

NOKOMIS CENTER REVITALIZATION PLAN

Project: Sewer Line Extensions and Elimination of Septic Tanks (UT-2)

Project Type: COUNTY

Project and Background Description:

Eliminate outdated septic tanks in the Nokomis Center, consistent with the sewer line extension program concept plan being completed in Fiscal Year. Coordinate funding with the County's Septic Tank Replacement Program, Community Development Block Grant Program, and other funding sources, including homeowner assessment districts. Consider constructing sewer lines during scheduled road construction projects such as the reconstruction of Colonia Lane as part of the funding strategy. Seek additional funding, such as Community Development Block Grant (CDBG) funds to reduce costs to residents.

From a public health standpoint, the Nokomis Center needs sewer service to eliminate septic systems, the overwhelming majority of which are substandard. Nearly all residents and businesses within the Nokomis Center rely on individual on-site sewage treatment and disposal systems (i.e., septic tanks). Septic tank systems in the Nokomis Center have a history of failures dating back to 1972, when permit records were first kept. There have been 668 recorded failures, although because of the age of many of these homes, it is assumed that a significant number of systems may have failed prior to record keeping. These systems are similar to those found in such areas as Newtown and Phillippi Creek, with significant environmental and public health concerns being excessive septic tank system density (systems per acre), undersized lots, inadequate seasonal high water table separation, and, in many cases, inadequate setbacks from neighboring drinking water wells.

Preliminary Cost Estimates:

The cost to extend the collection system is approximately \$3,550 per household, although this cost is variable, based on the number and size of lift stations required, and must be determined on a case-by-case basis. Homeowners must pay a \$1,642 capacity (impact) fee which can be financed over a period of up to 20 years.

Potential Funding Source(s):

Community Development Block Grant (CDBG) Program, Public Improvement District (PID)*, Residents and Business Owners, Sewer Line Extension Program. **

The Sarasota County Office of Housing and Community Development within the Growth Management Business Center offers utility fee assistance through the State Housing Initiative Partnership (SHIP) program for low and moderate-income households. Eligibility is based on income and family size and is available to any homeowner in Sarasota County, regardless of where they live. The SHIP program, however, can not be used to connect mobile homes.

*Under an Assessment District or PID, the County would design and construct the lines and the residents would receive an annual assessment on their tax bill to reimburse the County's cost. Any group of homeowners or businesses interested in forming an assessment district should contact Utilities Planning for more information

**The first phase of the Sewer Line Extension Program is for the Phillippi Creek area and is expected to take ten years to complete. At this time, the County is not funding other areas through the Sewer Line Extension Program until the Phillippi Creek project is completed.

Implementation Time Frame: Long Term, over ten years

Responsible Parties: Environmental Services, Growth Management

Steps Required to Implement:

- TBD

Issues Requiring Further Analysis/Action:

1. TBD

