburwikel

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St. Lucie West Services District ROWTP Site Plan

SLWSD Water Supply Work Plan Update

Project #: 107407.01 **March 2012**

FIGURE NO.

3



Unaccounted for water (sometimes referred to as unbilled water) is un-metered water used for line flushing, hydrant testing, firefighting, construction, etc. as well as water losses or system leakage.

2.5.4 System Interconnects

SLWSD has system interconnects with two other suppliers of potable water: Port St. Lucie and the Reserve CDD. There are two interconnects with Port St. Lucie for emergency situations. These two interconnects allow potable water to be pumped to or from the City. The other interconnect is with the Reserve CDD for bulk sale to the Reserve.

2.6 Water Conservation Plan

The water conservation program implemented by SLWSD complies with the conditions set forth in the SFWMD Water Use Permit (No. 56-00142-W). Water consumption within the District is relatively low at 80 gpd per capita as discussed in Section 2.3. This low consumption rate is attributed to the following factors:

1. Irrigation system owned, maintained, and controlled by SLWSD offsetting potable water use for irrigation purposes. The irrigation system utilizes 100% of the treated effluent from the wastewater reclamation facility along with supplemental surface water and groundwater to supply the needed irrigation water.
2. The utility does not allow private irrigation wells within the development.
3. Relatively new development requiring water conserving plumbing fixtures.
4. Significant use of drought tolerant plants in landscaping.

The irrigation system is a significant component in conserving water use in SLWSD. The irrigation system has a set schedule that residents and businesses must follow. The schedule is strongly enforced including during periods of water restriction as issued by SFWMD. SLWSD issues warnings and penalty fees for non-compliance with the schedule and/or current restrictions.

Since SLWSD is located within the city limits of Port Saint Lucie, it is bound by the City's Code of Ordinances which references the State Building Code requiring water conserving plumbing fixtures. SLWSD provides water conservation tips on the website and offers a Water Conservation Rebate Program for residential customers who replace existing, inefficient plumbing fixtures with low consumption fixtures such as toilets and shower heads.



SECTION 3 - FUTURE WATER SUPPLY SYSTEM

3.1 Projected Water Use

There are no anticipated changes to the service area boundary for SLWSD. There is growth potential in the Reserve CDD however the bulk use agreement provides capacity to handle that growth. Any potential expansions to the service area would likely occur through expansion of the Reserve CDD and consequently through modification of the bulk use agreement, if necessary.

The projected water use for the SLWSD is provided in **Table 5**. The population projections are based on a 0.7% growth rate over the next two years and a 1.6% growth rate in subsequent years. It is estimated that the build out population of 17,001 would be met in 2019 thus no increases in the population. With a per capita flow of 80.3 gpd/person for SLWSD and committed capacity for the Reserve CDD of up to 0.5 MGD, the annual average potable water demand is 1.865 MGD in 2021.

Table 5 Projected Annual Average Potable Water Demand

Year	SLWSD Service Area Population	SLWSD Per Capita Flows	SLWSD Flows (MGD)	Reserve CDD Flows* (MGD)	Potable Water Flows (MGD)
2012	15,593	80.3	1.252	0.400	1.652
2013	15,696	80.3	1.261	0.400	1.661
2014	15,947	80.3	1.281	0.500	1.781
2015	16,202	80.3	1.301	0.500	1.801
2016	16,462	80.3	1.322	0.500	1.822
2017	16,725	80.3	1.343	0.500	1.843
2018	16,993	80.3	1.365	0.500	1.865
2019	17,001	80.3	1.365	0.500	1.865
2020	17,001	80.3	1.365	0.500	1.865
2021	17,001	80.3	1.365	0.500	1.865

The projected raw water demand for the system was calculated using the recovery efficiencies discussed in Section 2 and is provided in **Table 6**. With proposed improvements to the RO facility, a conservative future recovery efficiency of 79% is used.



Table 6 Projected Annual Average Raw Water Demand

Year	Potable Water Flows (MGD)	Recovery Efficiency	Raw Water Flows (MGD)	Maximum Monthly Raw Water Flows * (MGD)
2012	1.652	74%	2.244	2.530
2013	1.661	74%	2.255	2.543
2014	1.781	79%	2.254	2.542
2015	1.801	79%	2.280	2.571
2016	1.822	79%	2.307	2.601
2017	1.843	79%	2.333	2.631
2018	1.865	79%	2.361	2.662
2019	1.865	79%	2.361	2.663
2020	1.865	79%	2.361	2.663
2021	1.865	79%	2.361	2.663

* Maximum month raw water demand based on MMADF:AADF factor of 1.13.

3.2 Surplus/Deficit Projections

Using the projected water demands and groundwater withdrawals presented in Section 3.1, the surplus and/or deficit for the facility capacity and permitted withdrawals is shown in **Table 7**. From recent data (2011), SLWSD had a 1.4 MGD surplus in treatment capacity and a 0.33 MGD in permitted withdrawals. In 2015, the treatment surplus is expected to decrease to 1.32 MGD while the permitted surplus decreases to 0.08 MGD. The greater reduction in the permitted surplus occurs due to the 0.2 MGD treatment capacity increase in 2013.

Finally, in 2020 and 2021, the treatment capacity surplus decreases to 1.24 MGD. At this time, the permitted withdrawal is less than the demand by 0.03 MGD thus resulting in a permitted withdrawal deficit. However, this deficit is based on the Reserve CDD committed capacity of 0.5 MGD and future recovery efficiency of 79%. Actual water use by the Reserve CDD may be less and the future recovery efficiency may be greater. If either of these occurs, the permitted withdrawal may be sufficient to meet demand.



Table 7 Projected Facility Capacity and Permitted Withdrawal Surplus/Deficit

Item ¹	2011	2015	2020	2021
Population Served	15,491	16,202	17,001	17,001
Demand per Capita (GPD per person)	79.6	80.3	80.3	80.3
Annual Avg. Daily Demand	1.23	1.30	1.37	1.37
The Reserve Committed Capacity	0.40	0.50	0.50	0.50
Total Annual Average Daily Demand	1.63	1.80	1.87	1.87
Recovery from RO Treatment Process (%) ²	74%	79%	79%	79%
Raw Groundwater Withdrawn	2.00	2.28	2.36	2.36
Available Treatment Capacity	3.40	3.60	3.60	3.60
Facility Capacity Surplus (Deficit) ³	1.40	1.32	1.24	1.24
Permitted Amount ⁴	2.33	2.33	2.33	2.33
Permitted Surplus (Deficit) ⁵	0.33	0.08	(0.03)	(0.03)

Notes:

- 1) All units in MGD except where noted
- 2) Treatment efficiency from RO process currently at 74%. Proposed improvements in 2012-2013 to increase efficiency back to previous 79% efficiency or greater.
- 3) Difference between Available Treatment Capacity and Raw Groundwater Withdrawn.
- 4) Annual average permitted withdrawal in current SFWMD CUP.
- 5) Difference between Permitted Withdrawal and Raw Groundwater Withdrawn.

3.3 Alternative Water Supplies

SLWSD currently uses an alternate water supply source (i.e. groundwater from the Floridan Aquifer) for its potable water source. SLWSD intends on expanding the permitted treatment capacity of the facility from its current capacity of 3.4 MGD to 3.6 MGD. The facility will also see improvements to the recovery efficiency to better use the water supply.

SLWSD currently uses 100% of the treated wastewater, supplemental surface water, and occasionally supplemental groundwater as an alternative water source for landscape irrigation. SLWSD also has strict irrigation standards that promote efficient use of this alternative water source



3.4 Future Improvements

Future improvements to SLWSD's water system primarily consist of improvements at the treatment facility in regards to treatment capacity, water quality, efficiency, and redundancy. The permitted groundwater withdrawals in the water use permit may require modification (increase) to meet future demands depending on increases in the recovery efficiency and actual potable water flows to the Reserve CDD. Other future improvements to the system consist of routine maintenance of the supply, treatment, pumping, and distribution infrastructure.

3.4.1 Water Supply Sources

There are no future improvements necessary to meet the future demands. The pumping capacity of groundwater supply wells with the largest out of service is 4,000 gpm. With SLWSD currently operating 16 hours per day, this results in a capacity of 3.84 MGD.

3.4.2 Water Treatment Facilities

As previously discussed, SLWSD is planning on expanding the permitted treatment capacity of the facility from 3.4 MGD to 3.6 MGD as well as the addition of redundant treatment capacity. The improvements will also improve the recovery efficiency to the previous efficiencies achieved (79%) or greater. An evaluation of each component is also being conducted to identify any additional improvements. These improvements are generally to improve the operational efficiency and maintenance requirements.

3.4.3 Storage and High Service Pumping

There are no plans to expand capacity of the potable water storage or high service pumping. The finished water storage currently available (4.0 MG) is adequate to meet peak demands. SLWSD is planning for expansion of the high service pumping to add redundancy to the pumps.

3.4.4 Distribution System

There are no proposed improvements to the potable water distribution system.

3.5 Irrigation System

SLWSD continues to maintain and operate a significant alternative water source irrigation system to provide alternative water to their customers. There are no major improvements planned for the



irrigation system. However, SLWSD is planning on adding another supplemental surface water body to the system to meet irrigation demands. Further improvements to the high service pumps for the irrigation system are also planned in the near future.

3.6 Water Conservation

SLWSD has made extensive efforts in water conservation and continues to promote and enforce water conservation within its service area to meet the City of Port St. Lucie and SFWMD water conservation requirements. SLWSD has been successful in keeping the per capita water use relatively low.



