

ORDINANCE NO. O-20-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, MODIFYING WATER AND WASTEWATER IMPROVEMENT TRUST FUND CHARGES BY AMENDING CITY CODE CHAPTER 90 UTILITIES, ARTICLE VI –WATER AND WASTEWATER SYSTEM, SECTION 90-409 ENTITLED “WATER AND WASTEWATER IMPROVEMENT TRUST FUND”, PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND SETTING AN EFFECTIVE DATE.

WHEREAS, On November 17, 2025, during Special Session of the City Council, staff and Consultant CPH corporation presented the results of the Capacity Connection Fee Study; and

WHEREAS, after the Council presentation the meeting was open to the Public for comment; and

WHEREAS, after Public Comment and Council Discussion the findings of the Study were approved.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1. City Code Section 90-409, entitled “Water and Wastewater Improvement Trust Fund,” which establishes Capacity Connection Fees, is hereby amended to read as follows, effective on January 6, 2026:

Sec. 90-409. - Water and wastewater improvement trust fund ~~capacity connection fees~~ capacity connection fees.

The city council has determined, by virtue of the increasing demand for city water and wastewater collection services, that there should be a wastewater and water ~~improvement trust fund capacity connection fee~~ charge for allowing capital improvements to such systems, based upon the extent and nature of the anticipated expansions to the system as they relate to the future customers thereof. The city council has made a determination that the charges set forth in this section will be fair and equitable to both the present customers of the city wastewater collection system and the future customers thereof, as well as to the present and future customers of the water system of the city.

- (1) *Improvement trust fund Capacity connection fee charges adopted.*
 - a. Charges are hereby imposed upon all new connections or additions to existing connections, to the wastewater collection system and the water system of the city, in the amounts set forth in this section. All charges for connections resulting from new construction shall be due and payable at

the time of issuance by the city building department of any building permit for such construction, and no permit shall be issued until such charges for such connection shall have been paid in full, unless provided otherwise in this article. In the case of additions to a building presently connected to the systems, the ~~improvement trust fund~~ **capacity connection fee** charge shall be paid prior to the issuance of a building permit for the construction of such additions, unless otherwise provided in this article. Notwithstanding the foregoing to the contrary, and because the city is required to reserve capacity to serve, all charges hereunder for platted subdivisions in the city's service area shall be due within 30 days from the date of platting or approval of state permits for installation of the water and wastewater system, whichever is later.

- b. Any planned unit development or subdivision which has heretofore received a legally binding commitment from the city on or before January 1, 2001, to reserve capacity for water and wastewater shall not be required to pay such charges earlier than the issuance of the building permit.
- (2) *Equivalent resident unit (ERU).* Equivalent resident unit (ERU) is the base unit for assessment of capacity connection fee charges determined to produce estimated use factors of, as they apply to wastewater collections 300 ~~185~~ gallons per day wastewater, with wastewater strength in BOD less than 200 parts per million by weight and in suspended solids less than 200 parts per million by weight, and shall include a single-family residence of conventional construction, a mobile home, a single-family unit a multiple-family dwelling, or a single-family rental unit.
- (3) *Residential ~~improvement trust fund~~ capacity connection fee charges.* Residential charges shall be as follows:
 - a. Wastewater trust fund charge of: ~~\$2,000.00~~ **\$2,531.00** per equivalent residential unit.
 - b. A potable water charge of: ~~\$1,000.00~~ **\$2,372.00** per equivalent residential unit.
 - c. An irrigation water charge of \$215.00 per equivalent residential unit.
- (4) *Nonresidential, commercial and industrial wastewater and water ~~improvement trust fund~~ capacity connection fee charges.* For purposes of calculating and imposing, the water and wastewater ~~improvement trust fund~~ **capacity connection fee** charges to connections other than those hereinafter specified shall be as follows:
 - a. *Commercial charges.*

Establishment	Unit	ERU Factor
Commercial		

Auditorium/meeting rooms	Per seat	0.019
Barber/beauty shop	Per opr. seat	0.340
Airports, bus terminals, train stations, port and dock facilities, bathroom waste only	Per passenger	0.01
	Add per employee per eight-hour shift	0.04
Factories exclusive of industrial wastes gallons per employee per eight-hour shift	No showers provided	0.04
	Showers provided	0.07
Food service		
Restaurant/cafeteria	Per seat	0.113
Restaurant (24 hours)	Per seat	0.189
Restaurant (fast food)	Per seat	0.057
Bar/cocktail lounge	Per seat	0.075
Office building (not including food service and retail space)	Per 100 sq. ft.	0.038
Service station	Per bay	1.132
Add	Per wash bay	3.663
Add	Per toilet	1.132
Theater	Per seat	0.012
Dinner theater	Per seat	0.075
Trailer park (overnight)	Per space	0.377
Dentist office	Per dentist	0.943
	Per wet chair	0.755
Doctor office	Per doctor	0.943
Church	Per seat	0.011
Schools (middle and high)	Per student	0.075

Schools (elementary, day care and nursery)	Per student	0.028
Schools (boarding)	Per student	0.472
Laundry (self-service)	Per machine	1.510
Retail store w/self-service gas pumps (add remaining fixture)	Per restroom	1.500
(without pumps use fixture units)		
Automotive repair and maintenance stores	Per bay	0.500
Hotels and motels	Regular per room	0.29
	Resort hotels, camps, cottages per room	0.57
	Add for establishments with self-service laundry facilities per machine	2.14
Marinas	Per boat slip	0.04
Mobile home park	Per single-wide mobile home space, less than four single-wide spaces connected to a shared onsite system	0.71
	Per single-wide mobile home space, four or more single-wide spaces are connected to a shared onsite system	0.64
	Per double-wide mobile home space, less than four double-wide mobile home spaces connected to a shared onsite system	0.86
	Per double-wide mobile home space, four or more double-wide mobile home spaces connected to a shared onsite system	0.79
Stores	Per bathroom	0.57
Veterinary clinic per practitioner	Add per employee per eight hour shift	0.04
	Add per kennel, stall or cage	0.06
Warehouse	Add per employee per eight hour shift	0.04

