

PUBLIC FACILITIES ELEMENT



Goal 4

The City of Green Cove Springs shall provide sanitary sewer, solid waste, drainage and potable water facilities and services to meet the needs of existing and future populations.



Objective 4.1: PUBLIC FACILITIES

The City shall assure implementation of the Concurrency Management System, which will include procedures to ensure that when a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. All system improvements for replacement, expansion, or increase in capacity of facilities shall comply with the adopted level of service standards for the facilities.

Policy 4.1.1 The City shall use the level of service standards established in the Capital Improvements Element, policy 8.3.1.



Objective 4.2: PUBLIC FACILITIES

The City shall continue to provide safe and adequate sanitary sewer service to all existing and future developments located within the City limits. Existing Sanitary Sewer deficiencies shall be scheduled for correction in the Capital Improvements Element.

Policy 4.2.1 The City shall continue to ensure proper maintenance of its sanitary sewer facilities and ensure wastewater effluent meets all state and federal requirements.

Policy 4.2.2 All sanitary sewer improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.

Policy 4.2.3 Sanitary sewer improvements as identified by the 2015 Sanitary Sewer Master Plan creating a regional Waste Water Treatment Plan at the Harbor Road shall be prioritized.



OBJECTIVE 4.3 PUBLIC FACILITIES

The City shall provide efficient and economical solid waste service in a manner which protects public health, safety and welfare.

- Policy 4.3.1 The City shall coordinate with the County in a solid waste reduction program, which will reduce the amount of solid waste the City disposes to landfills.
- Policy 4.3.2 The City shall encourage all commercial and industrial establishments to participate in the recycling program. The City will encourage industrial developments to recycle or reuse other wastes not included in the recycling program.
- Policy 4.3.3 All solid waste improvements and replacements shall be provided in accordance with the priorities set forth in the Capital Improvements Element.



OBJECTIVE 4.4 PUBLIC FACILITIES

Stormwater management facilities shall be designed in accordance with St Johns Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP) criteria that reduces flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and ground waters and protects the functions of wetlands.

Policy 4.4.1. Manmade drainage systems including swales and ditches shall be routinely maintained to prevent the interruption of stormwater flows.

Policy 4.4.2. The City shall implement recommendations of its Stormwater Master Drainage Plan to ensure adequate drainage is provided for existing and future development.

Policy 4.4.3. All drainage improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element.

Policy 4.4.4. The City shall review and approve all drainage plans for project that are exempted from the stormwater permit requirements of the DEP, SJRWMD and Army Corps of Engineers to assure compliance with all City regulations and requirements.

Policy 4.4.5. The City shall prohibit future encroachment of nonresidential development into established neighborhoods which fail to serve the daily needs of its residents and are incompatible with its character.

Policy 4.4.6. The City shall amend its LDC to provide additional design and compatibility requirements for developments located along major roadway corridors.

Policy 4.4.7. The City shall encourage the shared construction, maintenance, and use of shared parking and stormwater management facilities between adjacent and nearby developments.

Policy 4.4.8. The City shall seek to develop a signage and wayfinding master plan to enhance the navigability, branding, and aesthetic character of the City.

Policy 4.4.9. The City shall work with FDOT and Clay County to explore the possibility of allowing the City to annex and take over the operation of the site that currently houses the Clay County Sheriff's Office Marine Enforcement Unit (1300 North Orange Avenue). This site has the potential of serving as a gateway into the City and providing public access to a pier and boat ramp.



OBJECTIVE 4.5. Public Facilities

The City shall maintain land development regulations which provide 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 require low-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, require 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 alternative water supply projects from the 2017 SJRWMD Water Supply Plan into the Capital Improvements Element.

Policy 4.5.5. The City shall continue to be a member of the North Florida Water Supply Partnership promoting and developing strategies regarding water conservation. The City shall implement the improvements identified in the 2016 Reclaimed Water System Master Plan.

Policy 4.5.6. 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 4.5.7. The City shall implement the improvements identified in the 2018 Water Master Plan. All potable water improvements and replacements shall be corrected in accordance with the priorities set forth in the Capital Improvements Element



OBJECTIVE 4.6. PUBLIC FACILITIES

Future development shall be required to connect with central water systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

Policy 4.6.1. The City shall annually monitor the condition of level of service standards for solid waste, potable water, sanitary sewer, and drainage facilities. The Planning and Zoning Department shall be assigned the task of reviewing all development orders to determine their current and future impacts on the capacities of existing public facilities.

Policy 4.6.2. No permit shall be issued for new development which will result in an increase in

demand on deficient capacities or if adequate facility capacities for solid waste, potable water, sanitary sewer and drainage facilities is not available prior to or concurrent with the development's impact.

Policy 4.6.3. Extension of public utilities outside of the City limits shall be in the areas designated in the Green Cove Springs Water and Sewer Service Area in the Interlocal Agreement with Clay County Utility Authority (CCUA).



OBJECTIVE 4.7. PUBLIC FACILITIES

The City shall protect the functions of natural drainage features and floodplains by implementing land use controls which limit the density of development in floodplain areas.

Policy 4.7.1. The City shall enforce land development regulations which limit the density of dwelling units within FEMA designated 100-year floodplains such that existing flood storage is maintained and allowable densities do not create potential flood hazards, or degrade the natural functions of the floodplain and does not alter the capacity of the floodplain.



OBJECTIVE 4.8. PUBLIC FACILITIES

To conserve and protect the natural functions of groundwater resources, the City shall coordinate with the SJRWMD to identify all natural groundwater recharge areas.

Policy 4.8.1. Green Cove Springs shall seek assistance from the SJRWMD and coordinate with Clay County to protect identified natural groundwater recharge areas in the City limits



OBJECTIVE 4.9. OBJECTIVE TITLE

Understanding the scale, economic importance and redevelopment potential of the Reynolds Park property, the City shall establish a framework for the redevelopment of MURP lands into a livable and sustainable community.

Policy 4.9.1. The City shall seek to develop a Special Area Plan (SAP) for all MURP-designated lands to establish a clear development path that implements the following planning and design principles

Policy 4.9.2. A

Policy 4.9.3. A

Policy 4.9.4. A