SECTION 4 - SUMMARY AND RECOMMENDATIONS

4.1 Summary

The St. Lucie West Services District (SLWSD) serves the master-planned community of St. Lucie West within the City of Port. St. Lucie. The SLWSD covers an area of approximately 4,600 acres with a population of approximately 15,500. The SLWSD serves the entire SLW Community as well as a portion of the adjacent Reserve Community Development District (CDD). The SLWSD operates the potable water system in compliance with the Florida Department of Environmental Protection and South Florida Water Management District.

The drinking water supply for SLWSD is the Floridan Aquifer. The brackish water of the Floridan Aquifer has a chlorides content greater than 1,000 mg/L and is, therefore, considered an alternate water supply. Groundwater is withdrawn from the aquifer through three groundwater production wells. The raw groundwater is pumped to the reverse osmosis (RO) water treatment facility owned and operated by SLWSD. The groundwater is treated, stored, and pumped through the distribution system to the customers. The concentrate from the RO process is disposed of by deep well injection.

Historical water use shows that average per capita water demand is about 80.3 gpd. This is just below the level of service identified in the City of Port St. Lucie Comprehensive Plan. The recovery efficiency for the RO facility has recently decreased from 79% (efficiencies from 2007 through 2009) to 74% in 2011. This has resulted in an increase in the groundwater withdrawals. With the current recovery efficiency of 74%, an increase in the permitted withdrawals would be required. SLWSD is planning for improvements at the RO facility to restore the recovery efficiency to at least 79%. Based on the population projections and the committed capacity for the Reserve (0.5 MGD), an increase in the permitted withdrawals is not likely required if the recovery efficiency following improvements is just over 79%.

4.2 Recommendations

Recommendations for SLWSD in regards to the water system include the proposed improvements for the membrane filters to increase the recovery efficiencies. The recent drop (2010 and 2011) from 79% to 74% has increased the raw groundwater withdrawals and without an increase to at least 79%,



an increase in the permitted withdrawal would be required. SLWSD is confident that the recovery efficiency will be increased back to 79% or greater thus not requiring an increase. The recovery efficiency and growth in the service area should continue to be monitored to assure the groundwater withdrawals are less than the permitted quantities in the SFWMD permit.

Appendix A

Reserve CDD Interconnect Agreement



November 4, 2003

Joseph B. Teneriello, Chairman
St. Lucie West Service District
450 South West Utility Drive
Port St. Lucie, Florida 34986

Dear Chairman:

Enclosed are four executed copies of the Interconnect Agreement along with \$365,010 due upon signing the agreement. The Reserve Community Development District approved the Interconnect Agreement on October 28, 2003, including all of the requested changes except the one noted at page 11 relating to reuse of IQ water. While we do not believe the regulatory agencies will ever require the Reserve to use IQ water, if they would require it, the Reserve CDD must have the option to install the IQ lines so that the water use permits at the Reserve could be renewed.

This agreement and initial payment is contingent upon the St. Lucie West Services District approval of the agreement and recording of the easement by the Industrial Association for construction of the interconnect line. The Board of Supervisors of the Reserve Community Development District appreciates your consideration of this agreement and looks forward to a long and beneficial relationship with the Board of Supervisors of St. Lucie West Services District.

Sincerely,

A handwritten signature in black ink, appearing to read "John Csapo", is written over the typed name.

John Csapo
Chairman
Reserve Community Development District

RLF/pj

This Instrument Prepared By:
William D. Tyler, Esquire
Nabors, Giblin & Nickerson, P.A.
2502 Rocky Point Drive, Suite 1060
Tampa, Florida 33607

AMENDED AND RESTATED INTERCONNECT AGREEMENT

THIS AMENDED AND RESTATED INTERCONNECT AGREEMENT, is made and entered into as of the 12 day of November 2003, with respect to that certain Interconnect Agreement dated February 10, 1993, as amended December 15, 1999, and March 21, 2000 ("Prior Agreement"), by and between the St. Lucie West Services District, a Florida community development district created pursuant to Chapter 190, Florida Statutes, as amended, and whose address is c/o District Manager, 201 N. University Drive, Suite 802, Coral Springs, Florida 33071 ("Utility"), and The Reserve Community Development District, a Florida community development district created pursuant to Chapter 190, Florida Statutes, as amended and whose address is c/o District Manager, 201 N. University Drive, Suite 802, Coral Springs, Florida 33071 ("The Reserve").

WHEREAS, Utility owns and operates a potable water pumping, treatment, transmission and distribution system and a sanitary sewer collection, transmission, treatment and disposal system serving an area consisting primarily of the St. Lucie West development located within the corporate limits of Port St. Lucie, Florida ("Utility System").

WHEREAS, The Reserve owns and operates a potable water pumping, treatment, transmission and distribution system and a sanitary sewer collection, transmission, treatment, and disposal system which serves an area adjacent to the Utility System ("Reserve System"); and,

WHEREAS, the Reserve System has a need for potable water capacity and sanitary sewer capacity and Utility System has excess potable water and sanitary sewer capacities which Utility desires to sell and The Reserve desires to buy; and

WHEREAS, the parties have determined to amend and restate the Prior Agreement to provide for the sale and purchase of potable water, sanitary sewer, and treated irrigation quality wastewater effluent ("IQ Water") capacities pursuant to the terms and conditions set forth herein; and

NOW, THEREFORE, in consideration of the payment of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Recitations. The recitations set forth herein are true and correct.

2. Operations Under Prior Agreement. Within ten (10) days of execution of this Agreement by both parties, The Reserve agrees to pay to the Utility, and the Utility agrees to accept from the Reserve, the sum of \$75,000.00 in full and complete satisfaction of any and all claims arising from Utility's provision of potable water to The Reserve under the Prior Agreement.

3. Water Service Supply Agreement and Option.
 - a. Initial Water ERCs. In accordance with the Prior Agreement, the Utility sold, and The Reserve purchased, 50,000 gallons per day ("gpd"), representing 200 equivalent resident connections ("ERCs"), of potable water service for resale to the customers of The Reserve System ("Initial Water ERCs").

 - b. Phase I and Phase II Water ERCs. The Utility hereby agrees to sell, and The Reserve hereby agrees to purchase, on the terms and conditions set forth in this Agreement, including payment of capacity (connection) charges as set forth in Sections 7.c and 7.d, (1) an additional 250,000 gpd, representing an additional 1,000 ERCs, of potable water service ("Phase I Water ERCs"), and (2) a second additional 250,000 gpd, representing a second additional 1,000 ERCs, of potable water service ("Phase II Water ERCs"), both for resale to customers of The Reserve System. **Conveyance of capacity is contingent on the completion of the water treatment plant expansion currently underway.**

 - c. Future Water ERCs. In addition to the potable water capacities represented by the Initial, Phase I and Phase II Water ERCs, The Reserve shall hold an option to purchase up to an additional 250,000 gpd, representing 1,000 ERCs, of additional permanent potable water capacity ("Future Water ERCs") as set forth below upon payment of connection charges for such capacity. The Reserve's option to purchase and obligation to pay for Future Water ERCs, and to pay connection charges for such capacity, shall be subject to the Utility's actual ability to provide such capacity in the quantities and quality required by this Agreement.

4. Sewer Service Supply Agreement and Option.
 - a. Phase I and Phase II Sewer ERCs. The Utility hereby agrees to sell, and The Reserve hereby agrees to purchase, on the terms and conditions set forth in this Agreement, including payment of capacity (connection) charges as set forth in Sections 7.c and 7.d, (1) 220,000 gpd, representing 1,100 ERCs, of sanitary sewer service ("Phase I Sewer ERCs), and (2) an additional 180,000 gpd, representing an additional 900 ERCs, of sanitary sewer service ("Phase II Sewer ERCs"), both for resale to customers of The Reserve System.

d. Payment of Phase I Connection Charges. Payment of connection charges by The Reserve to the Utility for the Phase I Water and Sewer ERCs shall be made in accordance with the minimum takedown schedule set forth in the attached Exhibit "C," subject to prepayment as provided in Section 7.f of this Agreement.

e. Payment of Phase II Connection Charges. Payment of connection charges by The Reserve to The Utility for the Phase II Water and Sewer ERCs shall be made in accordance with a build-out schedule to be provided by The Reserve as set forth in Section 9.b of this agreement, but in no event later than October 1, 2015.

f. Prepaid Connection Charges. Notwithstanding any other provision of this Agreement:

- (1) Upon the earlier of the Utility either (i) issuing bonds to finance a potable water plant expansion or (ii) receiving permits for construction of such expansion and notifying The Reserve in writing of the Utility's intent to commence construction, The Reserve shall pay to the Utility the sum of \$1,500,000, less previous payments.
- (2) Upon the earlier of the Utility either (i) issuing bonds to finance a sanitary sewer treatment plant **modification** or (ii) receiving permits for construction of such expansion and notifying The Reserve in writing of the Utility's intent to commence construction, The Reserve shall pay to the Utility an additional sum of \$1,000,000.
- (3) The payments set forth in Sections 7.f (1) and (2) above shall constitute "Prepayments of Connection Charges" to be applied, first, against the minimum Phase I takedown obligations of The Reserve set forth in the attached Exhibit "C," and second, against The Reserve's obligation to purchase Phase II Water and Sewer ERCs. Such Prepaid Connection Fees shall be applied to both Water and Sewer ERCs.
- (4) Any connections in excess of the foregoing Prepaid Connection Fees may be purchased by The Reserve from the Utility for an amount equal to \$1,000 per water and \$900 per sewer ERC, with escalations in accordance with paragraph 7j.

g. Gallongage (Commodity) Charges. In addition to payment of the capacity (connection) charges set forth above, The Reserve further agrees to pay the Utility's gallongage (commodity) charge for all potable water and sanitary sewer service that The Reserve receives or is scheduled to receive from the Utility. The water and sewer service rates to be paid by The Reserve are as follows:

- (1) For bulk potable water service, the monthly base facility charge \$600 per month, escalated with residential rates, plus a gallonage (commodity) charge equal to eighty percent (80%) of the Utility's retail water service rate (per 1,000 gallons) in effect at the time of payment.
- (2) For bulk sanitary sewer service, a gallonage (commodity) charge equal to eighty percent (80%) of the Utility's retail sewer service rate (per 1,000 gallons) in effect at the time of payment.
- (3) In each case, use will be billed monthly and payment shall be due within thirty (30) days of the receipt of the bill.
- (4) As used in this agreement, the term "retail service rate" shall mean the amount charged by the Utility for a "typical" single family customer using less than 8,000 gallons per month.

h. Commencement of Phase I Services.

