



**PRIMARY SPRINGS
PROTECTION ZONE
PROPOSED ONSITE SEWAGE
TREATMENT STANDARDS**

WHAT'S THE PROBLEM?

Wakulla Springs

- A natural resource of great ecological and recreational value
 - Attracts 200,000 visitors a year
 - Has a \$22.2 million economic impact on the local economy annually (Dr. Bonn and Dr. Bell, 2003)
- In recent years
 - Native aquatic vegetation has been largely replaced by exotic species, most notably hydrilla and algae
 - Native animals are in decline and some have disappeared
- Wakulla Springs is suffering from excess nitrate loading
- While nitrate does not naturally occur in Florida's groundwater at concentrations higher than 0.1 mg/L
 - Nitrate concentrations at Wakulla Springs are currently 0.5 mg/L

**Where's the Nitrogen
Coming From?**

Sources of Nitrogen Loading From the Leon County Primary Springs Protection Zone

Report 2002 Northwest FL Water Mgmt. District (Table 1)

- **89% - Wastewater Treatment Facility**
(effluent, residuals, commercial fertilizer, livestock)
Being Addressed:
 - Advanced Wastewater Treatment Facility
 - Effluent no greater than 3 mg/L nitrogen
 - \$220 million
 - Paid through increased customers' rates
 - Residual spreading, livestock, fertilization stopped

- **3% - Sinking Streams (Stormwater)**
In Process: Staff developing volume control regulations

- **8% - On-site Sewage Treatment/Disposal Systems**
In Process:
 - Comprehensive Plan Amendment Adopted
 - Draft Ordinance Developed

WHY SOUTHERN LEON COUNTY?

Why Focus Nitrogen Reduction Strategies within the Primary Springs Protection Zone (PSPZ)

- Primary recharge area for Wakulla Springs
- Inputs from PSPZ largely responsible for increased nitrate output from Wakulla Springs over the past 25 years
- Nitrate concentrations in ground waters outside of the PSPZ have been constant or slightly increasing over the past 20 years
- An area of high sinkhole activity, with surface connections or interactions with the underlying aquifer system
- Where the aquifer is most vulnerable to:
 - Pollution on land surface
 - Adverse impacts from ground-water quality

Sources:

