



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT STAFF REPORT

Application Number: Z24-000004

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SUBJECT: County-initiated text amendment to the Alachua County Comprehensive Plan Potable Water & Sanitary Sewer Element and Capital Improvements Element to add policies necessary to implement new requirements in Section 163.3177, Florida Statutes, enacted through House Bill 1379 (2023), for local governments to consider the feasibility of providing sanitary sewer services to certain developments, and to include capital improvement projects necessary to achieve pollutant load reductions established in Basin Management Action Plans as part of the Five Year Schedule of Capital Improvements.

APPLICANT/AGENT: Alachua County Board of County Commissioners

CHRONOLOGY: Local Planning Agency Hearing: August 21, 2024
County Commission Transmittal Hearing: TBD
County Commission Adoption Hearing: TBD

STAFF RECOMMENDATION: Approve transmittal to the State Land Planning Agency and other agencies for review and comment.

LPA RECOMMENDATION:

BoCC ACTION (transmittal):

BoCC ACTION (adoption):

Staff Report Exhibits: [Exhibit 1 – Proposed text amendments to the Alachua County Comprehensive Plan](#)
[Exhibit 2 – Preliminary Inventory of Existing Residential Developments Potentially Subject to HB 1379](#)
[Exhibit 3 – Map of Existing Residential Developments on Septic that are Potentially Subject to HB 1379 Requirements](#)

INTRODUCTION

Application Z24-000004 is a County-initiated text amendment to the Alachua County Comprehensive Plan to add policies to the Potable Water & Sanitary Sewer Element and Capital Improvements Element. The proposed amendment is in response to new statutory requirements resulting from House Bill 1379 which went into effect July 1, 2023.

EXECUTIVE SUMMARY

Florida House Bill (HB) 1379 (2023) enacted several new laws relating to water quality protection, including strengthening Basin Management Action Plans (BMAPs), enhancing protections for the Indian River Lagoon, strengthening requirements for septic systems and wastewater treatment systems, expanding the wastewater grant program, and enhancing local government comprehensive planning requirements relating to the use of septic systems and sanitary sewer system connection requirements for development.

Most of the new requirements of HB 1379 are already being met through existing policies in the Alachua County Comprehensive Plan's Future Land Use and Potable Water & Sanitary Sewer Elements, however, some new language is necessary to demonstrate and ensure compliance with the new statute.

Specifically, section 163.3177, Florida Statutes now requires local governments, by July 1, 2024, to incorporate policies into their Comprehensive Plans to *consider the feasibility* of providing sanitary sewer services within a 10-year planning horizon for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre.

In response to this requirement, staff is proposing new Policy 2.1.8 for inclusion in the Potable Water & Sanitary Sewer Element, which calls for the County to complete the required feasibility analysis by April of 2026 and to update it every 10 years thereafter. The proposed new policy sets forth the factors to be considered in that analysis, including those required under the statute as well as additional factors such as financial costs to the County and property owners, water quality risks associated with continued septic use, and relationship to other existing policies in the County's Comprehensive Plan.

HB 1379 also requires local governments to include in their Capital Improvements Element a list of any publicly funded projects necessary to achieve the pollutant load reductions as established in a Basin Management Action Plan (BMAP). In response to this requirement, staff is proposing new Policy 1.9.5 for inclusion in the Capital Improvements Element, which calls for the County to propose for inclusion in the Capital Improvements Element a list of capital improvement projects necessary to achieve the pollutant load reductions attributable to Alachua County to meet the Total Maximum Daily Loads (TMDL) as established in adopted Basin Management Action Plans. The policy calls for this to be completed initially as part of the Evaluation and Appraisal of the Comprehensive Plan in 2025, and subsequently reviewed annually and updated as necessary.

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT

Underlined text is proposed to be added

POTABLE WATER & SANITARY SEWER ELEMENT

Policy 2.1.8. Alachua County shall, in coordination with utility providers, consider the feasibility of providing sanitary sewer services to developments of more than 50 residential lots in the unincorporated area, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre, within a 10-year planning horizon. By April 2026, and every ten (10) years thereafter, Alachua County will conduct a feasibility analysis identifying applicable developments and assessing the feasibility of providing sanitary sewer service to those developments. The feasibility analysis will include consideration of the following:

- (a) Potential costs to the County and property owners associated with infrastructure improvements and right of way acquisition necessary to convert lots to sanitary sewer.
- (b) Water quality risks associated with the continued use of septic systems.
- (c) All other applicable goals, objectives and policies of this Comprehensive Plan.
- (d) If the analysis determines that it is feasible and otherwise consistent with the Comprehensive Plan to provide sanitary sewer services to an applicable development within a 10-year planning horizon, then it shall also identify the following information:
 - 1. The name and location of the wastewater facility that could receive sanitary sewer flows after connection;
 - 2. The current capacity of the facility and any associated transmission facilities;
 - 3. The projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer, and
 - 4. An estimated timeline for the potential construction of any improvements necessary for connection to the sanitary sewer system.
- (e) If the analysis determines that it is feasible to provide sanitary sewer services to an applicable development, this shall not obligate the County or utility provider to undertake or fund any improvements necessary to connect the development to the sanitary sewer system. Such improvements may be considered on a case-by-case basis by the utility provider in coordination with the County with input from the residents of the area that would potentially be served by sanitary sewer.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.9.5 The County shall propose for inclusion in the Capital Improvements Element a list of capital improvement projects necessary to achieve the pollutant load reductions attributable to Alachua County to meet the Total Maximum Daily Loads (TMDL) as established in adopted Basin Management Action Plans for the Santa Fe River, Orange Creek, and Silver Springs basins pursuant to s. 403.067(7), Florida Statutes. This shall be completed initially as part of the Evaluation and Appraisal of the Comprehensive Plan in 2025, and subsequently reviewed annually and updated as necessary.