- (1) The provision of the additional potable water service represented by the Phase I Water ERCs, and the payment on a take-or-pay basis of monthly service rates for the additional potable water service represented by the Phase I Water ERCs, shall commence upon the earlier of the date set forth in the takedown schedule set forth in the attached Exhibit "C," or following thirty (30) days notice to the Utility, at the option of The Reserve. The Reserve agrees to an extension in the event construction of the Water Treatment Plant expansion by the Utility is delayed through no fault of the Utility.
- (2) The provision of the sanitary sewer service represented by the Phase I Sewer ERCs, and the payment on a take-or-pay basis of monthly service rates for the sanitary sewer service represented by the Phase I Sewer ERCs, shall commence upon the earlier of the date set forth in the takedown schedule set forth in the attached Exhibit "C," or following thirty (30) days notice to the Utility, at the option of The Reserve. The Utility agrees to an extension in the event construction of the Sewer Interconnect by The Reserve is delayed through no fault of The Reserve.

i. Commencement of Phase II Services. The provision of additional potable water and sanitary sewer service represented by the Phase II Water and Sewer ERCs, and the payment of monthly service rates for such service as and when received, shall commence in accordance with a build-out schedule to be provided by The Reserve as set forth in Section 9.b of this Agreement.

j. Increases in Charges: Limitations. Subject to applicable law, the Utility may amend or revise from time to time in the future, the rates or connection charges referenced in this Agreement, and The Reserve agrees to be bound by such rates or charges as amended, provided, however, that (1) increases in water and sewer rates and connection charges applicable to The Reserve shall in no event exceed, on a percentage basis, increases applicable throughout the balance of the service area of the Utility System, and (2) increases in the IQ water rates applicable to The Reserve shall be subject to the limitations set forth in Section 14.b of this Agreement.

k. Limited Take-or-Pay. The Reserve acknowledges and agrees that payment of gallonage (commodity) charges for potable water and sanitary sewer service that The Reserve receives or is scheduled to receive from the Utility in accordance with the takedown schedule set forth in the attached Exhibit "C," representing the Initial Water ERCs and the Phase I Water and Sewer ERCs, is on a take-or-pay basis for a period of twenty (20) years, commencing on the date hereof, and that such obligation is an essential part of the consideration for this Agreement without which the Utility would not have entered into this Agreement.

- (1) The Take-or-Pay provision shall end after 20 years at which time all charges will be based on actual monthly usage; and
- (2) The Take-or-Pay amount charged monthly will be based on 80% of the purchased capacity to allow for peak flows.

l. Minimum Charges. Based upon the provisions set forth in Section 7.a through k above, the parties agree that during the first five (5) years of this Agreement, (1) the minimum connection fees to be received by the Utility for the Phase I Water and Sewer ERCs, and (2) the minimum gallonage (commodity) charges to be received by the Utility for potable water and sanitary sewer service represented by the Initial Water ERCs and the Phase I Water and Sewer ERCs, shall be as set forth in the attached Exhibit "C."

8. Water and Sewer Meters.

a. Location, Ownership, and Maintenance. The Interconnect facilities shall include water and sewer meters to be purchased and constructed by Utility and owned and operated by the Utility and located at the Points of Interconnection, as depicted on the map attached as Exhibit B. The parties agree that the meters shall be used to calculate The Reserve's water and sewer use. The Utility shall maintain the water and sewer meters as part of the Interconnect facilities.

b. Point of Delivery. The Reserve side of the meters shall be the point of delivery of water and sewer service ("Point of Delivery"). Water and sewage shall be considered

the property and responsibility of the other party once it has passed through Point of Delivery.

c. Water and Sewer Pressure at Point of Delivery. At all times during the term of this Agreement, including any renewal, the Utility agrees to maintain a minimum water pressure at a level of sixty pounds per square inch (60 PSI) at the Point of Delivery and to maintain maximum sewer pressure at a level of thirty pounds per square inch (30 PSI) at the Point of Delivery.

d. Meter Condition. The meters used for measuring the quantity of water delivered and sewer received from The Reserve shall be in good mechanical condition and shall be adequate in size and design for the type service which is provided. The meters shall be adjusted to register within prescribed accuracy limits as set forth in Rule 25-30.262, Florida Administrative Code, or its successor provisions and shall be recalibrated on intervals not exceeding every two (2) years. If either party requires a bench or field test of the meters, that party agrees to pay, all costs related to the testing including, but not limited to the cost of acquiring and installing a replacement meter on a temporary basis. However, if the meter is found to register outside prescribed accuracy limits, pursuant to Rule 25-30.262, Florida Administrative Code, then all costs of the testing (including replacement meter) shall be paid by The Utility. Disputes resulting from over billing or under billing due to meter inaccuracy shall be handled pursuant to the provisions in the Utility's Tariff or by the applicable rules of the regulatory agency having jurisdiction over such matters.

9. Future Capacity.

a. The Utility agrees to provide Phase II and Future Water and Sewer ERCs as may be required by The Reserve in 25,000 gpd increments. Payment of connection charges shall be due four (4) months prior to the capacity being required.

b. On or before November 1 of each year commencing in 2004, The Reserve agrees to provide the Utility with a five (5) year build-out schedule which shall identify the number of ERCs The Reserve reasonably expects to utilize in each of the five (5) succeeding years. This build-out schedule is intended to assist the Utility in its capital improvement planning for plant expansion, and not necessarily a limitation on capacity available to The Reserve in any given year. The capacity takedown schedule for the Phase I Water and Sewer ERCs is set forth in the attached Exhibit "C." The Utility agrees to provide such capacity in excess of the requirements of Exhibit "C," subject to such reasonable terms and conditions, particularly adequate construction lead time.

c. Notwithstanding anything herein to the contrary, the Utility shall have no obligation to provide water or sewer capacity through the Interconnects unless connection charges therefor have been paid.

10. Construction Specifications. All plans and specifications for construction of the Interconnects shall meet American Waterworks Association criteria, and shall meet or exceed industry standards for pressure, infiltration, exfiltration, line and grade, and all other standard engineering tests. Upon completion of construction, each party shall submit to the other a copy of the following: signed certificates of completion submitted to the appropriate regulatory agencies; bacteriological results with a sketch showing locations of all sample points; pressure test results; and one set of ammonia mylars of the as-built plans prepared and certified to by the engineers of record.

11. Water Quality Assurance.

a. The Utility agrees to provide to Reserve through the Water Interconnect potable water of a quality which meets federal, state and local water quality standards as may be set forth from time to time. The parties recognize that a variety of factors may affect the quality of the water provided by the Utility System, some of which are outside of the control of the Utility. Therefore, the Utility shall not be liable to The Reserve for any temporary failure to meet water quality standards, or temporary discontinuation of service, unless caused by the intentional actions or negligence of the Utility.

b. Both parties agree to install, institute and undertake those quality assurance facilities or programs it deems necessary in order to ensure that no contamination of the systems of either party shall occur from the other system. In the event of such contamination, each party shall immediately inform the other and the parties shall work together to mitigate any impact on the Utility System, the Reserve System, or the water provided to their respective customers.

12. Quality of Wastewater.

a. No substance other than domestic wastewater, including but not limited to hazardous, flammable, toxic and/or industrial constituents, regardless of the concentrations of said constituents, will be placed into the Reserve System and delivered to the Utility System by The Reserve. Non-domestic wastes from commercial establishments may be introduced into the Utility System only upon prior written approval from Utility based on Utility's determination that such non-domestic waste will not harm the Utility System. Should any non-domestic wastes, grease or oils, including but not limited to, floor wax, paint, chlorides, or salt water be delivered to Utility, The Reserve will be responsible for payment of the cost and expense required in correcting or repairing any resulting damage to the Utility System or property of third parties. Utility shall have the right to sample The Reserve's sewage to verify compliance with this paragraph.

b. In the event Utility determines that property served or to be served by the Reserve System poses a threat of introducing chlorides, salt water, or similar constituents into the Reserve System at levels determined by the Utility, in accordance with current industry standards, to be harmful to the Utility System, including but not limited to, the system's ability

to provide effluent meeting reuse standards, and its acceptability as an irrigation supply source for vegetation, Utility has the right to decline or discontinue service, or charge a higher rate due to increased treatment costs if applicable, to such property or customer and to require such pretreatment or other measures as are necessary to protect the integrity of Utility System. In the event of such declination or discontinuance of service, The Reserve shall have the right to provide or obtain treatment of the effluent from such property through its own facilities or from a third party.