April 2002 NFWMD Report

2007 Upper Groundwater Aquifer Vulnerability Assessment

Leon County Aquifer Vulnerability Assessment Map

 Primary Springs Protection Zone

LAVA Results

Vulnerability Class

-  Most Vulnerable
-  More Vulnerable
-  Vulnerable
-  Less Vulnerable

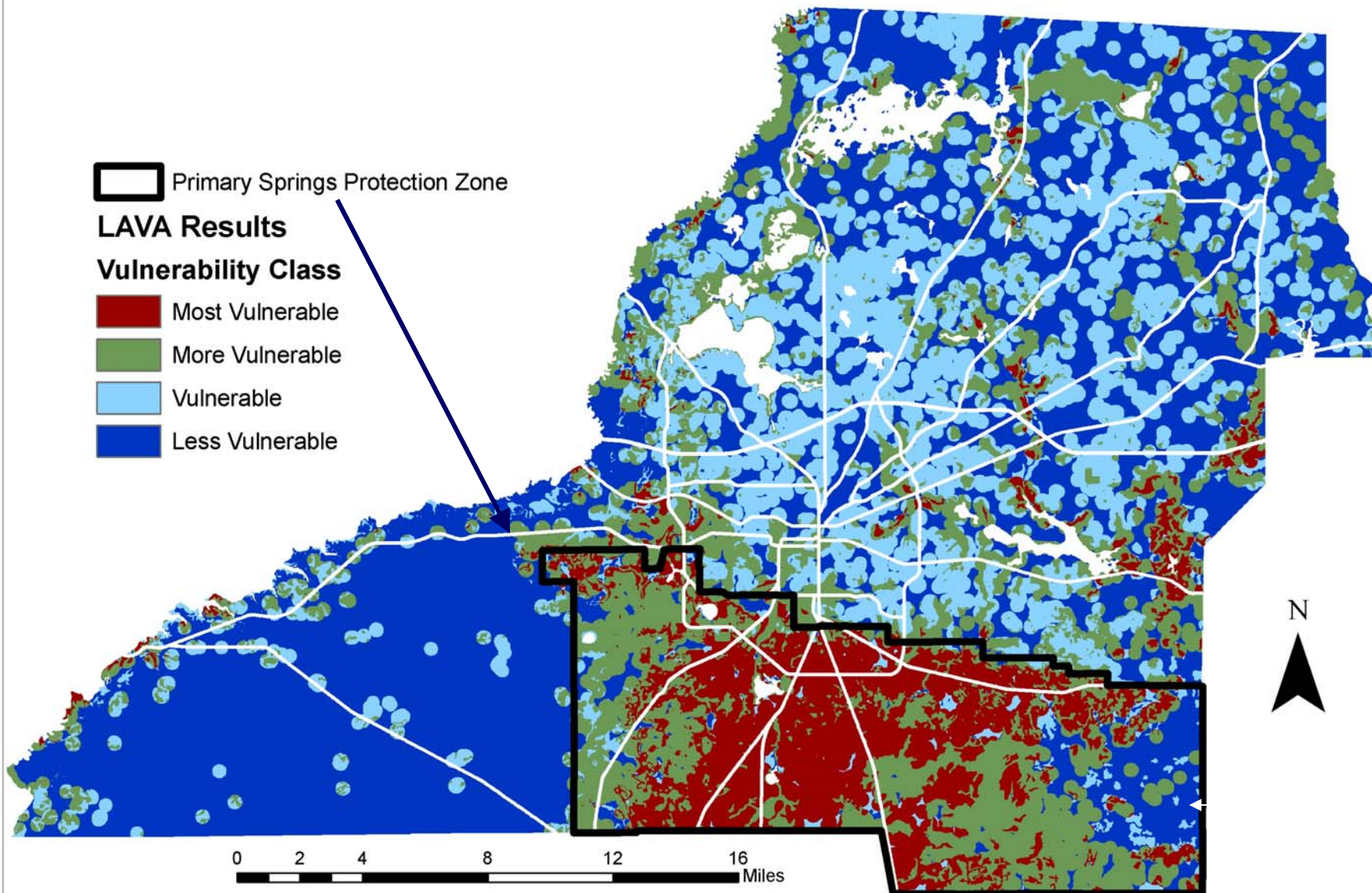
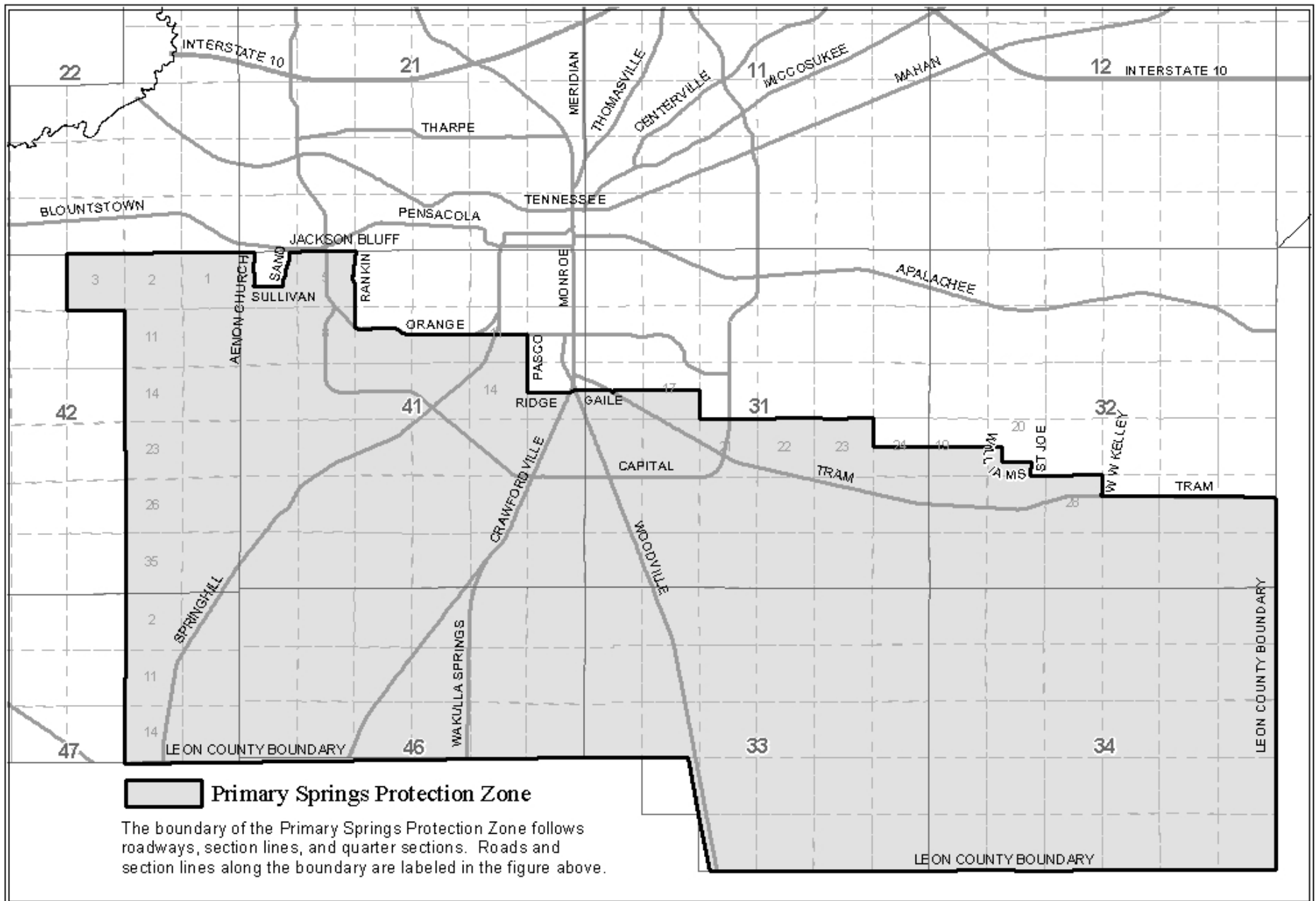