BACKGROUND AND ANALYSIS

Feasibility Consideration for Providing Sanitary Sewer to Developments

Section 163.3177 of Florida Statutes addresses the required and optional elements of local government comprehensive plans. Subsection (6)(c) sets forth the requirements for a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element. House Bill 1379 added the following language to the requirements for this element:

3. Within the local government’s jurisdiction, for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the element must consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. An onsite sewage treatment and disposal system is presumed to exist on a parcel if sanitary sewer services are not available at or adjacent to the parcel boundary. Each comprehensive plan must be updated to include this element by July 1, 2024, and as needed thereafter to account for future applicable developments. This subparagraph does not apply to a local government designated as a rural area of opportunity under s. 288.0656.

At this time, the Alachua County Comprehensive Plan does not contain a specific requirement for the County to consider the feasibility of providing sanitary sewer services to existing developments as required under the new statutory language. Alachua County does, however, have longstanding policies in its Comprehensive Plan which strictly limit the potential for new residential development on individual septic systems. The existing policies require any new residential development at a density greater than 1 dwelling unit per acre to be located within the County’s urban growth boundary, known as the “Urban Cluster”; all

new development within the Urban Cluster is required by policy to connect to both centralized potable water and sanitary sewer services. For areas outside the Urban Cluster, policies in the Comprehensive Plan limit the density of new residential development to 1 dwelling unit per 5 acres and generally prohibit the extension of potable water and sanitary sewer lines. The County's existing policy framework addresses the requirements of HB 1379 for new development.

Alachua County is not a provider of potable water or sanitary sewer services. Gainesville Regional Utilities, which is owned and operated by the City of Gainesville, provides potable water and sanitary sewer services within the unincorporated areas of Alachua County inside the Urban Cluster. Any consideration of the feasibility of connection to sanitary sewer services will therefore need to be conducted in coordination with the City of Gainesville and GRU. Both Alachua County and the City of Gainesville have policies within their respective Comprehensive Plans which provide for the extension of potable water and sanitary sewer services within the unincorporated Urban Cluster and generally prohibit the extension of these services outside the Urban Cluster with limited exceptions.

The Cities of Alachua, Hawthorne, High Springs, Newberry, and Waldo also operate sanitary sewer systems within their municipal boundaries, however, those services are generally prohibited from being extended into the unincorporated area except in limited circumstances pursuant to policies in the Alachua County Comprehensive Plan.

There are existing residential developments in the unincorporated area to which the new requirements of HB 1379 may apply. County staff have conducted a preliminary inventory of those residential developments served by individual septic systems in the unincorporated area that might meet the criteria in the statute requiring consideration of the feasibility for connection to centralized sanitary sewer services (see [Exhibit 2](#)). For purposes of this preliminary inventory, residential subdivisions that are either platted or unrecorded, or that are otherwise part of a development plan approved by the County have been included. If the number of lots or septic density were close to meeting the numerical criteria in the statute, then the development was included in this inventory for preliminary screening purposes. The inventory also includes instances where multiple adjacent subdivisions have over 50 lots combined, and they meet the septic density criteria. Data on septic usage was obtained from the Florida Department of Health (FDOH), Florida Water Management Inventory (FLWMI), which was last updated in 2018; parcels categorized as having "known septic" or "likely septic" were used as an indicator of the presence of a septic system.

The identification of a development in this inventory does not mean that the development or any lot within it will be required to connect to sanitary sewer services. Additional and more detailed analysis will be necessary as part of a future feasibility analysis to determine whether the statute applies to any particular development.

There are approximately 67 existing developments within the Urban Cluster and 38 existing developments outside the Urban Cluster that warrant further consideration relative to the requirements of HB 1379. Many of these developments are adjacent to each other and are clustered within certain areas of the County. As a

result, the preliminary inventory includes many developments that are less than 50 lots because there are numerous instances where several adjacent developments have over 50 lots combined. It is unclear at this time whether clusters of smaller developments are subject to the HB 1379 requirements, so they have been included here for further analysis.

A feasibility analysis for providing sanitary sewer services to existing developments as required under the new statutory language will require additional time and coordination with Gainesville Regional Utilities. In order to meet the immediate requirements of the statute, a new Policy 2.1.8 is recommended to be added in the Potable Water and Sanitary Sewer Element indicating that the County will conduct the required feasibility analysis in coordination with GRU by April 2026 and then update it every 10 years thereafter.

