



Legislation Text

File #: 21-0770, **Version:** 1

Agenda Item Name:

City of High Springs Extension of Municipal Water Line into Unincorporated Area Outside of Urban Cluster

Presenter:

Ben Chumley, (352) 374-5249

Description:

As described in the attached letter dated August 5, 2021 from the City of High Springs, the City is requesting County Commission approval, in accordance with Policy 3.1.5 of the Potable Water and Sanitary Sewer Element of the Alachua County Comprehensive Plan, to extend a potable water line through an unincorporated area outside the Urban Cluster. Pursuant to Policy 3.1.5, the Board of County Commissioners must approve any extension of potable water or sanitary sewer lines through the unincorporated area outside the Urban Cluster based on one of four criteria that are specified in the policy. The proposed extension would need to cross in front of one 5-acre unincorporated parcel that is located outside the Urban Cluster so that the City can provide potable water service to the adjoining parcel that is within the incorporated City of High Springs.

Recommended Action:

If the Board wishes to approve the City of High Springs proposed water line extension through a portion of the unincorporated area outside the Urban Cluster in accordance with Policy 3.1.5 of the Alachua County Comprehensive Plan Potable Water and Sanitary Sewer Element, then staff recommends that the Board do so based on the finding that the proposed water line extension is necessary to enhance the safe, effective, and efficient delivery of central potable water service within the existing urban service area of the City of High Springs.

Prior Board Motions:

N/A

Fiscal Consideration:

There is no cost to the County associated with this item.

Background:

As described in the attached letter from the City of High Springs, the City is planning to extend an 8-inch water main from just west of the entrance to the Cinnamon Hills subdivision on NW 182nd Avenue (within City of High Springs) to the west for approximately 4,744 linear feet in order to serve a proposed 30-lot residential subdivision on a parcel #01441-002-000 within the incorporated City of High Springs. In order to extend the water main to this incorporated parcel, it would need to cross over one unincorporated 5-acre parcel (parcel #01441-000-000). The water main extension would be located within the existing right-of-way of NW 182nd Avenue. The portion of the water line extension that would run across the unincorporated parcel is about 300 linear feet.

Alachua County Comprehensive Plan Policy 3.1.5 of the Potable Water and Sanitary Sewer Element provides that proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster (in the unincorporated area) shall be subject to approval by the Board of County Commissioners. According to Policy 3.1.5, approval of such extensions shall be based on one or more of the following factors:

- (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.

County staff believes that the standard for County Commission approval in Policy 3.1.5(b) would apply in this particular circumstance. The proposed water line would extend from within the City limits of High Springs westward within the NW 182nd Avenue right of way to serve another parcel that is within the existing City limits. Approval of the proposed water line extension would allow for the City to provide safe, effective, and efficient delivery of centralized potable water services to a parcel that is proposed for residential development within the City limits. In the absence of municipal potable water service, residential lots within the proposed subdivision would each need to have individual water wells. It is noted that the unincorporated 5-acre parcel that the water line would cross would potentially be eligible for annexation into the City of High Springs if the City or the property owner chooses to initiate that annexation in the future.