13. Peak Flows; Usage and Purchased Capacities.

a. The Utility agrees to provide potable water flows to The Reserve at a flow rate not exceeding 800 gallons per minute at any time.

b. The Utility agrees to receive sanitary sewer flows from The Reserve at a flow rate not exceeding 350 gallons per minute. If at any time sanitary sewer flow from The Reserve exceeds 350 gallons per minute, The Reserve shall, at its expense, plan and construct either (1) a larger surge tank at The Reserve in order to reduce sanitary sewer flows to a rate that is at or below 350 gallons per minute, or (2) an additional eight inch (8") sanitary sewer line at the Point of Sewer Interconnect in order to accommodate sanitary sewer flows in excess of 350 gallons per minute. The sanitary sewer flows from The Reserve shall not in any event exceed 700 gallons per minute, absent mutual agreement to the contrary.

c. Notwithstanding any other provision of this Agreement, if actual potable water or sanitary sewer service usage levels by The Reserve exceeds by a factor of 1.05 for period for three (3) consecutive months the usage level corresponding to the number of ERCs previously purchased for such service, The Reserve agrees to purchase, within thirty (30) days of receiving written notice from the Utility, a sufficient number of additional ERCs so that the total number of ERCs purchased corresponds with the actual utility service usage level through the Interconnect.

14. IQ Water. The option of The Reserve to acquire IQ water from the Utility as set forth in this section shall be effective, and maybe exercised, only if State and/or local regulatory agencies reviewing permits for development within the area served by The Reserve system condition the granting or the renewal of such permits upon irrigation via IQ water, ~~and only for that portion of the service defined as Phase III as outlined in Exhibit C.~~

a. The Reserve and the Utility hereby agree that for each gallon of sewer service that the Utility provides to The Reserve pursuant to this Agreement, The Reserve has the right of first refusal, but not the obligation, to obtain a gallon of treated IQ water from the Utility for irrigation purposes. After such time as The Reserve is securing not less than 250,000 gpd of sewer service from the Utility through the Sewer Interconnect, the Utility shall give notice to The Reserve that IQ water is available. The Reserve shall then notify the Utility within ninety (90) days if it wishes to accept such IQ water. If The Reserve declines

to accept such IQ water, or elects temporarily not to accept delivery while paying for the IQ water to preserve its rights thereto, the Utility shall be free to dispose of same elsewhere, but only in such amounts as indicated in the Utility's original notice. Thereafter, as additional IQ water becomes available in increments of 25,000 gpd, the Utility shall provide a similar right of first refusal to The Reserve for each such increment.

b. The Utility shall provide IQ water to The Reserve at a rate equal to \$0.40 per 1000 gallons of IQ water actually received, which rate shall be subject to increase from time to time limited to the percentage increase in bulk sanitary sewer gallonage (commodity) charges of the Utility. Charges for IQ water service under this Agreement shall not be subject to any take-or-pay obligation, but shall be levied solely for IQ water actually received by The Reserve.

c. If The Reserve determines to accept IQ water, it shall be responsible for constructing those facilities necessary to transport the IQ water from the Utility System to The Reserve. Such facilities shall include, but not be limited to, adequate storage facilities, pumping facilities, and transmission mains from the point of delivery of IQ water which the parties agree shall be the intersection of St. Lucie West Boulevard and N.W. Peacock Avenue.

d. The Utility agrees to deliver only properly treated IQ water to The Reserve which shall be defined as wastewater discharged from Utility's sewer plant which meets or exceeds the standard established for reclaimed water reused in public access areas as set forth in Florida Administrative Code Rule 62-610 or its successor rule. If, in the future, the Disposal System no longer irrigates public access areas, or otherwise restricts its use of Utility's effluent in a manner that calls for a lower level of treatment than that provided by Utility at the time of this Agreement, then the standard for properly treated effluent required of Utility hereunder shall be reduced appropriately.

e. Notwithstanding any other provision of this Agreement, the right of first refusal of The Reserve to receive IQ water as provided in this Section 14 shall be limited to an amount of IQ water equal to the average weekly sanitary sewer flow transmitted by The Reserve to the Utility for treatment.

15. Binding Effect of Agreement. This Agreement shall be binding upon and shall inure to the benefit of The Reserve, Utility, and their respective assigns and successors by merger, consolidation, conveyance or otherwise.

16. Notice. Until further written notice by either party to the other, all notices provided for herein shall be in writing and transmitted by messenger, by certified mail or by telegram, and if to Reserve, shall be mailed or delivered to The Reserve at:

The Reserve Community Development District
201 N. University Drive, Suite 802
Coral Springs, Florida 33071
Attention: District Manager

If to Utility, such notice shall be addressed to Utility at:

St. Lucie West Services District
201 N. University Drive, Suite 802
Coral Springs, Florida 33071
Attention: District Manager

with a copy to:

St. Lucie West Services District
450 S.W. Utility Drive
Port St. Lucie, Florida 34986
Attention: George A. Morgan, Sr., Utilities Director

Notice shall be considered effective upon receipt or, if refused, as of the date offered for receipt.

17. Laws of Florida. This Agreement shall be governed by the laws of the State of Florida and it shall be effective immediately upon execution by both parties hereto.

18. Costs and Attorney's Fee. In the event the Utility or The Reserve is required to enforce this Agreement by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees.

19. Force Majeure. In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of either party, including but not limited to Act of God or of the public enemy, war, national emergency, allocation or of other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe, governmental rules or acts or orders or restrictions or regulations or requirements, acts or action of any government or public or governmental authority or commission or board or agency or agent or official or officer, the enactment of any statute or ordinance or resolution or regulation or rule or ruling or order, order or decree or judgment or restraining order or injunction of any court, said party shall not be liable for such non-performance.

20. Indemnification. Each party agrees to indemnify and hold the other harmless from and against any and all liabilities, claims, damages, costs and expenses (including reasonable attorney's

fees) to which it may become subject by reason of or arising out of performance under this Agreement.

21. Survival of Covenants. The rights, privileges, obligations and covenants of The Reserve and Utility shall survive the completion of the Interconnect and commencement of service.

22. Superseded Agreements. This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between the Reserve and Utility, made with respect to the matters herein contained, and when duly executed, constitutes the agreement between Reserve and Utility. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed.

23. Further Assurances. Whenever approvals of any nature are required by either party to this Agreement, it is agreed that same shall not be unreasonably withheld or delayed. Failure to insist upon strict compliance of any of the terms, covenants, or conditions herein shall not be deemed a waiver of such terms, covenants, or conditions herein shall not be deemed a waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.

24. Integration. It is agreed by and between the parties hereto that all words, terms and conditions contained herein are to be read in concert, each with the other, and that a provision contained under one heading may be considered to be equally applicable under another in the interpretation of this Agreement.

25. Default. In the event of a breach or a default by either party to this Agreement, the other party shall have all rights to enforce the terms and conditions of this Agreement which are available at law or in equity, including but not limited to, specific performance, as a remedy for such breach or default.

IN WITNESS WHEREOF, The Reserve and Utility have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

THE RESERVE COMMUNITY
DEVELOPMENT DISTRICT

By: _____

John Esapo
Chairman

ST. LUCIE WEST SERVICES DISTRICT

By: _____

B. Joseph Teneriello
Chairman

Attest: _____

Attest: _____

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this 5th day of November, 2003, by John Csapo, who is personally known to me or who has produced DL# _____ as identification and who did (did not) take an oath.

My Commission Expires:



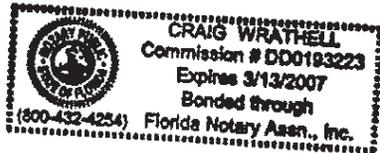
Eileen Fahey
Commission # CC 951681
Expires June 29, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Eileen Fahey
Print Name: Eileen Fahey
Notary Public
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by B. Joseph Teneriello, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

My Commission Expires:



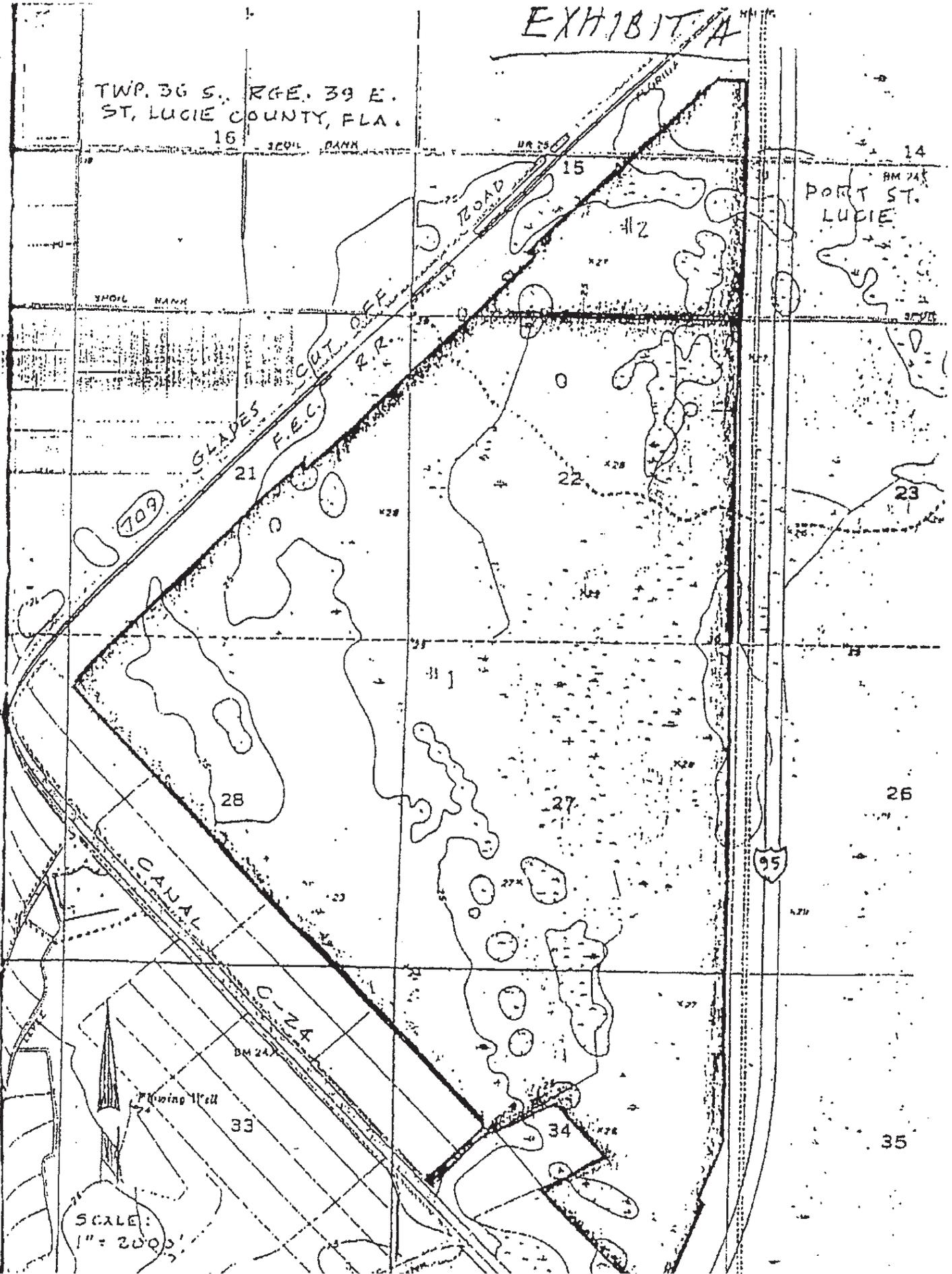
Craig Wrathell
Print Name: _____
Notary Public
State of Florida at Large

