

ORDINANCE NO. O-13-2025

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, PURSUANT TO THE COMMUNITY PLANNING ACT (CHAPTER 163, PART II, FLORIDA STATUTES), REVISING THE PUBLIC FACILITIES AND CONSERVATION, ELEMENTS OF THE COMPREHENSIVE PLAN; ADOPTING THE UPDATED 2025-2045 WATER SUPPLY FACILITIES WORK PLAN PURSUANT TO FS 163.3177(6)©(4) AND FS 163.3177(1)(b); PROVIDING FOR CONFLICTS, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Saint Augustine Beach (the “City”) recognizes that revisions to Florida Statutes § 163.3177(6)(c)4 have mandated changes to the Comprehensive Plan to adopt an updated Water Supply Facilities Work Plan; and

WHEREAS, St Johns River Water Management District approved the 2023 North Florida Regional Water Supply Plan on December 12, 2023; and

WHEREAS, Section 163.3167, Florida Statutes (“FS”), empowers and requires the Green Cove Springs City Council (“Council”) to (a) plan for the City’s future development and growth and (b) adopt and amend Comprehensive Plans, or elements or portions thereof, to guide their future development and growth; and

WHEREAS, Florida Statute § 163.3177(6)(c)4 requires local governments within the North Florida Regional Water Supply Plan to adopt and maintain a water supply facilities work plan within its Comprehensive Plan, and update, as necessary, to implement the Water Supply Facilities Work Plan and address certain water supply-related requirements.

WHEREAS, pursuant to Section 163.3174, FS, the Council has designated the Planning & Zoning Board (“Board”) as the Local Planning Agency (“LPA”) for the City of Green Cove Springs (“City”); and

WHEREAS, on June 24, 2025, at a duly noticed public meeting, the Board recommended the amended version of the Green Cove Springs Comprehensive Plan to the Council for approval; and

WHEREAS, on July 1, 2025, the Council approved transmittal of the amended version of the Green Cove Springs Comprehensive Plan to the Florida Department of Commerce, acting as the State Land Planning Agency, and appropriate reviewing agencies; and

WHEREAS, the City received a comment letter from the Florida Department of Commerce and separately from reviewing agencies as appropriate in order to make final revisions to the Green Cove Springs Comprehensive Plan; and

WHEREAS, at a duly noticed public hearing on October 7, 2025, the Council held a public hearing to adopt the amended Green Cove Springs Comprehensive Plan; and

WHEREAS, the City finds a Comprehensive Plan Amendment necessary to conform with the laws and regulations of the State of Florida.

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

SECTION 1. RECITALS. The above recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. AMENDMENTS. That the City's Comprehensive Plan be amended as follows to conform to the laws of the State of Florida:

- (a) Amend the Public Facilities Element, policies 4.5.4 and 4.5.5 as attached in Exhibit "A"; and
- (b) Amend the Conservation Element, objective 5.3 as attached in Exhibit "B"; and
- (c) Amend the Conservation Element, policy 5.4.5 as attached in Exhibit "C."

SECTION 4. REPEALER. Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. The various parts, sections, and clauses of this Ordinance are hereby declared to be 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 6. EFFECTIVE DATE. The effective date of this ordinance, if the ordinance is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective."

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST
READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE
SPRINGS, FLORIDA, IN REGULAR SESSION THIS 1ST DAY OF JULY,
2025.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL OF
THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION
THIS 7TH DAY OF OCTOBER, 2025.**

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

ATTEST:

Erin West, City Clerk

APPROVED AS TO FORM ONLY:

L. J. Arnold, III, City Attorney



OBJECTIVE 4.5. POTABLE WATER CONSERVATION AND PROTECTION

The City shall maintain a land development code which provides for the conservation and protection of its potable water resources. Existing potable water deficiencies shall be scheduled for correction in the Capital Improvements Elements.

Policy 4.5.1. The City shall encourage low water use showers and toilets for all construction within the City and areas outside the City which use City water.

Policy 4.5.2. The City shall, in its landscaping ordinance, encourage low water use features and vegetation and water conserving irrigation practices.

Policy 4.5.3. The City shall continue to participate with the SJRWMD in their water conservation efforts.

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.

Policy 4.5.5. The City shall maintain a Water Supply Facilities 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.

Policy 4.5.6. The City shall continue to be a member of the North Florida Regional Water Supply Partnership promoting and developing strategies regarding water conservation.