Capital Improvement Projects for BMAP Pollutant Load Reduction

House Bill 1379 also revised Florida Statutes Section 163.3177, Subsection (3)(a), which sets out the requirements for the Capital Improvements Element (CIE) of local comprehensive plans. Paragraph 4 of this Subsection requires that the comprehensive plan include a schedule of capital improvements which includes publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. HB 1379 added the following new requirement for the CIE:

b. Where applicable, include a list of projects necessary to achieve the pollutant load reductions attributable to the local government, as established in a basin management action plan pursuant to s. 403.067(7); and

A basin management action plan (BMAP) is a framework for water quality restoration that contains local and state commitments to reduce pollutant loading through current and future projects and strategies. BMAPs contain a comprehensive set of strategies designed to achieve one or more total maximum daily loads (TMDLs), each of which establishes a target for the maximum amount of a specific pollutant that may be present while ensuring the functionality and health of the affected waterbody. Examples of such strategies include more stringent permit limits on wastewater facilities; land acquisition and conservation; public education; wastewater and stormwater system infrastructure improvements; agricultural best management practices; and financial assistance. BMAPs are adopted by the Florida Department of Environmental Protection and are legally enforceable.

Alachua County is located within three designated BMAP areas: Orange Creek, Santa Fe River, and Silver Springs. Each of these BMAP areas has an Action Plan which contains specific strategies and projects that each of the participating local governments will undertake in order to achieve pollutant load reductions associated with TMDL targets. Many of the projects identified in BMAPs, such as educational activities and implementation of existing water quality ordinances, are part of existing County programs and do not have a specific capital improvement cost or timeframe associated with them. Other projects, such as specific stormwater management facility upgrades, would fall into the category of capital improvements and have

specific costs and timeframes associated with them. Only capital improvement projects are required to be listed in the Capital Improvements Element of the Comprehensive Plan. Each of the BMAPs will need to be evaluated to determine which projects attributable to Alachua County qualify as capital improvements and therefore need to be included in the Capital Improvements Element.

In order to meet the new requirements of HB 1379 under Section 163.3177(3)(a)4.b, Florida Statutes, it is recommended that a new policy be added to the Capital Improvements Element that would require the County propose for inclusion in the Capital Improvements Element a list of those capital improvement projects attributable to Alachua County that are necessary to achieve the pollutant load reductions to meet the Total Maximum Daily Loads (TMDL) as established in the adopted Basin Management Action Plans for the Santa Fe River, Orange Creek, and Silver Springs basins. The policy calls for this to be completed initially as part of the Evaluation and Appraisal of the Comprehensive Plan in 2025, and subsequently reviewed annually and updated as necessary.

COMPREHENSIVE PLAN ANALYSIS

As mentioned previously, many of the new requirements of HB 1379 are being met through existing growth strategies and policies in the adopted Alachua County Comprehensive Plan. The following section reviews the existing policies and strategies that are applicable to the new requirements of HB 1379.

Future Land Use Element

Definitions:

Urban Cluster: An area designated on the Future Land Use Map for urban development, which includes residential densities ranging from one unit per acre to 24 units per acre or greater, non-residential development, and is generally served by urban services.

GENERAL STRATEGY 1

Minimize the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas, according to the following:

- *Designate and maintain on the Future Land Use Map an urban cluster that sets a boundary for urban growth.*

...

Policy 1.2.4 All new residential development in the urban cluster shall:

- a) *be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.*
- b) *connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.*

The County has an urban growth boundary (“Urban Cluster”) for the unincorporated area which has been in place since the early 1990s. One of the purposes of the Urban Cluster is to ensure that any new urban development occurs within a compact area where it can be most efficiently provided with urban services including sanitary sewer. Another purpose is to ensure that rural, agricultural and environmentally sensitive areas in the County outside the Urban Cluster are protected from the potential impacts of urban development and sprawl.

By policy, any new urban residential development, which includes residential densities greater than 1 dwelling unit per acre, is required to be located within the Urban Cluster and to connect to centralized potable water and sanitary sewer systems (see also Policy 2.1.1 Potable Water & Sanitary Sewer Element). As a result of these policies, over the past 20 years, well over 90% of new residential development in unincorporated Alachua County has been located within the Urban Cluster where it has been required to connect to centralized sanitary sewer services.

OBJECTIVE 6.1 - GENERAL

Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.

OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers’ markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

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.*

Within the Rural/Agriculture areas outside the Urban Cluster, new residential development is limited to a gross residential density of 1 dwelling unit per 5 acres; commercial, industrial, and mixed use development are generally not permitted in these areas. Sanitary sewer lines are generally not permitted to extend into the rural/agriculture areas except in limited circumstances. As noted previously, over the past 20 years, less than 10 percent of new residential development in unincorporated Alachua County has been located in the Rural/Agriculture areas on septic systems.

Potable Water & Sanitary Sewer Element

OBJECTIVE 1.1

To coordinate with the providers of centralized potable water and sanitary sewer facilities to ensure that adequate facility capacity will be available to serve development concurrent with the demands for such facilities, and that adequate water supplies shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy.

Policy 1.1.1 *The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.*

GAINESVILLE REGIONAL UTILITIES (GRU)

Sanitary Sewerage

Collection System: Peak Hourly Flow 2.5 times the average daily flow

Treatment and Disposal: Annual average daily flow which allows for anticipated peak hour flow

Sanitary Sewerage: Average Day (gross) 106 gallons per capita per day

Policy 1.1.2 *The Alachua County Office of Planning and Development, in conjunction with any provider of potable water or sanitary sewer service listed in Policy 1.1.1, will monitor the system's level of service status to determine the impact of any requested development order or building permit on available potable water supply, system capacity, and/or sanitary sewer capacity. Periodic reports from the provider detailing available capacity (taking into consideration and distinguishing existing plus committed demand) shall be used in conjunction with development monitoring reports prepared by the County for this purpose.*

