

Alachua County Board of County Commissioners

Cynthia Moore Chestnut, *Chair*
Lee Pinkoson, *Vice Chair*
Paula M. DeLaney
Rodney J. Long
Mike Byerly

Administration
Randall H. Reid
County Manager

December 18, 2009

Mr. Steven C. Dopp
North Central Florida Regional Planning Council
2009 NW 67th Place, Suite A
Gainesville, FL 32653-1603

RE: City of Waldo Wastewater System Improvements Project
SAI # FL200911205027C

Dear Mr. Dopp,

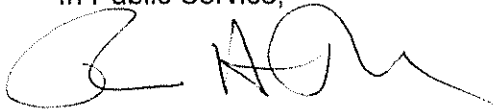
Alachua County has received a request for comment from the Florida State Clearinghouse Local Government Coordination program on the proposed City of Waldo Wastewater System Improvements project through the U.S. Department of Agriculture, Water and Waste Disposal Systems for Rural Communities funding application process. The project would involve interconnecting the City of Waldo's existing wastewater collection system to Gainesville Regional Utilities (GRU) wastewater system, by installing a new force main along Waldo Road (SR 24) which would extend across unincorporated areas of the County between Waldo and Gainesville. Alachua County generally supports this project, as it has been initiated in response to a Consent Order issued by Florida Department of Environmental Protection (FDEP), requiring the City of Waldo to construct modifications to its existing wastewater treatment plant to be consistent with FDEP Rules.

The Alachua County Comprehensive Plan contains policies on extension of water and sewer lines into the unincorporated area outside the County's Urban Cluster (see attached map), which the County, the City of Waldo, the City of Gainesville, and GRU are coordinating on, and will continue to address as the project moves forward. Policy 3.5 of the Potable Water and Sanitary Sewer Element requires approval by the Board of County Commissioners of utility extensions outside the Urban Cluster based on one of several findings, including that, "the absence of such facilities would result in a threat to public health or safety". Staff is recommending that the Board of County Commissioners make a determination that the project is consistent with the Comprehensive Plan based on the finding that constructing the project addresses the public health and safety issues underlying the FDEP Consent Order. We expect that the Board of County Commissioners will address this issue at its next regular meeting on January 12, 2010, and make a decision on the formal finding of consistency with the Alachua County Comprehensive Plan.

Following the County Commission meeting on January 12, it is expected that there will be continued coordination between County staff, the City of Waldo, the City of Gainesville, and Gainesville Regional Utilities to prepare an interlocal agreement which would address limits on wastewater system connections in the unincorporated area outside the Alachua County Urban Cluster, and that such connections would require approval by the Board of County Commissioners.

Alachua County looks forward to continued coordination with the City of Waldo, City of Gainesville, and Gainesville Regional Utilities on these issues. Please contact Ben Chumley, Senior Planner, at (352) 374-5249 if you have any questions.

In Public Service,

A handwritten signature in black ink, appearing to read 'R. Reid', written over a faint, larger signature that looks like 'R. Reid'.

Randall H. Reid
County Manager

Attachments:

Alachua County Comprehensive Plan Policies on Utility Extension
Alachua County Comprehensive Plan Future Land Use Map

Cc:

Board of County Commissioners (5 copies to Commission Secretary)
Kim Worley, City Manager, City of Waldo
Erik Bredfeldt Planning and Development Services Director, City of Gainesville
David Richardson, Gainesville Regional Utilities
Jennifer McElroy, Gainesville Regional Utilities
David Wagner, Alachua County Attorney
Richard Drummond, Assistant County Manager
Chris Bird, Director, Alachua County Environmental Protection Dept.
Rick Hedrick, Director, Alachua County Public Works
Steve Lachnicht, Director, Alachua County Growth Management

Alachua County Comprehensive Plan Policies on Extension of Water and Sewer Lines

Future Land Use Element

Policy 6.2.2 Central water and sanitary sewer lines shall not be extended into the Rural/Agricultural area, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster, as provided in the adopted Potable Water and Sanitary Sewer element.

Potable Water and Sanitary Sewer Element

Policy 3.5 Proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster designated by the Future Land Use Element shall be subject to approval by the Board of County Commissioners. Approval of such extensions shall be based on one or more of the following:

- a. the Alachua County Board of County Commissioners finds that the absence of such facilities would result in a threat to the public health or safety; or
- b. the Alachua County Board of County Commissioners finds that the extension of such facilities is necessary to enhance the safe, effective, and efficient delivery of central potable water or sanitary sewer service within an existing urban service area; or
- c. the Alachua County Board of County Commissioners finds that the extension of such facilities would serve a purpose consistent with the Alachua County Comprehensive Plan, such as the retention and expansion of existing business and industry or the attraction of new business and industry in accordance with the Economic Element of this Plan, or the service of institutional or tourist/entertainment uses consistent with the Future Land Use Element; or
- d. the Alachua County Board of County Commissioners finds that the extensions of such facilities is needed as part of a comprehensive expansion of public services to encourage urban development in a new area as part of a comprehensive plan amendment. In this case, such a finding must be consistent with Policy 3.6 below.

