



City of High Springs Municipal Water and Sewer Line Extension

June 13, 2023

**Alachua County Board of County
Commissioners**



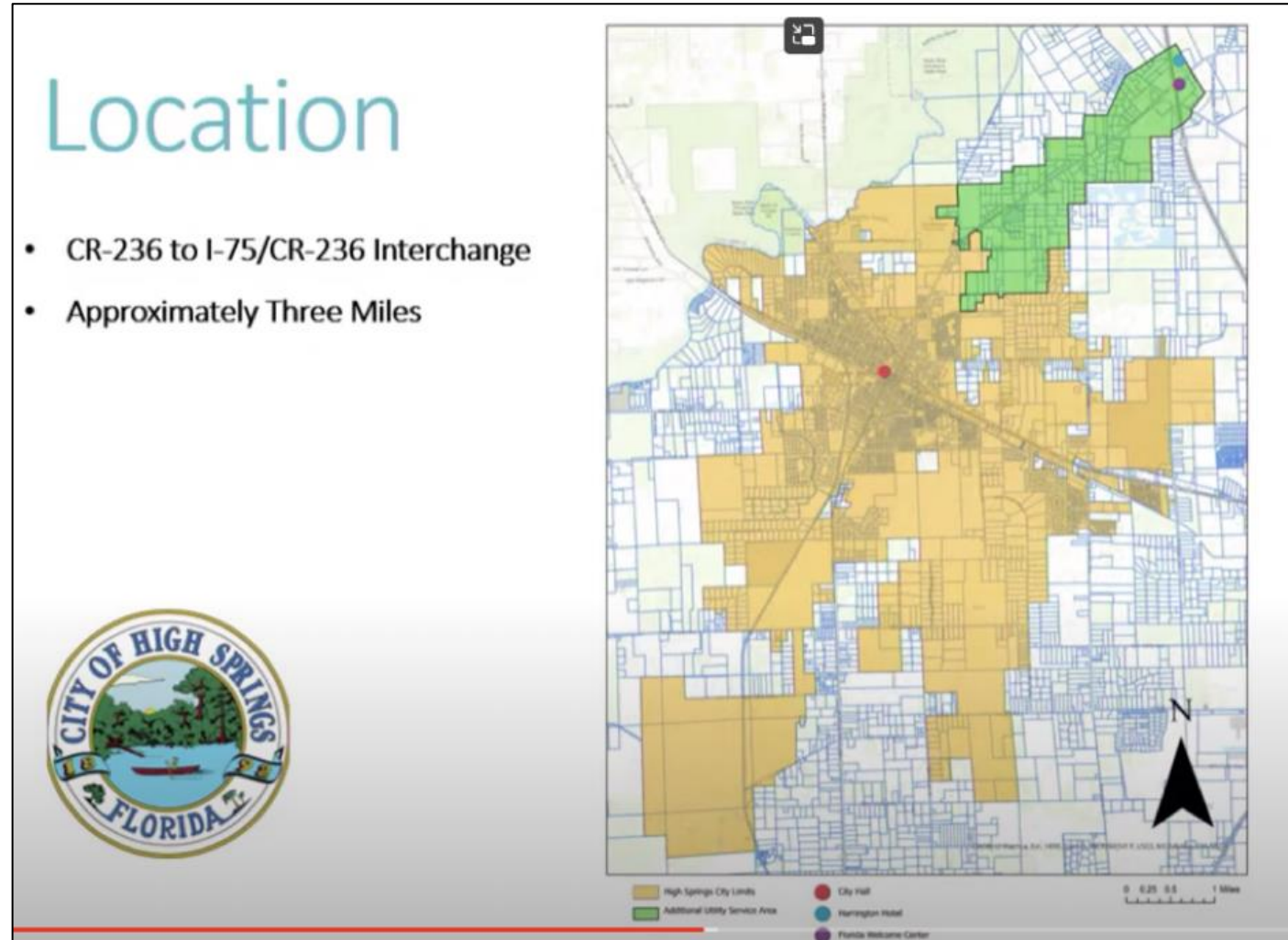
Background

- City of High Springs was awarded a \$2,484,600 FDEP grant to construct a wastewater (sewer) service line and related infrastructure along the 3-mile section of CR 236 from the High Springs city limits to the I-75 interchange.
- City was also awarded funding from FDEO to construct a potable water service line and related infrastructure along the same corridor.
- Proposed utility lines would extend through unincorporated areas.
- Board of County Commissioners must approve any extension of central water & sewer lines outside the Urban Cluster in accordance with Alachua County Comprehensive Plan policies.



