

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 AMENDING POTABLE WATER AND SANITARY SEWER ELEMENT POLICY 7.1.5 TO INCORPORATE BY REFERENCE THE UPDATED JOINT ALACHUA COUNTY/CITY OF GAINESVILLE WATER SUPPLY FACILITIES WORK PLAN 2025-2035 AS REQUIRED BY SECTIONS 163.3177(6)(c),(d) AND (h), AND SECTION 163.3177(4)(a), FLORIDA STATUTES; AMENDING CONSERVATION AND OPEN SPACE ELEMENT POLICY 4.5.12 TO PROVIDE FOR UPDATING THE JOINT ALACHUA COUNTY/CITY OF GAINESVILLE WATER SUPPLY FACILITIES WORK PLAN 2025-2035; AMENDING CAPITAL IMPROVEMENTS ELEMENT POLICIES 2.1.2.1 AND 6.1.1 TO PROVIDE FOR UPDATING THE JOINT ALACHUA COUNTY/CITY OF GAINESVILLE WATER SUPPLY FACILITIES WORK PLAN 2025-2035; 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 (“the County”), wishes to make a text amendment (Application No. Z25-000007) to the Alachua County Comprehensive Plan, 2019-2040 as provided herein; and,

WHEREAS, The Board of County commissioners of Alachua County, Florida, wishes to amend the Alachua County Comprehensive Plan: 2019-2040, Potable Water and Sanitary Sewer Element, including adopting by reference the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan: 2025-2035, Conservation and Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element (CPA Z25-000007); and,

WHEREAS, an update to the North Florida Regional Water Supply Plan was approved by the governing Boards of the St. Johns River Water Management District and the Suwannee River Water Management District, on December 17, 2023, and Florida Statutes require local governments to prepare and adopt a Water Supply Facilities Work Plan into their comprehensive plan within 18 months of approval of a Regional Supply Plan; and,

WHEREAS, Alachua County, the City of Gainesville, and Gainesville Regional Utilities have updated the Joint Alachua County/City of Gainesville Joint Water Supply Facilities Work Plan: 2025-2035; and,

WHEREAS, a duly advertised public hearing on the proposed comprehensive plan amendment was conducted on May 21, 2025, after 5:00 p.m. 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 June 24, 2025, and approved transmittal of the proposed comprehensive plan amendment 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 June 26, 2025; and,

WHEREAS, the Florida Department of Commerce, Florida Department of Transportation, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and St. Johns River Water Management District provided correspondence 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 Z25-000007 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 August 26, 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 26<sup>th</sup> day of August, 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:

\_\_\_\_\_  
Director of Growth Management  
or Designee

APPROVED AS TO FORM:

\_\_\_\_\_  
Alachua County Attorney

## EXHIBIT A

### Z25-000007: Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added

~~Struck through text~~ is proposed for deletion

Regular text is adopted language

#### POTABLE WATER & SANITARY SEWER ELEMENT

Policy 7.1.5 The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~ is herein incorporated by reference.

#### CONSERVATION AND OPEN SPACE ELEMENT

Policy 4.5.12 The County shall cooperate with the Suwannee River Water Management District, the St. Johns River Water Management District, and local governments to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, conduct current and future water conservation programs and prepare an emergency water management conservation plan.

#### INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~.

Policy 6.1.1 Alachua County shall coordinate with local governments that supply potable water and/or sanitary sewer services to the unincorporated area to implement the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035 ~~2018-2028~~, level of service standards and concurrency management systems, as provided for in the policies of the Potable Water/Sanitary Sewer Element.