Policy 1.1.3 *The LOS standards adopted in Policy 1.1.1 shall be used as the criteria to measure the available supply and capacity of the potable water and/or sanitary sewer system(s), and shall, in consultation with the applicable water supplier, be used to verify that adequate water supplies are in place and available to serve new development no later than the issuance by the local government of a*

certificate of occupancy. A development order will not be approved unless adequate supply and capacity will be available concurrent with the impacts of development based on the following standards:

Policy 1.1.3.1 *The necessary facilities and services are in place at the time the final development order is issued; or*

Policy 1.1.3.2 *The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or*

Policy 1.1.3.3 *The necessary facilities are under construction at the time the final development order is issued; or*

Policy 1.1.3.4 *The necessary facilities and services are guaranteed in an enforceable development agreement that includes provisions of subsections 1, 2, and 3 above, and that guarantees that the necessary facilities and services will be in place when the impacts of development occur.*

As noted in Objective 1.1 and subsequent policies above, Alachua County has a level of service standard and a process for maintaining concurrency for sanitary sewer services in coordination with GRU. This ensures that capacity will exist in GRU's sanitary sewer system to serve new development at the time of development approval.

Policy 2.1.1 *All new development in the urban cluster shall be timed to occur when both centralized potable water and sanitary sewer systems are available for connection. The timing and availability of municipal water and sewer to a property shall be one of the factors to be considered when deciding upon proposed changes in zoning to a higher density or intensity pursuant to Future Land Use Element Policy 7.1.2(b). Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment in the urban cluster, shall be required to connect to a centralized potable water and sanitary sewer system for service by FDEP permitted potable water and wastewater treatment plants. This connection requirement and any exception thereto, based on the factors noted below, shall be implemented at the stage of development review and approval. No exceptions may be granted for new residential development, except as provided below. Exceptions to this requirement may be provided for certain non-residential uses, and for new residential development in areas designated as Estate Residential on the Future Land Use Map, for which connection is infeasible because of engineering factors that would prevent operation and maintenance of the system connection within the range of standard procedures. The land development regulations shall specify the factors that will be the bases of such determinations including:*

- (a) The minimum flow necessary for adequate pipe velocity; and*
- (b) The maximum distance between the proposed development or connection point and the centralized system; and*
- (c) The relationship between flow and distance; or*

- (d) *The inability to secure connection without adverse environmental effects or public health and safety; or*
- (e) *The inability to obtain rights through adjacent properties necessary for connection.*
- (f) *Number of units or intensity of the proposed development.*

The Land Development Regulations shall provide criteria and a process for consideration of exceptions based on the above factors. The LDRs shall require that any application for an exception provide an analysis of the potential to overcome engineering impediments to connection through coordination with adjacent property owners within the collection basin and the utility. If it is determined that there is no current opportunity for connection, an exception may be granted, provided there is a conceptual plan for connection when it becomes feasible, and there is assurance of future connection to a centralized system through enforceable conditions, such as provision for installation and connection to central water and sanitary sewer facilities when feasible, utility system retrofitting, and the abandonment of any on-site private wells and septic systems in accordance with Florida Statutes and Administrative Codes, as specified in the Unified Land Development Code.

To further mitigate the effects of granting the exception to the connection requirements, the use of low-flow or ultra-low flow plumbing fixtures in the development shall be required in order to minimize the amount of effluent that must be treated. Developments that are granted an exception to the connection requirements by the DRC shall use the Water StarSM standards by the St. Johns River Water Management District as the minimum standard for water use and are encouraged to exceed the conservation measures provided by this standard.

Nothing in this policy shall provide an exemption from any statutory requirement to connect to centralized potable water and sanitary sewer as established in Section 381.00655, Florida Statutes.

Policy 2.1.1 above requires that all new development or redevelopment within the Urban Cluster must connect to a centralized potable water and sanitary sewer system for service by FDEP-permitted potable water and wastewater treatment plants. The policy also describes possible criteria for exceptions to this connection requirement. Exceptions to the connection requirement for new development have been rare.

Policy 2.1.3 *The following standards, relating to private wells and septic systems, shall govern any residential development:*

- *Pre-1991: Lots of record of ½-acre or greater that were approved for well and septic may use well and septic provided they meet state standards.*
- *Pre-1991: Lots of record of less than ½-acre that cannot be combined to meet the ½-acre size minimum, may use well and septic if hardship can be demonstrated and they meet state standards.*
- *Post-1991: Existing lots of record as of May 2, 2005 of ½-acre or greater, may be developed with well and septic, provided the lot is not part of a subdivision and meets state standards.*

- *Post-1991: Subdivided lots in the urban cluster of one acre or greater, that were approved for well and septic, may use well and septic provided they meet state standards.*
- *In the Rural/Agriculture areas, lots of record within a designated Rural Cluster of ½-acre or greater, may use well and septic provided they meet state standards.*

Policy 2.1.3.1 *Larger lot sizes or site specific improvements shall be required where soil and groundwater conditions do not result in proper treatment of wastewater, as determined by the County public health unit. In addition, the County public health unit shall be asked to assist in the development of the land development regulations that shall address the circumstances under which centralized (as opposed to individual) septic systems shall be required based on factors including the number of septic tanks per unit of geographic area, soil conditions, and hydrologic conditions.*

Policies 2.1.3 and 2.1.3.1 provide minimum lot size requirements for the use of septic systems for residential development on individual lots of record. These policies are intended to address existing residential lots that predate the sanitary sewer connection requirement that applies to new development. These policies also include the requirement to meet State standards for the use of septic systems.

