



Water Supply Facilities Work Plan Update 2025-2045

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▶ Water Supply Plan

- ▶ FS 163 and FS 373 establish a link between regional water supply plans passed by Regional Water Management and Local Government Comprehensive Plans
- ▶ Water Management Districts are required to submit water supply facilities work plans for a 20-year planning period that are updated every 5 years
- ▶ Upon the plan update from the Water Management Districts, Local Government are required to update their plans no later than 18 months after approval of the Regional Water Management District update, which was approved on 12/12/2023.

▶ Water Supply Plan Intent

- ▶ To ensure that adequate water supply is available to meet future demands over a 10-year planning period.
- ▶ The plan includes the identification of water supply facilities, and identification of capital improvement projects required to provide for projected water demands

City Service area population

TABLE 5-2
SERVICE AREA SUMMARY TABLE

	2025	2030	2035	2040	2045
Projected Population	9,303	9,862	10,319	10,670	10,964
Projected Water Demand	1.244	1.322	1.385	1.436	1.479
CUP Allocation	1.479	1.479	1.479	1.479	1.479
FDEP WTP Capacity (MDF Combined) ^b	4.03	4.03	4.03	4.03	4.03
FDEP Capacity (ADF) ^a	2.02	2.02	2.02	2.02	2.02

Water / Sewer Boundary



8.0 CAPITAL IMPROVEMENT PROJECTS

The City has sufficient water supply capabilities to meet the planning period's projected demand requirement. Capital improvement projects that have been identified to help maintain and improve the City's potable water system with respect to conservation, water loss reduction, pressure, and quality over the next five years are provided in **Table 8-1**.

TABLE 8-1	
WATER CAPACITY & STORAGE CAPITAL IMPROVEMENT PROJECTS (FY25-FY29)	
Project Description	Estimated Cost
Harbor Road WTP - GST 3 [Construction]	\$1,100,000
Reynolds WTP Upgrades [Design, Permitting, Construction]	\$6,200,000
Magnolia Point Reclaimed Water Extension	\$13,500,000

Staff proposed comprehensive Plan changes

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.

Staff proposed comprehensive Plan changes (cont)



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

Staff proposed comprehensive Plan changes (cont)



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.

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 approve for form and legality the first reading of Ordinance O-13-2025 and approve transmittal to the Florida Department of Commerce to amend the Public Facility and Conservation Elements in the Comprehensive Plan to adopt the updated 2025-2045 Water Supply Plan by reference.