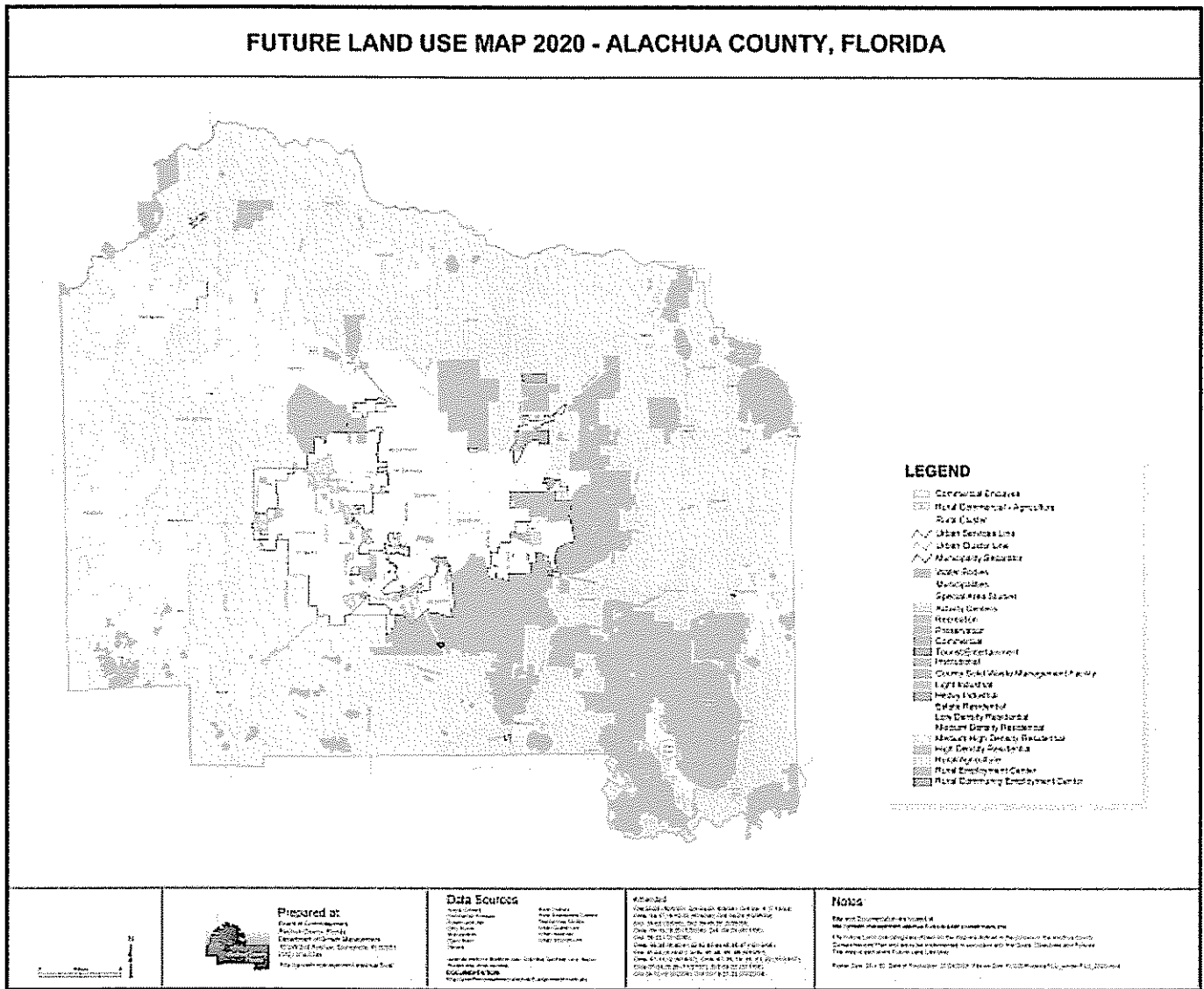
Policy 3.6 Central potable water and sanitary sewer systems may be extended into new areas as part of a planned extension of urban services to that area based upon the following factors:

- a. population growth rate;
- b. maintenance of level of service standards for the potable water or sanitary sewer system;
- c. adequacy of existing and planned supporting infrastructure;

Approval of such extensions would require the following:

- Identification, scheduling, and designated funding for capital improvements to other public facilities needed to extend urban services. Such projects shall be incorporated into the five-year capital improvement program of the Alachua County Capital Improvement Element.
- Adoption of necessary amendments to the Future Land Use map extending the urban cluster boundary.

Alachua County Comprehensive Plan Future Land Use Map with Urban Cluster



Map available online at: http://growth-management.alachua.fl.us/gis/postermaps/Flu_2020.pdf