EXHIBIT A

[Map of Reserve System service area]

EXHIBIT A

TWP. 36 S., RGE. 39 E.
ST. LUCIE COUNTY, FLA.



SCALE:
1" = 2000'

PORT ST.
LUCIE

95

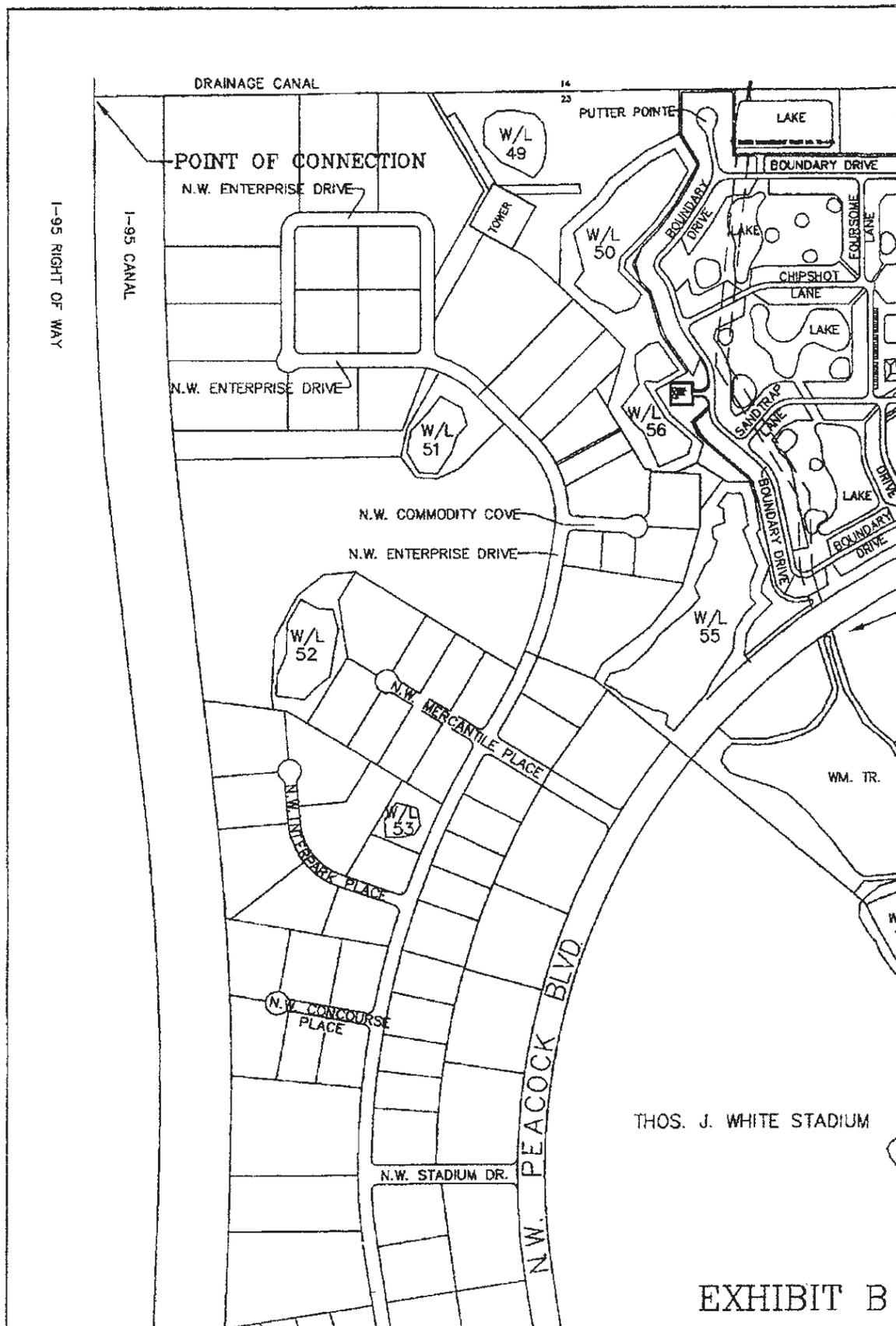


EXHIBIT C

Water and Sewer Take Down Schedule

	Fiscal Year Beginning October 1,	Water			Sewer				
		ERC	Cum ERC	Take or Pay (g/mo)	ERC	Cum ERC	Take or Pay (g/mo)		
<u>Phase 1</u>	2003	200	400	1,216,667	100	100	486,667		
	2004	100	500	1,825,000	200	300	1,460,000		
	2005	100	600	2,433,333	200	500	2,433,333		
	2006	200	800	3,650,000	200	700	3,406,667		
	2007	200	1,000	4,866,667	200	900	4,380,000		
	2008	200	1,200	6,083,333	200	1,100	5,353,333		
<u>Phase 2</u>	2009	200	1,400	7,300,000	200	1,300	6,326,667		
	2010	200	1,600	8,516,667	200	1,500	7,300,000		
	2011	200	1,800	9,733,333	200	1,700	8,273,333		
	2012	200	2,000	10,950,000	200	1,900	9,246,667		
	2013	200	*	2,200	10,950,000	200	*	2,100	9,733,333
<u>Optional</u>	2014	200	*	2,400	10,950,000	200	*	2,300	9,733,333
	2015	200	*	2,600	10,950,000	200	*	2,500	9,733,333
	2016	200	*	2,800	10,950,000	200	*	2,700	9,733,333
	2017	200	*	3,000	10,950,000	200	*	2,900	9,733,333
	2018	0	*	3,000	10,950,000	100	*	3,000	9,733,333
	2019	0		3,000	10,950,000	0		3,000	9,733,333
	2020	0		3,000	10,950,000	0		3,000	9,733,333
	2021	0		3,000	10,950,000	0		3,000	9,733,333
	2022	0		3,000	10,950,000	0		3,000	9,733,333
	2023	0		3,000	10,950,000	0		3,000	9,733,333

* Initial contract is for 2,000 ERC, Reserve has option to take an additional 1,000 ERC

Take or Pay flow is for minimum amount of flow to be billed in a month per then current rates. Take or Pay is only on initial 2,000 ERC's.

Take or Pay based on 80% of committed capacity

Return to: (enclose self-addressed stamp envelope)

UTILITY EASEMENT

Name:

Michael T. Kolodziejczyk, PLS

Address: ARCADIS LNW

590 NW Peacock Boulevard, Suite 9
Port St. Lucie, Florida 34986

This Instrument Prepared by:

Michael T. Kolodziejczyk, PLS

Address: ARCADIS LNW

590 NW Peacock Boulevard, Suite 9
Port St. Lucie, Florida 34986

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATE

THIS UTILITY EASEMENT, executed this 12 day of November, 2003, by St. Lucie West Industrial Association whose post office address is 1850 S.W. Fountainview Boulevard, Port St. Lucie, Florida 34986, first party, to St. Lucie West Services District whose post office address is 450 S.W. Utility Drive, Port St. Lucie, Florida 34986, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said first party, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid by the second party, the receipt whereof is hereby acknowledged, together with all other covenants made by the second party and contained herein, has granted, bargained and sold unto the said second party forever, a utility easement over the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit "A"

for the purposes of ingress, egress, construction, repair, installation and maintenance of water and sewer facilities, and related appurtenances, and not for video communications; it is understood that this easement is given upon the express understanding and condition that the described property may be used by the first party, its successors, assigns, invitees and licensees for ingress and egress, and that the second party, through its use of the described property shall not interfere with this ingress and egress right, and it shall be the duty of the second party to maintain and repair said facilities and to repair any damage to the described property caused by the second party as may be required from time to time hereafter.

Subject to the limitations set forth in Section 768.28, Florida Statutes, the Second Party will indemnify and save the First Party harmless from any damage, injury, loss, claim, demand, or cost proximately caused by the sole fault or negligence of the Second Party and arising from the Second Party's use of the easement granted herein.

IN WITNESS WHEREOF, the said first party has caused this instrument to be executed by its duly authorized agents, and its corporate seal affixed hereto.