Policy 2.1.7 *Replacing existing individual wells or septic systems by connection to existing municipal systems shall be required within municipal service areas where there has been evidence of septic system failure or well water contamination, provided no alternative technological remedy will be undertaken that provides for correction of the problem.*

While not frequently used, Policy 2.1.7 does consider the possibility of replacement of existing septic systems by connection to existing municipal sanitary sewer systems within municipal service areas where there has been evidence of septic system failure.

OBJECTIVE 3.1

To provide for the coordination of public potable water and sanitary sewerage facility extensions in the unincorporated area of Alachua County with the Alachua County Future Land Use Element and capital improvement planning and programming.

Policy 3.1.1 *Alachua County shall designate an urban service area for future land uses with densities and intensities which will provide for efficient operation of central potable water and sanitary sewer service facilities, as well as the enabling of efficient line sizing by any potable water supplier or sanitary sewer collector.*

Policy 3.1.2 *Alachua County shall coordinate any expansions in municipal potable water systems, municipal sanitary sewer systems, the school system, the highway systems, the drainage system, and any other relevant publicly provided facility through intergovernmental coordination mechanisms consistent with the Intergovernmental Coordination Element policies.*

Policy 3.1.3 *Alachua County will establish a timing, staging, and capacity program in conjunction with the municipalities in the County for the expansion of potable water and sanitary sewer facilities into unincorporated service areas. This shall be coordinated in accordance with the Intergovernmental Coordination Element, Policy 5.1.7. The Capital Improvement Programs/Elements of Alachua County and the municipalities shall specify such facility expansion programs.*

Policy 3.1.4 *Extension of potable water or sanitary sewer lines within areas designated on the Future Land Use Map as the Urban Cluster shall be allowed by Alachua County provided there are no adverse impacts on environmentally-sensitive lands.*

Policy 3.1.5 *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 3.1.6 below.*

Policy 3.1.6 *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:

- (a) *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.*
- (b) *Adoption of necessary amendments to the Future Land Use map extending the urban cluster boundary.*

The Comprehensive Plan generally discourages the extension of potable water and sanitary sewer services outside the Urban Cluster because the County's adopted land use policies focus urban development and the provision of urban services within the Urban Cluster. As described in Policies 3.1.5 and 3.1.6, there is a specific process and criteria that must be followed for consideration of any extension of potable water or sanitary sewer services into unincorporated areas located outside the Urban Cluster. This process requires approval by the County Commission based on a finding that one or more of the criteria in Policy 3.1.5 (a) through (d) have been met. The policies above will need to be considered in the assessment of the feasibility of connection of existing development to sanitary sewer services for areas outside the Urban Cluster.

Conservation and Open Space Element

Policy 4.6.11 *Alachua County shall continue to support the Basin Management Action Plans (BMAPs) and the ongoing refinement of these plans. The County shall participate in multi-agency task forces and working groups established to address specific surface water quality concerns in the County. Alachua County shall continue to work towards the restoration of impaired water bodies and to meet Orange Creek Basin and Santa Fe River Basin Total Maximum Daily Loads (TMDLs) and BMAPs. Alachua County shall continue to conduct projects for water quality improvement, including land acquisition and restoration, in the Orange Creek Basin (OCB) and Santa Fe River Basin (SFRB) in conjunction with those individual BMAPs.*

The Comprehensive Plan contains an existing policy 4.6.11 which speaks to the County's support of BMAPs that apply within the County's jurisdiction. The policies call for the County to work toward restoring impaired water bodies and meeting Total Maximum Daily Loads (TMDL) identified in BMAPs. The policy also calls for the County to conduct projects identified in BMAPs for water quality improvement.

Policy 4.6.15 *Land uses that have the potential to pollute surface waters (are located adjacent to surface waters and that contribute significant nutrient loadings) shall be identified and regulated using the following measures to protect water quality and biological health.*

- (h) *The use of enhanced nitrogen reduction septic tank systems may be required in highly sensitive areas, such as in proximity to Outstanding Florida Waters, impaired waters, springs priority focus areas, in other areas and springsheds where karst features are prominent and conduit*

flow is known to exist, or where the lot sizes are small and do not allow for adequate nutrient reduction to be met at the property boundary. These systems shall be designed and permitted through the Florida Department of Health in Alachua County. This measurable performance standard can be adopted as a risk based mitigation strategy for site specific concerns.

Policy 4.6.15 enables the County to potentially require the use of enhanced nitrogen reduction septic systems in areas proximate to Outstanding Florida Waters, impaired waters, springs priority focus areas, in other areas and springsheds where karst features are prominent and conduit flow is known to exist, or where the lot sizes are small and do not allow for adequate nutrient reduction to be met at the property boundary.

EFFECT OF AMENDMENT ON AFFORDABLE HOUSING

The proposed Comprehensive Plan amendment is not expected to have an effect on the provision of affordable housing in Alachua County because it would simply require the County to *consider the feasibility* of connecting developments meeting the criteria under the statute to sanitary sewer systems. The proposed amendment does not require any existing development or residence currently served by septic to connect to a sanitary sewer system.

If in the future, it is determined to be feasible and desirable from a public policy standpoint for an existing development to connect to sanitary sewer services, then there would be substantial costs in terms of new infrastructure and right of way acquisition associated with connecting existing homes on septic to the sanitary sewer system. Those costs, and who would be responsible for them, would need to be considered as part of the feasibility analysis.