Figure 10-6.710 (1)
Primary Springs Protection Zone



WHAT'S BEING DONE?

Water Treatment Facility

- Effluent no greater than 3 mg/L
- \$220 million
- Paid through increased customers' rates
- Residual spreading, livestock, fertilization stopped

Sinking Streams (Storm water)

- In Process: Staff developing volume control regulations

Fertilizer

- Regulates proper use of fertilizers within the unincorporated area
- Maximum fertilizer application rates
- Fertilizer free zones
- Low maintenance zones
- Requires training for commercial and institutional applicators
- Training and certification through Leon County Extension Office
- Substantively the same as the city's fertilizer ordinance

**Primary Springs Protection
Zone Special Development
Zone**

Standards

- Performance Based Treatment Systems (PBTS)
- National Sanitation Foundation/
American National Standards Institute
Standard 245 (NSF/ANSI)
- 50% reduction in effluent Total
Nitrogen
- Drip Irrigation Drainfield

Implementation

- January 1, 2010 – All New Development & Redevelopment
- Redevelopment – development that will require the septic tank and drainfield to be abandoned and replaced with a new system.
- December 31, 2010 – Modifications and Repairs
- Modifications – Home additions that increase number of bedrooms, increase living space that changes sewage flow characteristics.
- Repair – Work done to fix a failing septic system

Exemptions

- Modifications & Repairs Only

Criterion:

- Homestead Exempted
- Market Value according to Property Appraiser's database is at or below the current value threshold as specified in the current Local Housing Assistance Plan.
- Household income is at or below 80% of the most current Florida Housing Finance Corporation Income Limits Schedule.

Household Income Examples

- The market value as listed in the Property Appraiser's database cannot exceed \$204,000.00 and the adjusted gross household income shall not exceed the following:
 - Family of 1\$35,650.00
 - Family of 2\$40,700.00
 - Family of 3\$45,800.00
 - Family of 4\$50,900.00



Sales Information

| Date | Price | Book | Page | Imp/Vac | Instrument Type |
|---------|--------------|----------------------|----------------------|---------|-----------------|
| 05/2008 | \$66,000.00 | 3860 | 2004 | I | QUIT CLAIM |
| 11/2002 | \$135,000.00 | 2766 | 1361 | I | WARRANTY DEED |
| 01/1977 | \$47,500.00 | 0875 | 2093 | I | WARRANTY DEED |
| 01/1975 | \$40,500.00 | 0756 | 0723 | I | WARRANTY DEED |

All information provided by this online Internet resource is subject to verification by the Leon County Property Appraiser office. The Parcel and Sale Information is updated daily.

