



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning and Zoning Commission **MEETING DATE:** June 24, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: Amendments to the Public Facilities Element and Conservation Element of the Comprehensive Plan by adopting the updated Water Supply Facilities Work Plan, 2025-2045 by reference.

BACKGROUND

The proposed amendment to Public Facilities and Conservation Elements is a Staff initiated amendment to the Comprehensive Plan prompted by the acceptance of the updated North Florida Regional Water Supply Plan by the St. Johns River Water Management District Board of Directors on December 12, 2023. Chapter 163, Part II Florida Statutes (F.S.), which requires local governments to prepare and adopt updated Work Plans into their comprehensive plans within 18 months after the St. Johns River Water Management District approves a regional water supply plan or its update. The North Florida Regional Water Supply Plan is a joint effort between the Department of Environmental Protection, the St. Johns River Water Management District and the Suwannee River Water Management District. The water supply plan provides potential sources of freshwater and population projections while tracking water quality and usage. The City has completed an updated Water Supply Plan in May, 2025. The amendment is proposed to be transmitted by City Council to the Florida Department of Commerce and appropriate agencies at the July 1st City Council meeting and after state review be brought back to City Council tentatively by the October 7, 2025 meeting for final adoption.

The following amendments to the Public Works Element are listed below:

1. Revise Policy 4.5.4 as shown below to eliminate 2017 date reference and also to align text with language used in Section 163.3177(6)(c)4, F.S.

“Policy 4.5.4. The City shall incorporate the traditional and alternative water supply requirements projects from the 2017 SJRWMD Regional Water Supply Plan into the Water Supply Facilities Work Plan and Capital Improvements Element.”

2. Revise Policy 4.5.5 as shown below to align text with title and to adopt the Water Supply Plan by reference. Updated WSFWP’s are required to be ‘adopted’, per Section 163.3177(6)(c)4, F.S. Section 163.3177(1)(b), F.S., allows reports to be adopted by reference into the comprehensive plan, but doing such requires a citation like policy that identifies the respective “adopted” report’s title, author and edition.

Policy 4.5.5. The City shall maintain a Water Supply Facilities Work Plan (Work Plan) that is coordinated with the SJRWMD’s North Florida Regional Water Supply Plan (NFRWSP). The Work

Plan and related comprehensive plan policies will be updated, as necessary, within 18 months of an update of the NFRWSP that affects the City. The City's Water Supply Facilities Work Plan 2025-2045, prepared by CPH Consulting, is adopted by reference into the comprehensive plan.

The following amendments to the Conservation Element are listed below:

3. Recommend revising Conservation Element Objective 5.3 (Water Supply Plan) to eliminate reference to the water supply plan:

OBJECTIVE 5.3. WATER ~~SUPPLY PLAN~~ QUALITY AND CAPACITY

The City ~~will develop and adopt a water supply plan~~ to ensure that it has adequate water supplies, of a quality and quantity sufficient, for its intended use to meet existing and projected future demands.



4. Recommend revising Policy 5.4.5 as shown below to eliminate reference to the SJRWMD RWSP. The RWSP does address topics related to water quality or the health of the SJR. Reference to the RWSP is misplaced.

“Policy 5.4.5. The City shall promote the health of the St. Johns River and comply with the long-term goals of the 2017 SJRWMD Regional Water Supply Plan and the 2018 City of Green Cove Springs Water Master Plan, Wastewater Master Plan, and Stormwater Master Plan by reducing the nutrient pollutant load, reducing the nutrients from non-point loadings by promoting water reuse and enhancing nutrient removal capabilities.”

Project Attachments:

- Updated Water Supply Plan
- Comprehensive Plan, Public Facilities Element Objective 4.5 (Potable Water Conservation and Protection) and Conservation Element Objective 5.3.
- Ordinance O-13-2025

STAFF RECOMMENDATION

Staff supports the long-term water supply planning of the north Florida regional water supply partnership and therefore recommends approval of the updated Water Supply Plan and proposed amendments that are in compliance with the Comprehensive Plan.

RECOMMENDED MOTION:

Motion to recommend to City Council the approval of Ordinance O-13-2025, to amend the Public Facility and Conservation Elements in the Comprehensive Plan to adopt the updated 2025-2045 Water Supply Plan by reference.