It should be noted that connection to municipal sanitary sewer services for homes currently on septic would potentially introduce additional monthly costs to homeowners in the form of municipal utility bills for those services, and this may affect the ongoing costs of homeownership.

STAFF RECOMMENDATION

Staff recommends **transmittal** of proposed Comprehensive Plan amendment Z24-000004 to the State Land Planning Agency and other agencies for review and comment pursuant to Section 163.3184, Florida Statutes with the following bases:

1. The proposed amendment is consistent with and implements new requirements for local government comprehensive plans enacted through House Bill 1379 (2023) as provided in Section 163.3177, Florida Statutes.
2. The proposed amendment is internally consistent with the Alachua County Comprehensive Plan, and specifically the following provisions:

Objective 3.1 (Potable Water and Sanitary Sewer Element)

To provide for the coordination of public potable water and sanitary sewerage facility extensions in the unincorporated area of Alachua County with the Alachua County Future Land Use Element and capital improvement planning and programming.

Policy 3.1.4 *Extension of potable water or sanitary sewer lines within areas designated on the Future Land Use Map as the Urban Cluster shall be allowed by Alachua County provided there are no adverse impacts on environmentally-sensitive lands.*

Policy 3.1.5 *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 3.1.6 below.*

Policy 3.1.6 *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:

- (a) *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.*
- (b) *Adoption of necessary amendments to the Future Land Use map extending the urban cluster boundary.*

The proposed new Policy 2.1.8 calls for the County to conduct a feasibility analysis for connection of certain developments on septic systems to sanitary sewer services as described and required in Section 163.3177(6)(c), Florida Statutes. As noted in the proposed new policy language, this feasibility analysis will be based upon and consistent with other adopted policies in the Comprehensive Plan, the most directly applicable of which are 3.1.4, 3.1.5, and 3.1.6 of the Potable Water and Sanitary Sewer Element. These adopted policies address potential extensions of sanitary sewer services in the unincorporated area, and provide specific criteria for the potential approval of extensions of these services outside the Urban Cluster by the Board of County Commissioners.

Policy 4.6.11 (Conservation and Open Space Element) *Alachua County shall continue to support the Basin Management Action Plans (BMAPs) and the ongoing refinement of these plans. The County shall participate in multi-agency task forces and working groups established to address specific surface water quality concerns in the County. Alachua County shall continue to work towards the restoration of impaired water bodies and to meet Orange Creek Basin and Santa Fe River Basin Total Maximum Daily Loads (TMDLs) and BMAPs. Alachua County shall continue to conduct projects for water quality improvement, including land acquisition and restoration, in the Orange Creek Basin (OCB) and Santa Fe River Basin (SFRB) in conjunction with those individual BMAPs.*

The adopted Policy 4.6.11 calls for the County to support Basin Management Action Plans that address water quality concerns in Alachua County. The policy calls for the County to conduct projects for water quality improvement as provided in BMAPs. The proposed Policy 1.9.5 in the Capital Improvements Element builds upon and is consistent with this existing policy by further calling for the County to include any capital projects identified in BMAPs that are attributable to Alachua County in the Capital Improvements Element.

Exhibit 1 – Proposed Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added

~~Struck through~~ text is proposed for deletion

POTABLE WATER & SANITARY SEWER ELEMENT

Policy 2.1.8. Alachua County shall, in coordination with utility providers, consider the feasibility of providing sanitary sewer services to developments of more than 50 residential lots in the unincorporated area, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre, within a 10-year planning horizon. By April 2026, and every ten (10) years thereafter, Alachua County will conduct a feasibility analysis identifying applicable developments and assessing the feasibility of providing sanitary sewer service to those developments. The feasibility analysis will include consideration of the following:

- (a) Potential costs to the County and property owners associated with infrastructure improvements and right of way acquisition necessary to convert lots to sanitary sewer.
- (b) Water quality risks associated with the continued use of septic systems.
- (c) All other applicable goals, objectives and policies of this Comprehensive Plan.
- (d) If the analysis determines that it is feasible and otherwise consistent with the Comprehensive Plan to provide sanitary sewer services to an applicable development within a 10-year planning horizon, then it shall also identify the following information:
 - 1. The name and location of the wastewater facility that could receive sanitary sewer flows after connection;
 - 2. The current capacity of the facility and any associated transmission facilities;
 - 3. The projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer, and
 - 4. An estimated timeline for the potential construction of any improvements necessary for connection to the sanitary sewer system.
- (e) If the analysis determines that it is feasible to provide sanitary sewer services to an applicable development, this shall not obligate the County or utility provider to undertake or fund any improvements necessary to connect the development to the sanitary sewer system. Such improvements may be considered on a case-by-case basis by the utility provider in coordination with the County with input from the residents of the area that would potentially be served by sanitary sewer.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.9.5 The County shall propose for inclusion in the Capital Improvements Element a list of capital improvement projects necessary to achieve the pollutant load reductions attributable to Alachua County to meet the Total Maximum Daily Loads (TMDL) as established in adopted Basin Management Action Plans for the Santa Fe River, Orange Creek, and Silver Springs basins pursuant to s. 403.067(7), Florida Statutes. This shall be completed initially as part of the Evaluation and Appraisal of the Comprehensive Plan in 2025, and subsequently reviewed annually and updated as necessary.