2008 Certified Property Value

| Taxing Authority | Rate | Market | Assessed | Exempt | Taxable |
|----------------------|--------|--------------|--------------|-------------|-------------|
| County | 7.85 | \$167,432.00 | \$119,521.00 | \$50,000.00 | \$69,521.00 |
| MSTU -EMS | 0.5 | \$167,432.00 | \$119,521.00 | \$50,000.00 | \$69,521.00 |
| School - State Law | 5.146 | \$167,432.00 | \$119,521.00 | \$25,000.00 | \$94,521.00 |
| School - Local board | 2.45 | \$167,432.00 | \$119,521.00 | \$25,000.00 | \$94,521.00 |
| City | 3.2115 | \$167,432.00 | \$119,521.00 | \$50,000.00 | \$69,521.00 |
| D.L.A. | 1 | \$167,432.00 | \$119,521.00 | \$50,000.00 | \$69,521.00 |
| Water Management | .045 | \$167,432.00 | \$119,521.00 | \$50,000.00 | \$69,521.00 |
| School Bond | .224 | \$167,432.00 | \$119,521.00 | \$25,000.00 | \$94,521.00 |

Building Value: \$131,432.00 **Land Value:** \$36,000.00 **SOH Differential:** \$47,911.00

2008 Building Information

Property Use : SINGLE FAMILY RESIDENCE

For the year Jan. 1-Dec. 31, 2008, or other tax year beginning , 2008, ending , 20

Label (See instructions on page 14.) Use the IRS label. Otherwise, please print or type.

LABEL HERE

| | | |
|---|-----------|-----------------------------------|
| Your first name and initial | Last name | Your social security number |
| If a joint return, spouse's first name and initial | Last name | Spouse's social security number |
| Home address (number and street). If you have a P.O. box, see page 14. | Apt. no. | You must enter your SSN(s) above. |
| City, town or post office, state, and ZIP code. If you have a foreign address, see page 14. | | |

Checking a box below will not change your tax or refund.

Presidential Election Campaign Check here if you, or your spouse if filing jointly, want \$3 to go to this fund (see page 14) You Spouse

Filing Status

1 Single

2 Married filing jointly (even if only one had income)

3 Married filing separately. Enter spouse's SSN above and full name here. ▶

4 Head of household (with qualifying person). (See page 15.) If the qualifying person is a child but not your dependent, enter this child's name here. ▶

5 Qualifying widow(er) with dependent child (see page 18)

Check only one box.

Exemptions

6a Yourself. If someone can claim you as a dependent, do not check box 6a

b Spouse

c **Dependents:**

| (1) First name | Last name | (2) Dependent's social security number | (3) Dependent's relationship to you | (4) If qualifying child for child tax credit (see page 17) |
|----------------|-----------|--|-------------------------------------|--|
| | | | | <input type="checkbox"/> |
| | | | | <input type="checkbox"/> |
| | | | | <input type="checkbox"/> |

If more than four dependents, see page 17.

d Total number of exemptions claimed

Boxes checked on 6a and 6b: No. of children on 6c who:
 • lived with you
 • did not live with you due to divorce or separation (see page 18)
 Dependents on 6c not entered above
 Add numbers on lines above ▶

Income

Attach Form(s) W-2 here. Also attach Forms W-2G and 1099-R if tax was withheld.

If you did not get a W-2, see page 21.

Enclose, but do not attach, any payment. Also, please use Form 1040-V.