Proposed City Utilities Service District

- Sec. 180.02, Florida Statutes authorizes municipalities to extend their services outside of city limits
- Utilities Service District would enable High Springs to extend its water and sewer services into certain unincorporated areas (green on map)



City of High Springs Proposed Connection Ordinance

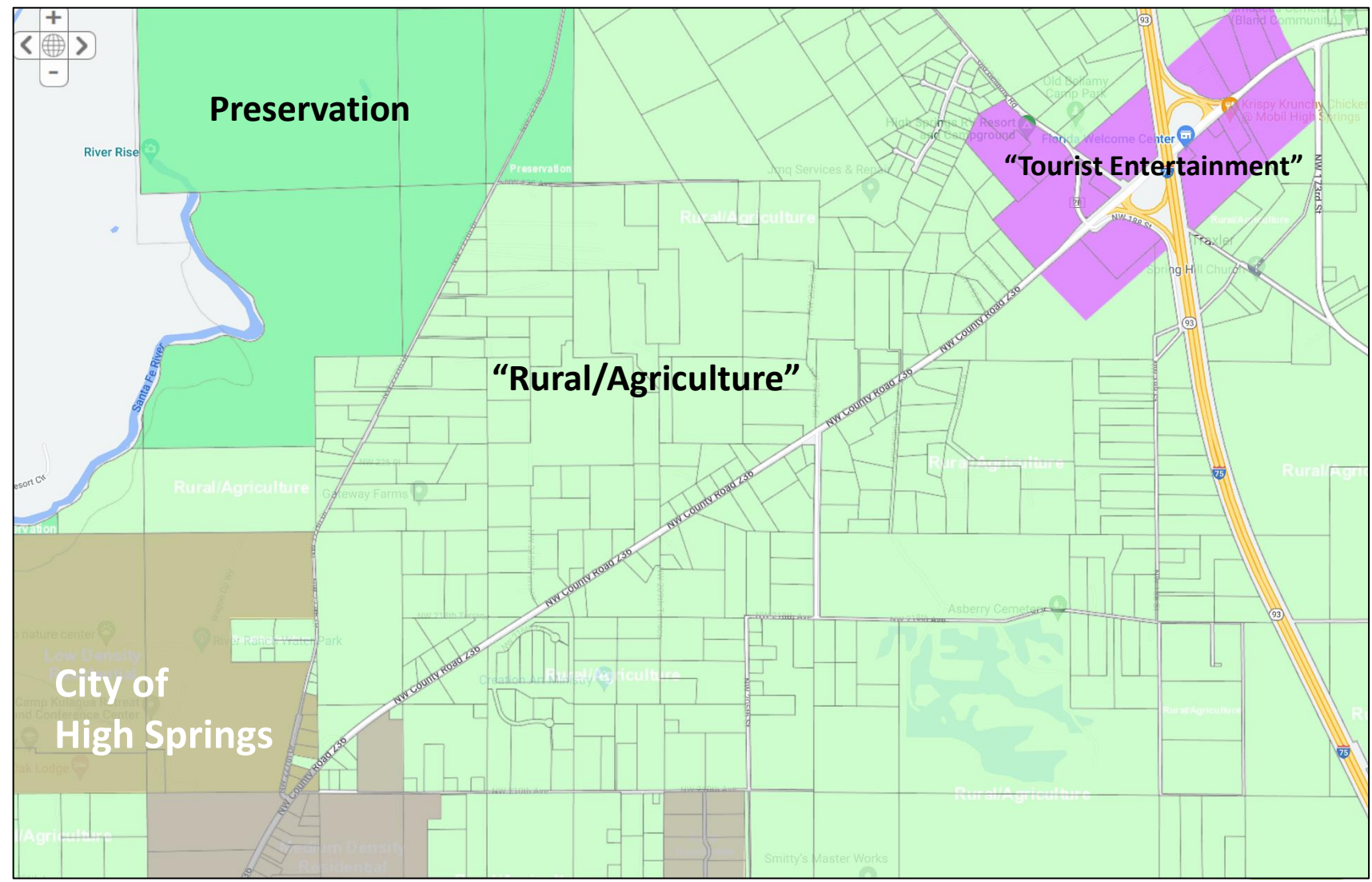
- For areas located outside City Limits:
 - Owners of single-family residential homes would not be required to connect but would have the option to connect.
 - Multi-family residential and commercial uses would be required to connect