Policy 4.5.7. The City shall implement the improvements identified in the 2016 Reclaimed Water System Master Plan as modified and appropriate.

Policy 4.5.8. No development, except for structures

required for water supply, shall be located within 50 feet of existing and future public potable water wellfields. Within 500' feet of the wellheads, the following uses shall be prohibited: Landfills, facilities for bulk storage, handling or processing of materials on the Florida Substance list; acid manufacture; cement, lime manufacturing; distillation of bones; manufacture of explosives; fat, tallow, or lard rendering; garbage or dead animal reduction; activities that require the storage of use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products; mines; feedlots or other commercial animal facilities; automobile wrecking or junkyards; excavation of waterways or drainage facilities which intersect the water table and, paper and pulp manufacturing. No septic tanks or new sewage treatment plants shall be allowed within 500' feet of the wellheads. Only those uses identified in the "Wellfield Protection Plan for the City of Green Cove Springs" shall be located within 500 feet of the public potable water well.

Policy 4.5.9. The City shall implement the improvements identified in the 2018 Water Master Plan, as modified and appropriate. All potable water improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.



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.

Policy 5.3.1. The City shall adhere to the water shortage restrictions as specified by the St. Johns River Water Management District in the event a water shortage is declared by the District Governing Board, pursuant to Section 373.246. Florida Statutes.

Policy 5.3.2. The City shall ensure that future public potable water wellfields will be located in areas where they will be least impacted by development and contamination. Existing and future public potable water well fields shall be protected from possible contamination by limiting the type of development or uses within 500 feet of the wellheads. Only those uses identified in the "Wellfield Protection Plan for the City of Green Cove Springs" shall be permitted within 500 feet of existing and future public potable water wellfields. No development shall be permitted within 50 feet of the wellheads, except for structures that are required for water supply. Within 500 feet of the wellhead, the following are prohibited:

- a. Landfills.
- b. Facilities for the bulk storage, handling or processing of materials on the Florida Substance list.
- c. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, hazardous toxic waste, medical waste, and petroleum products.

- d. Feedlots or other commercial animal facilities.
- e. Mines.
- f. Acid manufacture, cement, lime manufacturing, distillation of bones, manufacture of explosives; fat, tallow, or lard rendering; garbage or dead animal reduction, automobile wrecking or junkyards; and, paper and pulp manufacturing.
- g. Wastewater Treatment Plants.
- h. Excavation of waterways or stormwater facilities which intersect the water table.

Policy 5.3.3. No development order shall be approved which will reduce the quality of existing or future water supplies below standards set by the FDEP.

Policy 5.3.4. The City shall ensure that all future development and redevelopment activities obtain all necessary stormwater permits from the appropriate federal and state agencies prior to the issuance of building permits. Further, all development and redevelopment activities shall be required to meet or exceed the levels of service standards set forth in the Stormwater Element.

Policy 5.3.5. The City shall review and approve all stormwater plans for projects that are exempted from the stormwater permit requirements of the FDEP, SJRWMD and Army Corps of Engineers to assure the development is in compliance with all City regulations and requirements



OBJECTIVE 5.4. POINT / NON-POINT POLLUTION SOURCE STANDARDS

Land Development Code shall ensure the impacts of point and non-point pollution sources to surface waters are minimized by meeting the minimum standards of state agencies

Policy 5.4.1. Stormwater management systems in new developments shall be designed and constructed in accordance with all standards and criteria in the Stormwater Sub-element and all adopted regulations related to stormwater management.

Policy 5.4.2. In conformance with state and federal regulations, commercial establishments which use, treat, store, generate, or transport toxic or hazardous substances shall prepare a plan which identifies the materials and how these materials will be handled and disposed of to preclude invasion of stormwater systems.

Policy 5.4.3. The City shall prohibit development activities that would potentially endanger lives, and/or harm property, water quality and quantity, or any other valued environmental system resulting from an alteration to existing stormwater structures and natural drainage patterns. Prior to issuing a development activity to ensure the development meets the following criteria.

a. Level of Service standards established in the

Capital Improvements Element for water quality and quantity are met.

- b. All applicable stormwater permits are obtained from the appropriate reviewing agency(ies).
- c. Activities in or adjacent to designated Conservation areas meet the criteria established in Conservation objectives and policies.

Policy 5.4.4. The City shall continue to review all developments to ensure compliance with the Federal requirements of the NPDES permit for Green Cove Springs.

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.