Signed, sealed and delivered in presence of: (name of first party)

Jean E. Sakowski
Witness Signature

Jean E. Sakowski
Printed Name

George A. Morgan
Witness Signature

GEORGE A. MORGAN
Printed Name

By: [Signature] v.p.

Printed Name: DAVID C. PAGE

Title: v.p.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7th day of November 2003 by David C. Page, as Vice President, a Florida corporation, on behalf of the corporation. He/She is personally known to me, or who has produced _____ as identification and who did/ did not take an oath.

[Notary Seal or Stamp]



Jean E. Sakowski
Notary Public-State of Florida

Print Name: Jean E. Sakowski

My Commission Expires: Mar. 7, 2005

ACCEPTANCE OF EASEMENT

The above easement is hereby accepted this _____ day of _____, 2003.

Attest:

ST. LUCIE WEST SERVICES DISTRICT

by [Signature]

by [Signature]

Print name Craig Weatherl

Print name B. Joseph Tenorio

Title District Management

Title CHAIRMAN

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this _____ day of _____
2003 by _____ as _____ of ST. LUCIE
WEST SERVICES DISTRICT, a community development district, on behalf of the
District. He is

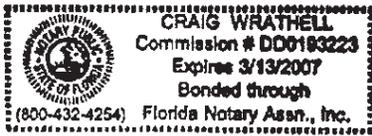
_____ personally known to me, or
_____ who has produced _____ as identification and who
_____ did/ _____ did not take an oath.

[Notary Seal or Stamp]

[Signature]
Notary Public - State of Florida

Print Name: Craig Weatherl

My Commission Expires:



Prepared by ARCADIS LNW
590 NW Peacock Boulevard, Suite 9
Port St. Lucie, Florida 34986
772-878-1700

LNW

Lawson, Noble & Webb, Inc.

ENGINEERS • PLANNERS • SURVEYORS

580 NW Peacock Blvd, Suite 9, Port St. Lucie, FL 34986

(772) 878-1700 • fax: (772) 878-1802 • Web: www.lnw-inc.com

West Palm Beach • Port St. Lucie • Orlando • Vero Beach

EB 3432 / LB 8674

DESCRIPTION TO ACCOMPANY SKETCH

DESCRIPTION: UTILITY EASEMENTS

BEING TWO (2) EASEMENTS 20.00 FEET WIDE LYING OVER, UNDER AND ACROSS A PORTION OF LOTS 6, 7, 8 AND 9 AS SHOWN ON THE PLAT OF ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, RECORDED IN PLAT BOOK 39, PAGES 40, 40A AND 40B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THE PRIVATE DRAINAGE EASEMENT LYING OVER THE SOUTH 10.00 FEET OF SAID LOT 6 AND THE NORTH 10.00 FEET OF SAID LOT 7.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

BEING ALL OF THE PRIVATE DRAINAGE EASEMENT LYING OVER THE SOUTH 10.00 FEET OF SAID LOT 8 AND THE NORTH 10.00 FEET OF SAID LOT 9.

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of subject property or monuments set in connection with the preparation of information shown hereon.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

GARY R. BURFORD, PROFESSIONAL SURVEYOR
AND MAPPER, FLORIDA REGISTRATION NO. 4981

DATE OF SIGNATURE

11-4-03

SEE SHEET 2 OF 2 FOR SKETCH

PN400-459N6481NCADNB481SD-DE.DWG 11/04/2003 09:19:12 AM EST

SHEET 1 OF 2

JOB No. B481

DRAWN: GRB

CHECKED: MTK

DESIGN:

DATE: 10-17-03



Lawson, Noble & Webb, Inc.

ENGINEERS • PLANNERS • SURVEYORS

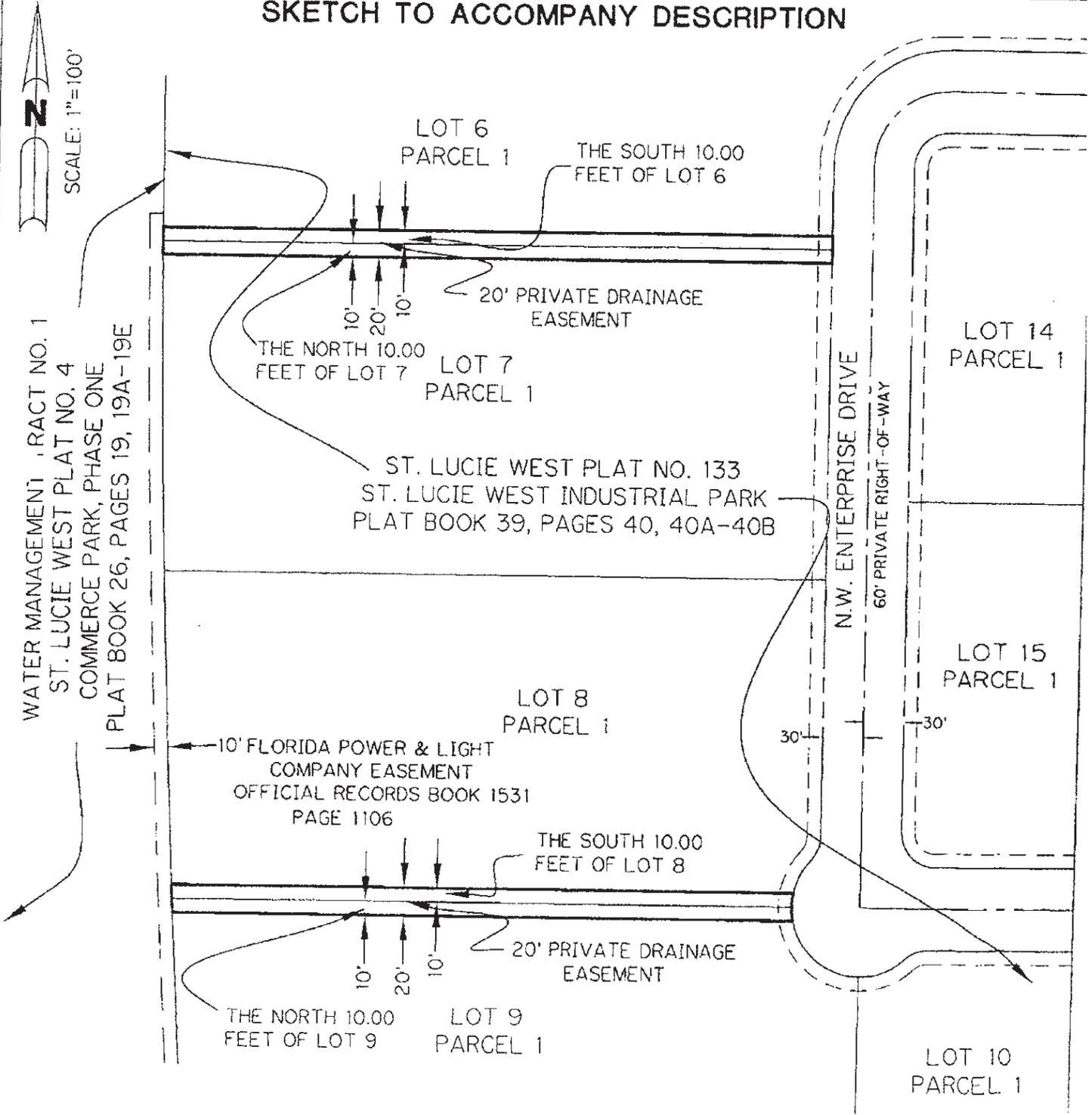
580 NW Peacock Blvd, Suite 9, Port St. Lucie, FL 34986

(772) 878-1700 • fax: (772) 878-1802 • Web: www.lnw-inc.com

West Palm Beach • Port St. Lucie • Orlando • Vero Beach

EB 3432 / LB 6674

SKETCH TO ACCOMPANY DESCRIPTION



SEE SHEET 1 OF 2 FOR DESCRIPTION P:\400-49956481\CAD\18481SD-01.DWG 11/04/2000 09:49:12 AM EST SHEET 2 OF 2

JOB No. B481

DRAWN: GRB

CHECKED: MTK

DESIGN:

DATE: 10-17-03

Appendix B

SFWMD Water Use Permit No. 56-00614-W



FORM #0299
Rev. 5/03

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT NO. RE-ISSUE 56-00614-W**

(NON - ASSIGNABLE)

Date Issued: 14-SEP-2005

Expiration Date: September 14, 2025

Authorizing: THE CONTINUATION OF AN EXISTING USE OF GROUNDWATER FROM THE FLORIDAN AQUIFER SYSTEM FOR PUBLIC WATER SUPPLY USE WITH AN ANNUAL ALLOCATION OF 851.18 MILLION GALLONS.

Located In: St Lucie County, S23, 24, 25, 26, 35/T36S/R39E

Issued To: ST LUCIE WEST SERVICES DISTRICT
(ST LUCIE WEST SERVICES DISTRICT)
10300 NW 11TH MANOR
CORAL SPRINGS, FL 33071

This Permit is issued pursuant to Application No. 010426-9 , dated April 26, 2001, for the Use of Water as specified above and subject to the Special Conditions set forth below. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, maintenance or use of activities authorized by this permit. Said application, including all plan and specifications attached thereto, is by reference made a part hereof.

Upon written notice to the permittee, this permit may be temporarily modified, or restricted under a Declaration of Water Shortage or a Declaration of Emergency due to Water Shortage in accordance with provisions of Chapter 373, Fla. Statutes, and applicable rules and regulations of the South Florida Water Management District.

This Permit may be permanently or temporarily revoked, in whole or in part, for the violation of the conditions of the permit or for the violation of any provision of the Water Resources Act and regulations thereunder.