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Alachua County Comprehensive Plan Future Land Use Map

- Majority of corridor is designated as “Rural/Agriculture”
- Areas around interchange of I-75 and CR 236 are designated as “Tourist Entertainment”



Existing Commercial Development at Interchange

- 1. Florida Welcome Center/Gas Station
- 2. Florida Citrus Center/Gas Station
- 3. Mobil Gas/Convenience Store
- 4. Hotel Site (construction never completed)
- 5. High Springs RV Resort and Campground

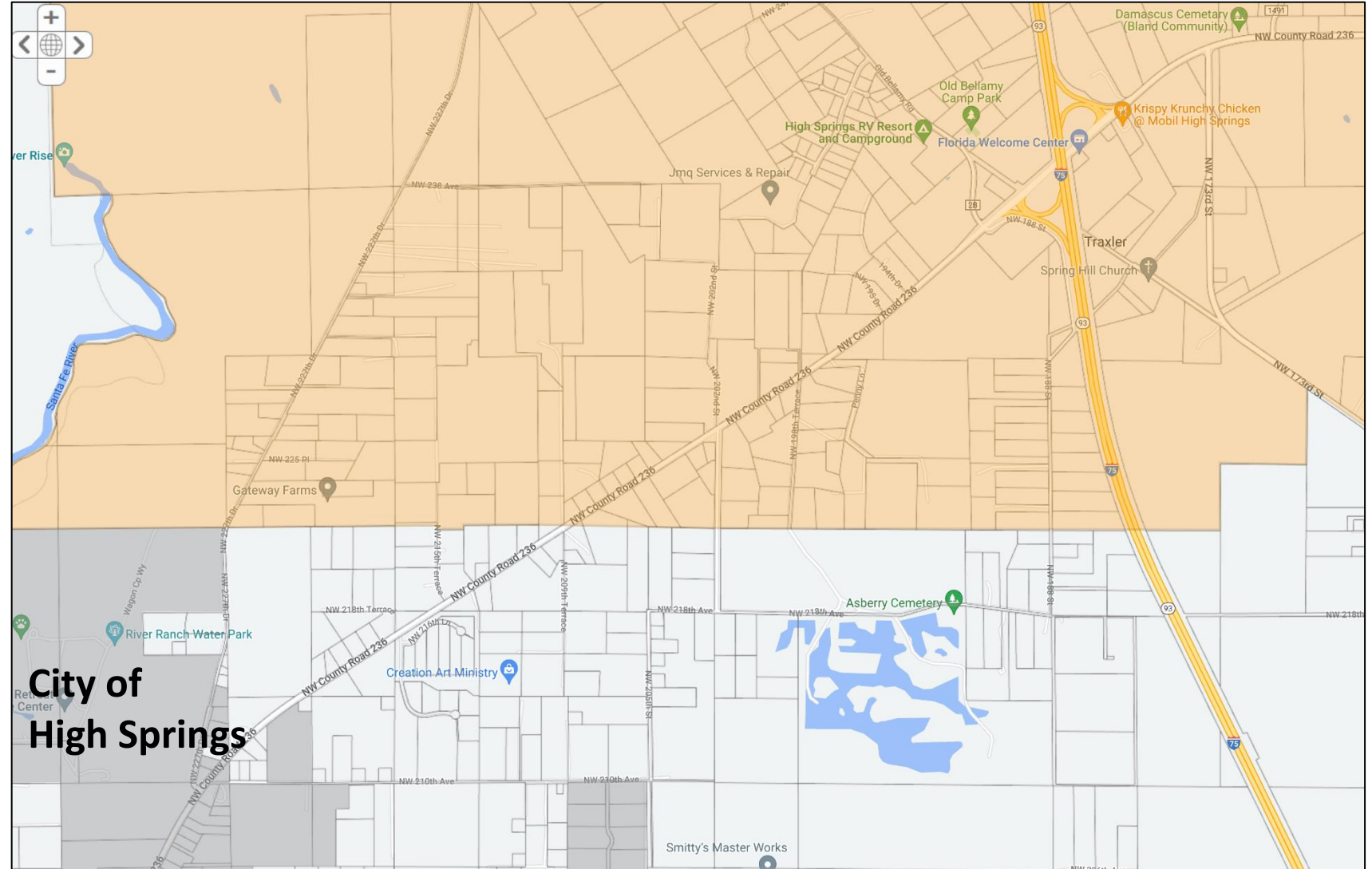


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County Growth Management Area

Tan Shading on Map

- Per County Charter, the Alachua County Comprehensive Plan and Land Development Regulations govern development within this area even if the land gets annexed into a municipality.



County Comprehensive Plan Policy on Water and Sewer Extension

Policy 3.1.5, Potable Water & Sanitary Sewer Element

Proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster 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 absence of such facilities would result in a threat to the public health or safety; or
- (b) 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) 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) extension 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.

County Staff Recommendation

Direct staff to work with the City of High Springs to prepare an interlocal agreement for County and City approval that would potentially allow for the extension of municipal water and sewer lines into the unincorporated area and shall include the following parameters:

1. The interlocal agreement shall be adopted by both the City and County prior to the City's adoption of its ordinance establishing a Utility Services District in accordance Section 180.02 Florida Statutes and its ordinance addressing connections in the unincorporated area. The City's ordinances shall reflect any mutually agreed upon conditions of the interlocal agreement.