| | | | |
|-----|---|-----|--|
| 7 | Wages, salaries, tips, etc. Attach Form(s) W-2 | 7 | |
| 8a | Taxable interest. Attach Schedule B if required | 8a | |
| b | Tax-exempt interest. Do not include on line 8a | 8b | |
| 9a | Ordinary dividends. Attach Schedule B if required | 9a | |
| b | Qualified dividends (see page 21) | 9b | |
| 10 | Taxable refunds, credits, or offsets of state and local income taxes (see page 22) | 10 | |
| 11 | Alimony received | 11 | |
| 12 | Business income or (loss). Attach Schedule C or C-EZ | 12 | |
| 13 | Capital gain or (loss). Attach Schedule D if required. If not required, check here ▶ <input type="checkbox"/> | 13 | |
| 14 | Other gains or (losses). Attach Form 4797 | 14 | |
| 15a | IRA distributions | 15a | |
| b | Taxable amount (see page 23) | 15b | |
| 16a | Pensions and annuities | 16a | |
| b | Taxable amount (see page 24) | 16b | |
| 17 | Rental real estate, royalties, partnerships, S corporations, trusts, etc. Attach Schedule E | 17 | |
| 18 | Farm income or (loss). Attach Schedule F | 18 | |
| 19 | Unemployment compensation | 19 | |
| 20a | Social security benefits | 20a | |
| b | Taxable amount (see page 28) | 20b | |
| 21 | Other income. List type and amount (see page 28) | 21 | |
| 22 | Add the amounts in the far right column for lines 7 through 21. This is your total income ▶ | 22 | |

Adjusted Gross Income

| | | | |
|-----|--|-----|--|
| 23 | Educator expenses (see page 28) | 23 | |
| 24 | Certain business expenses of reservists, performing artists, and fee-basis government officials. Attach Form 2106 or 2106-EZ | 24 | |
| 25 | Health savings account deduction. Attach Form 8889 | 25 | |
| 26 | Moving expenses. Attach Form 3903 | 26 | |
| 27 | One-half of self-employment tax. Attach Schedule SE | 27 | |
| 28 | Self-employed SEP, SIMPLE, and qualified plans | 28 | |
| 29 | Self-employed health insurance deduction (see page 29) | 29 | |
| 30 | Penalty on early withdrawal of savings | 30 | |
| 31a | Alimony paid b Recipient's SSN ▶ | 31a | |
| 32 | IRA deduction (see page 30) | 32 | |
| 33 | Student loan interest deduction (see page 33) | 33 | |
| 34 | Tuition and fees deduction. Attach Form 8917 | 34 | |
| 35 | Domestic production activities deduction. Attach Form 8903 | 35 | |
| 36 | Add lines 23 through 31a and 32 through 35 | 36 | |
| 37 | Subtract line 36 from line 22. This is your adjusted gross income ▶ | 37 | |

Exemption & Modification & Repair Requirements

- Exemption Modification & Repair
Additional Requirements New
Construction standards of State Code
Apply with respect to water table
separation and sizing

Additionally.....

- Operating Permit:
5 years for \$100
System inspected by HD once
System pumped by owner once

Costs

- A survey of local contractors was done for installation cost estimates. The average cost of a standard system for new, repair and PBTS installation of 3 and 4 bedroom homes.

- Standard 3 Bedrm New.....\$2,666.00
- 3 Bedrm Repair.....\$2,334.50
- 4 Bedrm New.....\$3,200.00
- 4 Bedrm Repair.....\$2,966.50
- PBTS 3 Bedrm.....\$9,433.00
- 4 Bedrm\$10,283.00

Variable Costs: High and Low Costs for PBTS

| | High | Low |
|-----------|-------------|------------|
| ■ 3 Bedrm | \$11,000.00 | \$6,800.00 |
| ■ 4 Bedrm | \$12,500.00 | \$7,600.00 |

Operating & Maintenance Costs

- Performance Based systems are required by state law to be maintained through maintenance contracts.
- Maintained by the property owner for the life of the system.
- Residential – 2 year period.
- Cost \$440.00 - \$600.00
- 2 year Operating Permit \$100.00
 - 2 inspection/year by maintenance entity
 - 1 inspection/year by Health Department

FINANCIAL ASSISTANCE

Currently there is no financial assistance program

Focus Group Committee established

Tasked to develop loan program and Countywide OSTDS inspection program

Committee

- Homeowner in Woodville Area
- Homeowner in Lake Munson Area
- Rep. from Science Advisory Committee
- Rep. from Water Resources Committee
- Rep. Friends of Wakulla Springs Park
- Rep. Capital Area Chamber
- Rep. Tallahassee Area Chamber
- OSTDS contractor

Contact Information

Alex Mahon

Leon County Health Department

Environmental Health Division

Renaissance Building 2nd Floor

435 N. Macomb Street

(850) 606-8350

Alex_Mahon@doh.state.fl.us

QUESTIONS ?