

**CITY OF HAWTHORNE, FLORIDA
STATEMENT OF POLICIES CONCERNING
EXTENSION OF WATER AND SEWER SERVICES**

The CITY OF HAWTHORNE hereby adopts the following policies which shall govern the extension of the City's existing potable water system and its planned sanitary sewer system to areas not served within the City and to parcels of land annexed to the City in the future:

I. EXTENSION OF POTABLE WATER SYSTEM.

A. The water system shall only be extended to areas not served within the City and to lands annexed to the City in accordance with plans developed under the supervision of the City Manager, which are subject to review by the City Commission.

B. Extensions may be made at the request of the property owner(s) to be benefitted by the extension, but no such voluntary extension will be made unless the City Manager determines that the owners of lands representing a majority of the potential usage of the extended system have requested such extension. The City may make such extensions as the City Manager determines are reasonable and necessary under the City's Comprehensive Land Use Plan.

C. The cost of extensions shall be paid for by the developer or the property owners benefitted by the extension.

1. The cost of extending major trunk water mains (minimum of 6 inches) and the installation of fire hydrants may be pro-rated among the property owners benefitted by the extension, and such pro-ration shall be based on the potential usage of the water system based on the development potential of the benefitted lands under the City's prevailing Comprehensive Land Use Plan and land use regulations.

2. The City Manager shall develop a rational formula based on the benefit to the affected property owners as the basis for pro-rating the cost of extending major trunk water mains. All affected property owners shall be given notice and an opportunity to request a review of the City Manager's formula before the City Commission.

D. All construction costs relating to water lines less than six (6) inches located on any owner's property shall be borne by that owner; and all costs of the distribution system within any development (two or more subdivided lots) shall be borne by the developer.

E. The cost of water system extensions shall include:

1. Engineering services;
2. Permitting costs;
3. Obtaining rights-of-way or easements;
4. Legal and professional fees; and
5. Construction costs.

F. The City may impose a connection charge or impact fee at the time any user connects to the extended water service in the same manner as such fees are imposed on other new users of the system.

II. EXTENSIONS OF SANITARY SEWER SYSTEM.

A. The sewer system shall only be extended to undeveloped areas in the City and to lands annexed to the City in accordance with plans developed under the supervision of the City Manager, which are subject to review by the City Commission.

B. Extensions may be made at the request of the property owner(s) to be

benefitted by the extension, but no such voluntary extension will be made unless the City Manager determines that the owners of lands representing a majority of the potential usage of the extended system have requested such extension. The City may make such extensions as the City Manager determines are reasonable and necessary under the City's Comprehensive Land Use Plan.

C. The cost of extensions shall be paid for by the developer or the property owners benefitted by the extension.

1. The cost of extending major sewer collector lines (as determined by the City's development plans or the City's engineer) and the installation of lift stations may be pro-rated among the property owners benefitted by the extension, and such pro-ration shall be based on the potential usage of the sewer system based on the development potential of the benefitted lands under the City's prevailing Comprehensive Land Use Plan and land use regulations.

2. The City Manager shall develop a rational formula based on the benefit to the affected property owners as the basis for pro-rating the cost of extending major sewer collector lines. All affected property owners shall be given notice and an opportunity to request a review of the City Manager's formula before the City Commission.

D. All construction costs relating to sewer lines located on any owner's property, except major collector lines, shall be borne by that owner; and the cost of the collection system within any development (two or more subdivided lots) shall be borne by the developer.

E. The cost of sewer system extensions shall include:

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1. Engineering services;
2. Permitting costs;
3. Obtaining rights-of-way or easements;
4. Legal and professional fees; and
5. Construction costs.

F. The City may impose a connection charge or impact fee at the time any user connects to the extended sewer service in the same manner as such fees are imposed on other new users of the system.