2. The interlocal agreement shall identify any potential basis for approval by the County Commission of the extension of water and sewer lines into the unincorporated area in accordance with Policy 3.1.5 of the Alachua County Comprehensive Plan Potable Water and Sanitary Sewer Element.



County Staff Recommendation

3. The extension of municipal water and sewer services is limited to the corridor extending generally along NW County Road 236 from the current High Springs City Limits to the interchange with I-75 (a map depicting this area will be included in the interlocal agreement). Any future extensions outside of this area will be subject to additional approval by the BoCC.
4. Existing or proposed development around the interchange of I-75 and CR 236 on property with a “Tourist/Entertainment” land use designation pursuant to the Alachua County Comprehensive Plan may connect to the City’s water and sewer systems.
5. Proposed development within all other unincorporated areas not described in #4 above shall require additional approval by the County Commission to connect to the City’s water and sewer systems.



County Staff Recommendation

6. The City's wastewater (sewer) line shall be engineered so that it is not available for connection, as defined in Florida Statutes, within the unincorporated areas other than those designated "Tourist Entertainment" pursuant to the Alachua County Comprehensive Plan around the I-75 interchange.
7. The City of High Springs acknowledges that a portion of the City's proposed Utilities Service Area is within the County Growth Management Area as designated in the Alachua County Home Rule Charter, and that development within that area is governed by the Alachua County Comprehensive Plan and land development regulations in accordance with the County's Charter.
8. The interlocal agreement shall address considerations relating to how potential future annexation into the City of High Springs may affect connection requirements.



Questions?

