



Sewer Line Extension Outside Urban Cluster for Florida Fish and Wildlife Research Lab

**Board of County Commissioners
Meeting October 8, 2024**

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Background

- Florida Fish and Wildlife Conservation Commission (FWC) is proposing to connect its existing Gainesville Wildlife Research Lab facility to GRU's sanitary sewer services.
- The site is located just outside the Urban Cluster boundary.
- Pursuant to Policy 3.1.5 of the County's Comprehensive Plan Potable Water & Sanitary Sewer Element, the Board of County Commissioners (BoCC) must approve any proposed extensions of water or sewer lines outside the Urban Cluster based on one of four possible findings.



Site Location

- Urban Cluster (unincorporated)
- City Boundary



Site Facts

- FWC Wildlife Research Lab has been in operation since 1972. Existing development on site includes staff offices, field equipment storage, and necropsy lab.
- Site was approved for Special Use Permit in 2010 for a government facility in the C-1 (Conservation) zoning district. Government facilities are considered Institutional uses pursuant to the Comprehensive Plan.
- Existing development is served by four septic systems which will be retired from service if connection to GRU sewer is approved.
- Nearest sewer is about 0.3 miles to the west. GRU is able to accept the flow from the existing development.
- Site is presently served by GRU potable water.



Potential Bases for Approval of Extension of Sewer Outside Urban Cluster

In accordance with Policy 3.1.5, Alachua County Comprehensive Plan, Potable Water & Sanitary Sewer Element

- (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.



Staff Recommendation

Approve the resolution allowing the extension of GRU sewer line outside the Urban Cluster in accordance with the Alachua County Comprehensive Plan, Policy 3.1.5 of the Potable Water and Sanitary Sewer Element based on the findings that:

1. The extension of sanitary sewer serves a purpose consistent with the Comprehensive Plan, in that it would serve an Institutional land use, and
2. Connection to GRU's sanitary sewer and elimination of the existing septic systems would provide a public health benefit of water quality protection.