This Permit does not convey to the permittee any property rights nor any privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation, or requirement affecting the rights of other bodies or agencies.

Limiting Conditions are as follows:

SEE PAGES 2 - 7 OF 7 (25 LIMITING CONDITIONS).

South Florida Water Management
District, by its Governing Board

On ORIGINAL SIGNED BY:
By ELIZABETH VEGUILLA
DEPUTY CLERK

LIMITING CONDITIONS

- 1 . This permit shall expire on September 14, 2025.
- 2 . Application for a permit modification may be made at any time.
- 3 . Water use classification:

Public water supply

- 4 . Source classification is:

Ground Water from:
Floridan Aquifer System

- 5 . Annual allocation shall not exceed 851 MG.

Maximum monthly allocation shall not exceed 80.8178 MG.

- 6 . Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:
St. Lucie West Services District
10300 NW 11th Manor
Coral Springs, FL. 33071

St. Lucie West Services District
10300 NW 11th Manor
Coral Springs, FL. 33071

- 7 . Withdrawal Facilities:

Ground Water - Existing:

- 1 - 16" X 1321' X 2000 GPM Well Cased To 908 Feet
- 1 - 18" X 1657' X 2000 GPM Well Cased To 885 Feet
- 1 - 18" X 1896' X 2000 GPM Well Cased To 865 Feet

- 8 . Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the

interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

(2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

- 9 . Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

(1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

(1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(2) Reduction in water levels that harm the hydroperiod of wetlands,

(3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(4) Harmful movement of contaminants in violation of state water

quality standards, or

(5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.
12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.
16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report. Results of monthly chloride concentration analyses for each withdrawal facility shall be submitted to the District quarterly.

Results of monthly chloride concentration analyses for each withdrawal facility shall be submitted to the District quarterly.
19. The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was calculated, the annual allocation may then be subject to modification and reduction.
20. Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a

monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.

21. Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.
22. Prior to any application to renew or modify this permit, the Permittee shall evaluate long term water supply alternatives and submit a long term water supply plan to the District. Within one year of permit issuance, the Permittee shall submit to the District an outline of the proposed plan. The assessment should include consideration of saline intrusion, wellfield protection, plans for compliance with applicable wellfield protection ordinances, expected frequencies and plans to cope with water shortages or well field failures, and conservation measures to reduce overall stresses on the aquifer.
23. In Martin and St. Lucie counties, the maximum installed capacity on a Floridan aquifer well shall be that capacity at which the well is capable of flowing in a free flowing mode relative to existing land elevation at the well site. Pumping equipment shall not be installed on any free flowing Floridan aquifer well as a means to regain or increase capacity. (Prior to the installation of the pump, Permittee shall provide a flow verification determination to the District for review and approval. Staff approval will be granted if the natural flow rate of the well is greater than that of the proposed pump.)
24. In Martin and St. Lucie counties, the maximum installed capacity on a Floridan aquifer well shall be that capacity at which the well is capable of flowing in a free flowing mode relative to existing land elevation at the well site. Pumping equipment shall not be installed on any free flowing Floridan aquifer well as a means to regain or increase capacity. (Prior to the installation of the pump, Permittee shall provide a flow verification determination to the District for review and approval. Staff approval will be granted if the natural flow rate of the well is greater than that of the proposed pump.)
25. Pursuant to the provisions of Chapter 40E-1.5095, within two weeks of permit issuance, the Permittee shall publish notice of agency decision in newspapers of general circulation in the area affected by such decisions, as defined by the area within the one-foot drawdown shown in Exhibit 7E of the staff report prepared in support of the recommended agency action.

Pursuant to the provisions of Chapter 40E-1.5095, within two weeks of permit issuance, the Permittee shall publish notice of agency decision in newspapers of general circulation in the area affected by such decisions, as defined by the area within the one-foot drawdown shown in Exhibit 7E of the staff report prepared in support of the recommended agency action.

APPENDIX-B

CONSUMPTIVE USE PERMIT



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FILE

990008



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

CON 24-06

Application No.: 100920-35

November 3, 2010

PORT ST LUCIE UTILITY SYSTEM DEPARTMENT
906 S E OGDEN LANE
PORT ST LUCIE, FL 34983

Dear Permittee:

SUBJECT: **Permit No.:** 56-00142-W
Project: PUBLIC SUPPLY W U P (PORT ST LUCIE UTILITY SYSTEM)
Location: ST LUCIE COUNTY S1,2,10-15/T36S/R39E
S30-32/T36S/R41E
S5-8,16-22,25-36/T36S/R40E
Permittee: PORT ST LUCIE UTILITY SYSTEM DEPARTMENT

District staff has reviewed the information submitted in support of the referenced application for permit modification(s) and determined that the proposed activities are in compliance with the previous permit and the appropriate provisions of Rule 40E-2.331 (4)(a), Florida Administrative Code. The permit modification(s) include the following:

This permit modification is to change limiting condition 25 that requires submittal of a compliance report every five years to instead require submittal of the report every ten years. This change is being made in accordance with Senate Bill 550, which was adopted during the 2010 legislative session (Section 373.236, F.S.). The next report will be due 10 years from the date of permit issuance. Enclosed are the limiting conditions to this permit with the above noted change. Your permit may be viewed online and compliance documents can be submitted electronically on the District's ePermitting website (www.sfwmd.gov/ePermitting).

Please understand that your permit remains subject to the 28 Limiting Conditions and all other terms of the permit authorization as previously issued.

Sincerely,

James Harmon, P.G.
Sr Supv Hydrogeologist
Water Use Regulation Division

JH /rb

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Limiting Conditions

FILE

99008

- 1 This permit shall expire on July 10, 2028.
- 2 Application for a permit modification may be made at any time.
- 3 Water use classification:

Public water supply

- 4 Source classification is:

Ground Water from:
 Floridan Aquifer System
 Surficial Aquifer System

- 5 Annual allocation shall not exceed 18754 MG.

Maximum monthly allocation shall not exceed 1906.6 MG.

The following limitations to annual withdrawals from specific sources are stipulated:

Floridan Aquifer System-: 16,929 MG.
 Surficial Aquifer System-: 1,825 MG.

The following limitations to maximum monthly withdrawals from specific sources are stipulated:

Floridan Aquifer System-: 1,726.60 MG.
 Surficial Aquifer System-: 186.00 MG.

- 6 Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:

PORT ST LUCIE UTILITY SYSTEM DEPARTMENT
 900 S E OGDEN LANE
 PORT ST LUCIE, FL - 34983

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- 7 Withdrawal facilities:

Ground Water - Existing:

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UTILITY ENGINEERING DIVISION

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- 1 - 16" X 90' X 400 GPM Well Cased To 45 Feet
- 1 - 16" X 95' X 275 GPM Well Cased To 60 Feet
- 1 - 17" X 1350' X 1850 GPM Well Cased To 690 Feet
- 2 - 17" X 1350' X 1840 GPM Wells Cased To 650 Feet
- 1 - 24" X 91' X 515 GPM Well Cased To 63 Feet
- 1 - 16" X 111' X 225 GPM Well Cased To 71 Feet
- 4 - 20" X 100' X 350 GPM Wells Cased To 60 Feet
- 1 - 12" X 111' X 140 GPM Well Cased To 61 Feet
- 1 - 24" X 97' X 520 GPM Well Cased To 64 Feet
- 1 - 16" X 114' X 125 GPM Well Cased To 79 Feet
- 1 - 16" X 111' X 275 GPM Well Cased To 76 Feet
- 1 - 12" X 107' X 500 GPM Well Cased To 23 Feet
- 1 - 24" X 90' X 365 GPM Well Cased To 67 Feet
- 1 - 16" X 99.5' X 300 GPM Well Cased To 59 Feet
- 3 - 17" X 1350' X 1840 GPM Wells Cased To 860 Feet
- 1 - 17" X 1359' X 1850 GPM Well Cased To 679 Feet
- 1 - 16" X 95' X 100 GPM Well Cased To 50 Feet
- 1 - 16" X 100' X 300 GPM Well Cased To 60 Feet
- 1 - 17" X 951' X 1840 GPM Well Cased To 765 Feet
- 1 - 24" X 85' X 180 GPM Well Cased To 52 Feet
- 1 - 17" X 1350' X 1840 GPM Well Cased To 857 Feet
- 1 - 16" X 99.5' X 190 GPM Well Cased To 54.5 Feet
- 1 - 12" X 107' X 120 GPM Well Cased To 23 Feet
- 1 - 17" X 1250' X 1840 GPM Well Cased To 845 Feet
- 1 - 16" X 99.5' X 300 GPM Well Cased To 64.5 Feet
- 1 - 12" X 99' X 350 GPM Well Cased To 40 Feet
- 3 - 16" X 1350' X 1850 GPM Wells Cased To 650 Feet
- 1 - 16" X 111' X 200 GPM Well Cased To 75 Feet
- 2 - 17" X 1350' X 1840 GPM Wells Cased To 750 Feet
- 1 - 17" X 1350' X 1840 GPM Well Cased To 810 Feet
- 1 - 16" X 103' X 200 GPM Well Cased To 45 Feet
- 1 - 16" X 105' X 350 GPM Well Cased To 57 Feet
- 1 - 17" X 1350' X 1850 GPM Well Cased To 694 Feet
- 1 - 17" X 1350' X 1840 GPM Well Cased To 858 Feet
- 1 - 17" X 1350' X 1780 GPM Well Cased To 750 Feet
- 1 - 16" X 110' X 320 GPM Well Cased To 65 Feet
- 1 - 17" X 1350' X 1840 GPM Well Cased To 1200 Feet
- 1 - 16" X 90' X 300 GPM Well Cased To 55 Feet
- 1 - 12" X 84' X 220 GPM Well Cased To 51 Feet
- 1 - 16" X 110' X 300 GPM Well Cased To 55 Feet
- 1 - 16" X 110' X 320 GPM Well Cased To 70 Feet
- 1 - 16" X 95' X 600 GPM Well Cased To 60 Feet
- 1 - 12" X 103' X 230 GPM Well Cased To 60 Feet
- 1 - 17" X 1350' X 1840 GPM Well Cased To 865 Feet
- 1 - 16" X 111' X 265 GPM Well Cased To 69.5 Feet
- 1 - 16" X 111' X 180 GPM Well Cased To 71 Feet

Ground Water - Proposed:

- 14 - 17" X 1350' X 1840 GPM Wells Cased To 750 Feet
- 1 - 17" X 750' X 1840 GPM Well Cased To 1350 Feet

- 8 Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

- (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or
- (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

- 9 Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:

- (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)
- (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or
- (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

- 10 Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

- (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,
- (2) Reduction in water levels that harm the hydroperiod of wetlands,
- (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,
- (4) Harmful movement of contaminants in violation of state water quality standards, or
- (5) Harm to the natural system including damage to habitat for rare or endangered species.