Exhibit 2 – Preliminary Inventory of Existing Residential Developments on Septic that are Potentially Subject to HB 1379 Requirements

The information provided below is a preliminary inventory of existing residential developments on septic systems within unincorporated Alachua County that are potentially subject to feasibility consideration for providing sanitary sewer services per Florida Statutes Section 163.3177(6)(c)3. **This preliminary data is provided for informational purposes. Inclusion in this inventory does not mean that any development or lot is required to connect to sanitary sewer services or that the County or a utility provider will be required to provide such services.**

This inventory includes existing subdivisions of 50 or more lots where the predominant lot sizes are equal to or less than 1 acre, where those lots are on individual septic systems. Some subdivisions where the predominant lots sizes are slightly more than 1 acre have been included for the purpose of screening them for additional analysis. Some subdivisions of less than 50 lots have been included here because they are adjacent to other subdivisions, that in combination, may need to be considered as part of the required feasibility analysis for providing sanitary sewer services.

Additional and more detailed analysis will be necessary to make a determination whether the statute applies to any particular development.

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area	Notes
Copeland	100+	0.25 to 1	Yes	No	Copeland	
Lakeshore Homesites	100+	0.25 to 0.75	Yes	Yes	Newnans Lake West	
Gathercole and Davis	51	Mostly 0.25	Yes	Yes	Newnans Lake West	
Lake Ridge Subd.	88	Mostly 0.25	Yes	Yes	Eastside Activity Center North	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Creek Park Estates	67	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Jack's Subdivision	65	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Lake Farms Replat	46	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Green Acres	46	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Forest Lake Estates	24	Mostly 0.4	Yes	Yes	Eastside Activity Center North	
Ruthland	20	Mostly 0.4 to 0.75	Yes	Yes	Eastside Activity Center North	
Pine Acres	20	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Forest Lake Manor	14	Mostly 0.5	Yes	Yes	Eastside Activity Center North	
Green Grove	68	Mostly 0.25	Yes	Yes	Eastside Activity Center South	
Shady Lawn Estates	67	0.15 to 0.5	Yes	Yes	Eastside Activity Center South	
Kreftwood Estates	63	0.25 to 0.5	Yes	Yes	Eastside Activity Center South	
McNeil Gardens	21	Mostly 0.3	Yes	Yes	Eastside Activity Center South	
SE 46th Drive/SE 18th Place	17	0.1 to 0.5	Yes	No	Eastside Activity Center South	

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area	Notes
Jack's Subdivision #2	10	Mostly 0.5	Yes	Yes	Eastside Activity Center South	
Kincaid Road Subdivision	179	0.25 to 0.5	Yes	Yes	Kincaid Loop Area	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Robinson Heights	92	Mostly 0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Lakeview Estates	76	Mostly 0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Devonshire Hills	50	0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Melton Manor	24	Mostly 0.25	Yes	Yes	Kincaid Loop Area	
McRae Manor	12	Mostly 0.25	Yes	Yes	Kincaid Loop Area	
Idylwild	55	Mostly 0.3 to 0.5	Yes	Yes	Idylwild Serenola North of Williston Rd	
Williston Rd/SW 18th Street Unplatted	16	Mostly 0.25 to 0.5	Yes	No	Idylwild Serenola North of Williston Rd	
Napier Estates	16	Mostly 0.25	Yes	Yes	Idylwild Serenola North of Williston Rd	
Idyllwild Addition	12	Mostly 0.4	Yes	Yes	Idylwild Serenola North of Williston Rd	
Dale's Court	10	Mostly 0.4	Yes	Yes	Idylwild Serenola North of Williston Rd	
Idylwild Estates	9	Mostly 0.4	Yes	Yes	Idylwild Serenola North of Williston Rd	
Malore Gardens	56	Mostly 0.5	Yes	Yes	Idylwild Serenola South of Williston Rd	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Idylwild South Serenola	45	Mostly 0.25	Yes	Yes	Idylwild Serenola South of Williston Rd	
Chachala Park	34	Mostly 0.5 to 1	Yes	Yes	Idylwild Serenola South of Williston Rd	
Serenola Estates	26	Most 0.25 to 0.5	Yes	Yes	Idylwild Serenola South of Williston Rd	
Idylwild South Addition	18	Most 0.5 to 1	Yes	Yes	Idylwild Serenola South of Williston Rd	
Fletwood Park Serenola	12	Mostly 0.3	Yes	Yes	Idylwild Serenola South of Williston Rd	
Sheppard Estates - Serenola Plantation	10	Mostly 0.3	Yes	Yes	Idylwild Serenola South of Williston Rd	
Seville	8	Mostly 0.25	Yes	Yes	Idylwild Serenola South of Williston Rd	
Wellendorf	5	Most less than 0.25	Yes	Yes	Idylwild Serenola South of Williston Rd	
Kenwood	170	Mostly 1	Yes	Yes	Western Urban Cluster	
Pine Hill Estates	124	1 to 2	Yes	Yes	Western Urban Cluster	Most lots over 1 acre
Arredondo Estates 4	106	Mostly 0.25	Yes	Yes	Western Urban Cluster	
West End Estates	91	Mostly 1	Yes	Yes	Western Urban Cluster	
Arredondo Estates 2a	82	Mostly 0.25 to 0.5	Yes	Yes	Western Urban Cluster	
Fort Clark Forest	70	1 to 2	Yes	Yes	Western Urban Cluster	Most lots slightly over 1 acre
Ricelands	67	Mostly 0.25 to 1	Yes	Yes	Western Urban Cluster	
Arredondo Estates 1	63	0.25 to 0.5	Yes	Yes	Western Urban Cluster	
University Acres	63	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
West Park Addition 1	56	Mostly 0.25	Yes	Yes	Western Urban Cluster	Some lots may be on GRU sewer
Arrowhead	12	Mostly 1	Yes	Yes	Western Urban Cluster	

