

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2025-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040 BY REVISING CAPITAL IMPROVEMENTS ELEMENT POLICY 1.2.5(a) TO CLARIFY LEVEL OF SERVICE GUIDELINES FOR FIRE SERVICES; PROVIDING FOR THE ORDINANCE TO BE LIBERALLY CONSTRUED; PROVIDING FOR MODIFICATION; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et. seq., Florida Statutes) requires that each local government prepare and adopt a comprehensive plan; and

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, the Board of County Commissioners of Alachua County, Florida wishes to make a text amendment (Application No. Z24-000005) to the Alachua County Comprehensive Plan, 2019-2040 as provided herein; and,

WHEREAS, a duly advertised public hearing on the proposed comprehensive plan amendment was conducted on August 21, 2024 after 5:00 p.m., and was continued to September 18, 2024, by the Alachua County Planning Commission, acting as the Local Planning Agency (LPA), and the LPA provided its recommendation to the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on October 22, 2024, and approved the proposed comprehensive plan amendment for transmittal for expedited state review pursuant Section 163.3184(3), Florida Statutes; and,

WHEREAS, pursuant to Section 163.3184(3)(b)1, the proposed comprehensive plan amendment was transmitted by the County to the State Land Planning Agency (Florida Department of Commerce) and other required agencies for expedited state review and comment on October 28, 2024; and,

WHEREAS, the Florida Department of Commerce, Florida Department of Environmental Protection, Florida Department of Transportation, Florida Fish and Wildlife Conservation Commission, and St. Johns River Water Management District provided letters to the County indicating that those agencies had no comment on the proposed amendment; and,

WHEREAS, pursuant to Section 163.3184(3)(b)(c), the County is required to hold a public hearing within 180 days after receipt of agency comments to consider whether to adopt a proposed comprehensive plan amendment; and,

WHEREAS, the Board of County Commissioners finds comprehensive plan amendment Z24-000005 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, the Board of County Commissioners held a duly advertised public hearing on January 14, 2025, provided for and received public participation, and voted to adopt the comprehensive plan amendment, as embodied in Section 1 below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY:

SECTION 1. That the Alachua County Comprehensive Plan: 2019-2040 is hereby amended as shown in Exhibit “A” and incorporated herein as a part thereof.

SECTION 2. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

SECTION 3. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 4. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 5. Effective Date. This plan amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment package is complete pursuant to Section 163.3184(3)(c)4, Florida Statutes. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, then it will become effective upon the state land planning agency or the Administration Commission entering a final order determining the adopted amendment to be in compliance.

SECTION 6. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Duly adopted in regular session, this 14th day of January, 2025.

BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA

By: _____
Charles S. Chestnut, IV, Chair
Board of County Commissioners

ATTEST:

Jesse K. Irby, II, Clerk

(SEAL)

DEPARTMENT APPROVAL
AS TO CORRECTNESS:

APPROVED AS TO FORM:

Director of Growth Management
or Designee

Alachua County Attorney

EXHIBIT A

Z24-000005: Text Amendment to Alachua County Comprehensive Plan

Language to be added is shown in underlined text.

Language to be deleted is shown in ~~struck through text~~.

Currently adopted language is shown in plain text.

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.2.5 Alachua County shall adopt Level of Service (LOS) guidelines for Category "C" public facilities, ~~and include those facilities in the CIP.~~ These LOS guidelines are to be used for analysis and identification of Capital Improvement Project needs for these facilities to be considered for inclusion ~~included~~ in the Capital Improvements Program. The LOS guidelines for Category "C" public facilities are the following:

- (a) Fire LOS guidelines are as follows:
 - (1) In the Urban Cluster, initial unit response LOS guideline is within 6 minutes travel time for 80% of all emergency responses within a 12 month period. Land development regulations shall require that 100% of development shall provide water supply served by hydrants.
 - (2) In the rural area, initial unit response LOS guideline is within 12 minutes travel time for 80% of all emergency responses within a 12 month period. Fire suppression/protection service level for all properties in the Rural Area shall be at the ISO (Insurance Service Office) Class Protection of <10. Development will provide adequate water supply for fire suppression and protection, and fire service compliant fire connections, required through land development regulations.
 - (3) The County shall periodically update the Alachua County Fire and Emergency Medical Services Master Plan, including an evaluation of capital and related operational needs to meet the Fire LOS guidelines identified in this policy and consideration of service delivery benchmarks for Emergency Medical Services (EMS). Updates of the Master Plan shall include identification of funding sources that could be established as part of a financially feasible plan to meet these LOS guidelines. The Fire and Emergency Medical Services Master Plan shall serve as a basis for consideration of an amendment to the Comprehensive Plan to establish level of service standards for Fire Rescue services and Emergency Medical Services as part of the County's concurrency management requirements.