



Sun City Center West Master Association

# Master Membership Briefing Water Permit & Irrigation Update February 28, 2017

Starting in Early 2015, audits of the Master Irrigation System began. The system was aging and in serious need of repair and upgrade, especially in the Upper and Lower Loop Systems. And we knew that we were not ready for future water restrictions that we believed were coming. Since that time, the irrigation audits continued and the Upper and Lower Loops have been completed. There were 22 controllers and 361 zone valves on the loops and they have all been identified with GPS so they can easily be located. Baseline Controllers and pump and flow controls have been completed. Learned flow on the Upper Loop is completed and is ongoing on the Lower Loop.

**KINGS POINT**

**SCCW Master Association**

**Audits and Improvements to the Master Irrigation Water Delivery System – Ongoing Since Early 2015**

*Oh No! Not Again!*

**Audits of irrigation Systems: Upper and Lower Loops Completed**

**GPS Location; Baseline Controllers; Pump & Flow Controls**

**Upper Loop Learned Flow Complete**

**Lower Loop Ongoing**

Last fall, when the water permit for Kings Point had to be renewed, the Master was advised that the community would have to get a water permit, separate from the golf courses, to provide irrigation water to the Associations on the Upper and Lower Loop. The Master retained the services of engineering experts in the field of water management to assist in this critically important issue for Kings Point. On February 8, 2017 the Master Association applied for this water permit. The new water allocations will go into effect upon approval of the permit from *Southwest Florida Water Management District (SWFWMD)*. We do not have a timeframe for approval, but we expect approval within the next few months.

## Who Is Affected?

**KINGS POINT**

**SCCW Master Association**

**This Water Permit Applies to the Upper and Lower Loops**

**74 Associations  
2,646 Homes**

**Upper Loop**

Hub 12 – Andovers; Bedfords; Cambridges; Dorchesters; Fairfields; Gloucester; Knolls; Front Gate; Heritage Park; Kings Blvd. Extension and Riverside/Kings Blvd Medians

**Lower Loop**

Hub 15 - Idlewood; Highgates; Quail Pass; Lancasters

*Non-Loop Associations Not Included At this Time. However.....it May Only Be a Matter of Time....*

The areas within Kings Point that are included in this Water Permit are those parts of the community served by the Upper and Lower Loops. The water allowed by the water permit must be shared among all Associations on the Upper and Lower Loops.

Once the permit goes into effect, irrigation water will be allocated to Associations based on the acreage to be irrigated in each Association. On the plus side, the permit allows for “banking” allowable water credits to be used later, in the event rainfall allows us to shut the system down and save water.

Those Associations not on the Loop Systems are not, and never were, included in the Water Permit. They continue to be under the standard water restrictions put in place by SWFWMD from time to time. Of course their restrictions could change at any time, especially given that Kings Point is located in the MIA and WUCA areas (see below for more information regarding MIA and WUCA).

## What's the Impact of the New Water Permit?

Bottom line, effective with SWFWMD approval of the water permit, the Master will be reducing the water delivered to Associations by nearly 50% for the Upper and Lower Loops. If we have rain, the system will be shut off and the saved water can be credited or "banked" for future use – perhaps in the dry season. But that cannot be counted on, and will be needed for wet checks and potential system breakdowns. Each month we will be required to send a report to SWFWMD of gallons used. This is how the usage and "bankable" water credits are tracked.

We have been using over 1 million gallons of water per day for irrigation in the areas on the Loop Systems. To put this in perspective, SWFWMD currently uses 50 million gallons per day for landscape and irrigation in ALL of its territory. Kings Point is using 1 million gallons per day for the Upper and Lower Loops alone – that's 2% of SWFWMD's total allocations in all of its territory! SWFWMD will be cutting the Kings Point allocation back to 1% of its total. The new allocation of water is 561,920 gallons per day, which will be allocated based on the irrigated acreage in each Association.

### EXAMPLES

**KINGS POINT**

**Method Used For Allocating Water for Irrigation**

**Upper & Lower Loops = 2,646 Units**

**Associations:  
Upper Loop = 59  
Lower Loop = 15**

**SCCW Master Association**

SWFWMD Daily Allotment Divided By Irrigated Acres On A Given Day. E.g.: Allotment = 250,000 Gallons on Saturday Divided by 60 Acres of Irrigated Area.  
 $250,000 / 60 = 4,167$  GALLONS PER ACRE.