	Add per loading bay	0.29
	Self-storage, per unit (up to 200 units) add for each two units or fraction thereof for over 200 units and shall be in addition to employees, offices or living quarters flow rates	0.003

1. The total equivalent residential unit value for an establishment shall be calculated by multiplying the ERU factor listed above by the number of units and shall be rounded up to the nearest 0.5 ERU factor.
2. One equivalent residential unit (ERU) shall, for the purpose of this section, have an assigned value of 1.00. For water service capacity, one ERU is hereby established and determined to be equal to a flow of 350 ~~220~~ gallons per day, average annual basis. For wastewater service capacity, one ERU is hereby established and determined to be equal to a flow of 300 ~~185~~ gallons per day, average annual basis.
3. For all establishments or use types not listed in subsection (4)a of this section, the equivalent residential unit factor shall be calculated by dividing the projected water flow in gallons per day (GPD) for the establishment, use type, or improvement thereto by the number of GPD assigned to one ERU, ~~350-220~~ gallons per day. The projected water flow shall be supplied by the owner and wastewater system ~~improvements trust fund~~ capacity connection fee charge shall be calculated by multiplying the equivalent residential unit factor as determined by this method times the total water and wastewater system ~~improvement trust fund~~ ~~capacity connection fee~~ charge for one residential unit.

b. *Industrial wastewater ~~improvement trust fund~~ ~~capacity connection fee~~ charge.*

1. *Wastewater ~~improvement trust fund~~ ~~capacity connection fee~~ charge.*

~~Improvement Trust Fund~~ ~~Capacity Connection Fee~~ Charge Strength Formula = $QE/185 \times (SS + BOD)/400 \times \$2,531.00$

Where:

QE = Estimated quantity of water in gallons per day

S/S = Suspended solids in parts per million

BOD = Biochemical oxygen demand in parts per million

Estimates as to water use shall be made by the city manager in consultation with the city building inspector, and the strength factor used for calculation of the wastewater ~~improvement trust fund~~ **capacity connection fee** charge shall be the quotient of strength of discharge from the connection in question, divided by the strength of discharge of an equivalent residential unit, as set forth above, provided that the multiplier shall not be less than one, in any case.

2. *Adjustment for over- or under-estimated water usage.* In the event the actual quantity of water used is ten percent greater than the estimated quantity, after twelve months of metered data from normal operations is available, the user shall pay the city an additional water and/or wastewater ~~improvement trust fund~~ **capacity connection fee** charge, calculated using the difference between the actual usage and the estimated usage. Should the actual quantity of water used be ten percent or less than the estimated quantity, after twelve months of metered data from normal operations is available, the city shall refund to the user the difference calculated between the estimated quantity and actual quantity of water used. The term "normal operation" is defined as the quantity of water/wastewater flow within ten percent of the flow as stated by the applicant on its most recent application, wherein the applicant has reached the design capacity of his operation.
- (5) *Addition to an existing building.* When application is made for a building permit to construct any addition or modification, which will increase demand for wastewater collection services or water services, to a building or structure already connected to the city wastewater and water systems, or either of them, ~~improvement trust fund~~ **capacity connection fee** charges as set forth in this section for such additions or modifications shall be paid prior to issuance of a building permit for its construction. The ~~improvement trust fund~~ **capacity connection fee** charges shall be calculated, assessed and payable in accordance with the formula set forth in the schedule in this section.
- (6) *Changes or modifications in operations.* Any user of the city's water/wastewater system who changes or modifies operations which will increase usage of water service and/or wastewater collection service by ten percent or greater than the original application made to the city, as set forth in subsection (5) of this section and specified as normal operation usage, shall make application to the city, on appropriate forms, prior to commencing such increased usage. ~~Improvement trust fund~~ **Capacity connection fee** charges, applicable to the increased usage, as set forth in this section, shall be calculated, assessed and payable when application is made and approved for such increased usage.
- (7) *Wastewater and water ~~improvement trust fund~~ **capacity connection fee** charge revenue restrictions.* A trust fund is hereby established for the wastewater ~~improvement trust fund~~ **capacity connection fee** charge and the water ~~improvement trust fund~~ **capacity connection fee** charge as a capital improvement account for the expansion of each of such city systems. All ~~improvement trust fund~~ **capacity connection fee** charges collected hereunder shall be deposited in such funds, as set forth above and held in separate accounts to be used only for the purpose of

expanding the city's wastewater or water system, as the case may be. Funds may be disbursed from these trust funds only upon authorization of the city council, upon determination by the city council that the proposed expenditures are for the expansion of the system within the intent and meaning of the laws of the state. Notwithstanding this provision, revenues of the water and wastewater ~~improvement trust fund~~ **capacity connection fee** may be pledged for borrowing for purposes of wastewater and water system expansion, in the same manner as any other source of revenue.

Section 2. CODIFICATION. It is the intention of the City Council, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Green Cove Springs as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

Section 3. REPEALER. Any Ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. SEVERABILITY. The various parts, sections and clauses of this Ordinance are hereby declared severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption.

INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 9th DAY OF DECEMBER, 2025.

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

ATTEST:

Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF THE CITY
OF GREEN COVE SPRINGS, FLORIDA, THIS 6TH DAY OF JANUARY, 2026.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM:

L. J. Arnold, III, City Attorney