



Z24-000004: County-Initiated Text Amendment to Alachua County Comprehensive Plan to Address House Bill 1379 (2023) Requirements

Board of County Commissioners Adoption Public Hearing

January 14, 2025

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Florida House Bill 1379 (2023)

- Environmental protection bill that addressed various matters relating to water quality protection and funding; effective July 1, 2023.
- New requirements for local government comprehensive plans were added to Sec. 163.3177, Florida Statutes:
 1. By July 1, 2024, incorporate policies 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 1 onsite sewage treatment & disposal system per acre.
 2. Include publicly funded capital improvement projects necessary to achieve pollutant load reductions identified in a Basin Management Action Plan (BMAP) as part of the Capital Improvements Element.

Comprehensive Plan Amendment Summary

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New Policy 2.1.8, Potable Water and Sanitary Sewer Element

- By April 2026, and every 10 years thereafter, the County will conduct a feasibility analysis which considers 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 1 onsite sewage treatment & disposal system per acre.
- Policy identifies factors to be considered in the feasibility analysis

Comprehensive Plan Amendment Summary

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New Policy 1.9.5, Capital Improvements Element (CIE)

- As part of EAR/Comp Plan update in 2025, propose for inclusion in the CIE those capital improvement projects attributable to Alachua County that are necessary to achieve pollutant load reductions to meet the Total Maximum Daily Loads (TMDL) as established in Basin Management Action Plans.

Process Background: Z24-000004

- Planning Commission Public Hearing – August 21, 2024
 - Recommendation to transmit for state agency review
- BoCC Transmittal Public Hearing – October 22, 2024
 - Action to transmit for state agency review
- State Agency Review (30 days)
- BoCC Adoption Public Hearing – January 14, 2025

State Agency Review and Comment

- Letters of “No Comment” from:
 - Florida Department of Commerce
 - Florida Department of Transportation
 - Florida Fish and Wildlife Commission
 - St. Johns River Water Management District
- One “technical assistance” comment from Florida Department of Environmental Protection (FDEP)
 - Proposed policy language has been revised in response

Staff Recommendation

Adopt the ordinance to approve Comprehensive Plan Amendment Z24-000004.

Questions and Discussion