- 11 If any condition of the permit is violated, the permit shall be subject to review and possible modification.

enforcement action, or revocation.

- 12 Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.
- 13 The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
- 14 The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
- 15 Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: SFWMD, P.O. Box 24680, West Palm Beach, FL 33416-4680.
- 16 In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
- 17 Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

- 18 Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.
- 19 The Permittee shall notify the District within 30 days of any change in service area boundary. If the Permittee will not serve a new demand within the service area for which the annual allocation was calculated, the annual allocation may then be subject to modification and reduction.
- 21 Permittee shall determine unaccounted-for distribution system losses. Losses shall be determined for the entire distribution system on a monthly basis. Permittee shall define the manner in which unaccounted-for losses are calculated. Data collection shall begin within six months of Permit issuance. Loss reporting shall be submitted to the District on a yearly basis from the date of Permit issuance.
- 22 Permittee shall maintain an accurate flow meter at the intake of the water treatment plant for the purpose of measuring daily inflow of water.
- 23 Prior to any application to renew or modify this permit, the Permittee shall evaluate long term water supply alternatives and submit a long term water supply plan to the District. Within one year of permit issuance, the Permittee shall submit to the District an outline of the proposed plan. The assessment should include consideration of saline intrusion, wellfield protection, plans for compliance with applicable wellfield protection ordinances, expected frequencies and plans to cope with water shortages or well field failures, and conservation measures to reduce overall stresses on the aquifer.
- 24 In Martin and St. Lucie counties, the maximum installed capacity on a Floridan aquifer well shall be that

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capacity at which the well is capable of flowing in a free flowing mode relative to existing land elevation at the well site. Pumping equipment shall not be installed on any free flowing Floridan aquifer well as a means to regain or increase capacity. (Prior to the installation of the pump, Permittee shall provide a flow verification determination to the District for review and approval. Staff approval will be granted if the natural flow rate of the well is greater than that of the proposed pump.)

- 25 Every ten years from the date of permit issuance, the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:
 1. The results of a water conservation audit that documents the efficiency of water use on the project site using data produced from an onsite evaluation conducted. In the event that the audit indicates additional water conservation is appropriate or the per capita use rate authorized in the permit is exceeded, the permittee shall propose and implement specific actions to reduce the water use to acceptable levels within timeframes proposed by the permittee and approved by the District.
 2. A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules and updated population and per capita use rates. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules and the updated population and per capita use rates to the extent they are considered by the District to be indicative of long term trends in the population and per capita use rates over the permit duration. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.
- 26 The Water Conservation Plan required by Section 2.6.1 of the Basis of Review for Water Use Permit Applications within the South Florida Water Management District, must be implemented in accordance with the approved implementation schedule.
- 27 If a proposed well location is different from a location specified in the application, the Permittee shall submit to the District an evaluation of the impact of pumpage from the proposed well location on adjacent existing legal uses, pollution sources, environmental features, the saline water interface, and water bodies one month prior to all new well construction. The Permittee is advised that the proposal must be in compliance with all permitting criteria and performance standards in effect at the time of submittal, and that a formal modification of the permit shall be required if the withdrawals from the well location will result in an environmental or resource impact significantly greater than that anticipated in the permit review process.
- 28 If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapters 40E-3 and 40E-30, Florida Administrative Code.
- 29 The Permittee shall submit to the District an updated Well Description Table (Table A) within one month of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Noticing Intended Agency Action
For Permit Modifications to revise Permit Limiting Conditions Requiring 5-year
Compliance Reports

It is suggested, but not required, that the Permittee publish a Notice of Intended Agency Action in a newspaper or newspapers, as defined in Chapter 50, F.S., having a general circulation within the area of the subject project. This notice should be published upon receipt of the Letter Modification (enclosed) to revise the permit limiting condition requiring 5-year compliance reports.

The Notice of Intended Agency Action should include sufficient detail to provide adequate notice to interested parties. An example of a notice the District has used previously for notice of intent to issue a typical water use permit is available on the District's website at www.sfwmd.gov

- Hold mouse over the "Topics" tab, scroll down to "Permits and click.
- Select "Regulatory Guidance" from the menu located in the left hand column of the page.
- Enter "Legal" in the keyword search and hit return key.

You may wish to use this notice as an example or guideline in the preparation of your notice. However, please direct any specific questions on notice content to your attorney or legal representative.

Once published, this notice may be used to document sufficient notice to interested parties. Please provide Proof of Publication and a copy of the notice to:

South Florida Water Management District
Regulatory Support Division, MSC2440
P.O. Box 24680
West Palm Beach, FL 33416-4680

APPENDIX-C

CODE EXCERPTS



**APPENDIX-C
CODE EXCERPTS**

Sec. 65.01. Title.

This chapter shall be known and shall be cited as the Port St. Lucie Water System User Rules.

Sec. 65.02. Council findings.

- (a) The city desires to comply with the conditions imposed by South Florida Water Management District in its Water Use Permit, No. 56-00142-W, issued to the city on November 14, 1996.
- (b) This chapter is enacted pursuant to all general and special law authority of the city for the purpose of providing the necessary regulations for the use of water in the interest of the public health, safety, and welfare. This chapter shall apply and be enforced in all areas of the city and to persons who are, by contract or agreement with the city, users of the water system, regardless of their residency.
- (c) Water is a precious resource and a water conservation plan is necessary to prevent over utilization during periods of water shortages and to allocate available water supplies.
- (d) Conservation of water during water shortages will protect the water resources of the city from harm; will ensure equitable distribution of available water resources among all water users during times of shortage; and will provide advance knowledge of the means by which water apportionments and reductions will be made during times of shortage.

Sec. 65.04. Applicability of chapter

The provisions of sections 65.05 through 65.07 shall be applicable when either SFWMD or the city manager determines that a water shortage or water shortage emergency exists and shall apply to all users (Ord. 97-36, passed 5-27-97).

Sec. 65.05. Authorization of city manager.

- (a) Upon determination that a water shortage or water shortage emergency exists pursuant to the city manager shall be authorized to administer, implement, and enforce water use restrictions for certain nonessential purposes, including but not limited to those purposes listed in section 65.06.
- (b) In enforcing the restrictions, the city manager is authorized to impose penalties as set forth in section 65.07.
- (c) The city manager may delegate administration, implementation, and enforcement responsibility of this section to agencies and departments of the city government in accordance with state and local law. passed 5-27-97)

Sec. 65.06. Water use restrictions.

- (a) This section establishes limitations and restrictions on the quantity and use of water during water shortages and water shortage emergencies. The specific limitations set forth herein and other restrictions and limitations of this chapter are subject to change when necessary, to enable the city to provide for efficient water conservation.
- b) The city manager has the authority to administer, implement, and enforce certain restrictions on the use of water, including but not limited to:



(1) Any and all limitations imposed by SFWMD as may be modified from time to time, including but not limited to those restrictions imposed by Florida Administrative Code, Chapter 40E-21.

(2) The washing of vehicles, except bona fide business enterprises where vehicle washing is done with recycled water.

(3) The washing of building exteriors and paved areas such as sidewalks and driveways, with the exception of certain business enterprises, when necessary to protect the public safety and welfare of the establishment's patrons.

(4) The washing of any business or industrial equipment and machinery.

(5) The filling of swimming and wading pools, with the exception of small amounts of make-up water for units with recirculation systems.

(6) The escape of water through defective plumbing, which shall mean knowingly permitting defective plumbing to remain out of repair (Ord. 97-36, passed 5-27-97).

Editor's note: The document referred to as Florida Administrative Code, Chapter 40E-21 is not printed herein but is on file and available for reference in the offices of the city manager, utility department, city clerk, and community relations.

Sec. 65.07. Penalties; enforcement.

(a) Any person who shall violate any provision of section 65.06 shall be subject to prosecution in the name of the state in the same manner as misdemeanors are prosecuted and shall be subject to the penalties provided in section 10.99. A separate offense shall be deemed committed upon each day during which a violation occurs or continues.

(b) In addition to the penalties provided in subsection (a) above, the provisions of section 65.05 may be enforced by appropriate action or proceeding in a court of competent jurisdiction in order to prevent or abate violations of the above-referenced section or by any other enforcement proceedings allowed by law, including but not limited to emergency injunctive relief.

(c) In addition to any other penalties or enforcement actions provided herein, the provisions of this chapter may further be enforced by proceedings brought before the Port St. Lucie Code Enforcement Board or by the issue and prosecution of a citation, as provided by law or ordinance (Ord. 97-36, passed 5-27-97).