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area	Notes
Arrowhead Addition	45	Mostly 1	Yes	Yes	Western Urban Cluster	
West End Golf View Estates	40	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
West Park	40	Mostly 0.25	Yes	Yes	Western Urban Cluster	Some lots may be on GRU sewer
Oakleigh	38	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
West Park Addition 2	37	Mostly 0.25	Yes	Yes	Western Urban Cluster	Some lots may be on GRU sewer
Windward Meadows 5	31	Mostly 0.5	Yes	Yes	Western Urban Cluster	
Windward Meadows 2	30	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Windward Meadows 4	28	Mostly 0.5	Yes	Yes	Western Urban Cluster	
Pine Woods Addition 1	28	Mostly 0.25 to 0.5	Yes	Yes	Western Urban Cluster	
Windward Meadows 1	26	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Windward Meadows 3	25	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Pine Woods Addition 2	23	0.25 to 1	Yes	Yes	Western Urban Cluster	
Pine Woods	17	Mostly 0.25	Yes	Yes	Western Urban Cluster	
Arredondo Estates 3	13	0.25 to 0.5	Yes	Yes	Western Urban Cluster	
Unplatted Fairbanks Area	45	Mostly 0.5 to 1	Yes	No	Fairbanks	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Spring Meadows	34	Mostly 0.5 to 1	Yes	Yes	Fairbanks	
Fairbanks Park	23	Mostly 0.25 to 0.75	Yes	Yes	Fairbanks	
Fairbanks Park Replat	16	Mostly 0.4 to 1	Yes	Yes	Fairbanks	
Meadows of Kanapaha	168	Mostly 1 to 2	No	Yes	SW Archer Rd. Rural Area	There are numerous subdivisions in the SW Archer Rd. area just outside the Urban Cluster that are on individual septic systems. Many are less than 50 lots and some contain lots that are just over 1 acre. Feasibility analysis could be conducted for this general area as a whole.
Hammock Ridge Unit 3	158	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Hammock Ridge Unit 1	109	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Meadows of Kanapaha Phase 2	84	Mostly 1 to 2	No	Yes	SW Archer Rd. Rural Area	
Hammock Ridge Unit 4	80	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Hammock Ridge Unit 2	62	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Pines Unit 2	55	1 to 2	No	Yes	SW Archer Rd. Rural Area	
Leeaire Estates	46	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Pines	42	1 to 2	No	Yes	SW Archer Rd. Rural Area	
Thousand Oaks	39	1.5 to 6	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 1	33	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Highlands Unit 3	28	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Sunny Acres	27	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 3b	17	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Plantation	16	1 to 1.5	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Oaks	16	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 3a	16	Mostly 1	No	Yes	SW Archer Rd. Rural Area	

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area	Notes
Parker Place Phase 2c	14	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Highlands	12	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Highlands Unit 2	11	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 2a	11	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 2b	10	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Santa Fe Hills	81	0.25 to 0.5	No	Yes	441/Alachua West of I-75	
Lake Alto Estates	46	0.25 to 0.6	No	Yes	Lake Alto East of Waldo	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Lake Alto Estates Addition 1	44	Mostly 1	No	Yes	Lake Alto East of Waldo	
Lake Bonnet Estates Phase 2	43	Mostly 1	No	Yes	Lake Santa Fe SW	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Unplatted Lots	36	0.25 to 1	No	No	Lake Santa Fe SW	
Wallace Groves	17	Mostly 0.5	No	Yes	Lake Santa Fe SW	
Santa Fe Shores	16	0.25 to 1	No	Yes	Lake Santa Fe SW	
Lake Bonnet Estates	13	Mostly 1	No	Yes	Lake Santa Fe SW	
Wallace Groves 2	6	0.5	No	Yes	Lake Santa Fe SW	
Melrose Sims Survey - Goodson Lands	108	Mostly 0.10 to 1.5	No	Yes	Melrose	Plat from 1800s comprises much of current Melrose historic district. Area has been extensively divided into smaller residential parcels but also contains several larger parcels.
Canal Shores	36	Mostly 0.4 to 1	No	Yes	Melrose	Under 50 lots, so not subject to statute by itself but is adjacent to historic Melrose parcel group above. Could be considered in feasibility analysis for Melrose area.
Indian Landing	23	Mostly 1 to 2	No	Yes	Melrose	Under 50 lots, so not subject to statute by itself. Could be considered in feasibility analysis for Melrose area
Cross Creek Gardens	44	Mostly 0.25	No	Yes	Cross Creek	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for general area.
Sportsman Haven First Addition	29	0.25 to 0.5	No	Yes	Cross Creek	
Cross Creek Gardens Unit 2	18	Mostly 0.3	No	Yes	Cross Creek	
Sportsman Haven	14	0.1 to 0.25	No	Yes	Cross Creek	

Exhibit 3 – Map of Existing Residential Developments on Septic that are Potentially Subject to HB 1379 Requirements