- Association Has 1.42 Irrigated Acres.  
 $4,167$  Gallons \*  $1.42$  Acres =  $5,197$  Gallons.  
Association Would Receive 5,197 Gallons Per Watering Day.
- Association's Learned Flow Is 280.3 Gal/Min.  
 $5,197$  Gallons/ $280.3$  =  $18.54$  Minutes.  
Association Will Receive 19 Minutes of Irrigation per Watering Day.
- Association's Learned Flow is 450 Gal/Min.  
 $5,197$  Gallons / $450$  =  $11.54$  Minutes  
Association Will Receive 12 Minutes Of Irrigation Per Watering Day


The water allocated by SWFWMD under the water permit will be shared by all Associations on the Upper and Lower Loops based on the acres of irrigated property each Association has. The example above demonstrates how the allocation of irrigation water per acre is distributed among the Associations, and how the Learned Flow determines the amount of time it takes to deliver that water to each Association. Depending upon the type of irrigation heads (i.e. sprays, rotors, etc.) on each system, water is delivered at different rates. In the example, if the Association has 1.42 irrigated acres, they will receive 5,197 gallons of water. Based on Learned Flow:

- If the Association's irrigation system applies water at 280.3 gallons/minute, that Association will receive 19 minutes of irrigation per watering day.
- If the Association's irrigation system applies water at 450 gallons/minute, the Association will receive 12 minutes of irrigation per watering day.

The efficiency of each Association's irrigation system determines, in large measure, whether all areas of their landscape will receive the proper amount of water for their turf and shrubs.

## Why the More Stringent Restrictions?

When WCI got the permit 20 years ago, there was no segregation between residential landscaping and golf course water use. Everything was on one permit. That has now changed due to SWFWMD regulations.




**Most Impacted Area (MIA)**

Why is this drastic reduction happening?

*SCCW Master Association*

*Rate of saltwater intrusion into the Upper Floridan aquifer along the coast, especially in the MOST IMPACTED AREA (MIA), area of about 708 square miles located along the coast of southern Hillsborough, Manatee and northwestern Sarasota counties.*

Kings Point is in a Most Impacted Area (MIA): Rate of saltwater intrusion into the Upper Floridan Aquifer along the coast, especially in an area of about 708 square miles located along the coast of southern Hillsborough, Manatee and northwestern Sarasota counties.



**Water Use Caution Area (WUCA)**

Why is this drastic reduction happening?

*SCCW Master Association*

*A Water Use Caution Area, or WUCA, is an area where regional action is necessary to address cumulative water withdrawals which are causing or may cause adverse impacts to the water and related natural resources or the public interest. The District Governing Board designates WUCAs and establishes rules that enhance the protection and/or recovery of water resources.*

In addition, we are in a Water Use Caution Area (WUCA): “An area where regional action is necessary to address cumulative water withdrawals which are causing or may cause adverse impacts to the water and related natural resources or the public interest. The District Governing Board designates WUCAs and establishes rules that enhance the protection and/or recovery of water resources.”

## What are the Next Steps?

The Master has been working with the Federation and Mainscape to keep them advised about the new Water Permit allocations so they can work with the affected Associations to best utilize the limited irrigation water the Master will be delivering to them when the new Water Permit is approved by SWFWMD.



<p><b>FEDERATION</b></p> <p>POC MEETING</p> <p>MARCH 30, 2017 1:00 – 3:00</p> <p>VETERANS THEATER</p>	<p><b>FEDERATION</b></p> <p><u>PRESIDENT/POC WORKSHOP</u></p> <ul style="list-style-type: none"> <li>➤ EXPANDED PRESENTATION</li> <li>➤ IRRIGATION SYSTEM OPTIONS</li> <li>➤ FLORIDA FRIENDLY PLANTS</li> </ul> <p><u>HANDOUTS:</u></p> <p><u>MAINSCAPE</u></p> <ul style="list-style-type: none"> <li>➤ WATER CONSERVATION</li> </ul> <p><u>FIRSTSERVICE</u></p> <ul style="list-style-type: none"> <li>➤ Q&amp;A FORMS</li> </ul>
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