

City of Atlantic Beach

Potential water and sewer extension into Neptune Beach

Timeline and Summary

June 2023

(Some information in this report was provided by the City of Neptune Beach.)

Timeline

August 2022

Prosser, an engineering consultant to the developer of 500 Atlantic Blvd., approached the City of Atlantic Beach Public Utilities Department with an email request to provide water and sewer service to the development. Public Utilities Department personnel advised Prosser that the first step would be to determine the technical feasibility of providing service. The feasibility analysis would include the researching the ability to provide adequate water to meet the projected demands without negatively impacting existing customers or the potable water system as a whole.

October 2022

At a cost to the City of Atlantic Beach of \$2,500, Collins & Associates completed a [technical feasibility analysis](#) regarding COAB's ability to provide potable water and sewer service to 500 Atlantic. The purpose of doing this, which is typical for any large commercial request of service, was to provide data to the City and to developer that would be helpful in making decisions moving forward.

December 2, 2022

The Neptune Beach City Manager advised in a memo that the City of Neptune Beach does not have the capacity to provide water and sanitary sewer service to 500 Atlantic. The Neptune Beach City Manager further stated that the City of Neptune Beach does not object to the City of Atlantic Beach providing those services to the property. Here is the [memo](#).

December 20, 2022

Prosser subsequently prepared two conceptual utility exhibits for the City of Atlantic Beach's review and consideration. Here are Prosser's [memorandum](#), [Potable exhibit](#) and [sanitary exhibit](#).

April 17, 2023

The Neptune Beach City Council adopted a [resolution](#) requesting the City of Atlantic Beach to permit connection for fire suppression purposes for the adjoining development at 572 Atlantic Blvd., where the new Publix is located.

April-June 2023

COAB emphasized to COAB that in order for COAB to consider a request to extend water and sewer utilities to Neptune Beach, a proposed tri-party agreement would have be drafted, vetted by COAB's staff and attorneys, and executed first by CONB and the developer.

Summary

572 Atlantic Blvd.

Overview

While the City of Neptune Beach (CONB) has supplied potable water and sewer service, as well as fire protection, to 572 Atlantic Blvd. in the past, their potable water distribution system is currently unable to the flow and pressure requested by the developer for fire protection. Neighbors' complaints about the water tank prompted CONB representatives to begin discussing the matter with City of Atlantic Beach (COAB) representatives. CONB desires for COAB to provide fire flow to 572 Atlantic. This would not occur until after the 500 Atlantic Blvd. development was connected to the COAB potable water distribution system. Connecting 572 Atlantic Blvd. to this system will enable the water tank to be removed. **COAB has informed CONB that such a request would be dependent on the execution of a tri-party agreement between COAB, CONB and the developer for potable water and sewer service, paid for by the developer, to 500 Atlantic.** The proposed fire flow connection to 572 Atlantic Blvd. would result no demand on the COAB potable water system unless a fire occurred.

500 Atlantic Blvd.

Overview

CONB also is considering requesting through a tri-party agreement that COAB provide potable water and sewer services to the proposed 500 Atlantic Blvd. development. The potable water COAB and CONB provides its customers comes from the same aquifer, and both cities' utilities are permitted and regulated by St. Johns River Water Management District. Both utilities have sufficient permit capacity to serve 500 and 572; the issue for CONB is that its piping grid is insufficient to provide the needed water to 500. CONB's goal is for its utilities to serve the needs of everyone in its community; as such, CONB is reviewing the hydraulic model created by JEA to understand what piping improvements would be required, estimated costs, and construction timelines.

Demand

The developer of 500 Atlantic provided a maximum potable water demand estimate of 88,200 gallons per day (gpd). COAB pumps an average of and average 2.4 million gpd from the Floridan aquifer and is permitted through 2039 to pump up to 3.75 million gpd. The developer's request represents approximately 3.5% of COAB's current demand and about 2.3% of COAB's overall permitted pumping capacity. COAB currently has the capability to pump over 6 million gpd. With respect to impacts to the Floridan aquifer, it makes no difference whether the potable water provided to 500 Atlantic comes from COAB or CONB; the cities draw our water from the same source. There is adequate water to meet COAB's future needs, in any case. Adding the proposed 500 Atlantic water demand would not increase stress on COAB's system, especially since WTP No. 1 is currently undergoing a modernization project and WTP No. 2 is scheduled to be upgraded next year. Between the three potable water plants, COAB has the ability to pump over 6 million gallons per day.

System development fee

500 Atlantic would be required to pay a substantial system development charge, estimated to be \$276,783, and would be charged for monthly water and sewer use.

Tri-party agreement

The agreement will be between the developer, COAB and CONB. The developer will pay for the infrastructure work required to connect the development to the COAB water and sewer system. If the developer goes out of business, the water meter serving the development will be removed and there will be no demands on our system until a new owner requests service.

Benefits

Providing water and sewer service to 500 Atlantic will not affect rates. In fact, the addition of 500 Atlantic will result in the developer paying significant system development charges that will help offset the cost of water treatment plant modernization projects that are currently under way.

- *2030 Comprehensive Plan:* The City shall coordinate and cooperate with adjacent jurisdictions, other public and governmental agencies to ensure: 1) the equitable and reasonable sharing of authority, responsibility and resources in the provision of services, education and housing, 2) the provision for effective development review and permitting, and 3) the effective representation on behalf of the City in decisions related to future growth management, planning and funding resources.
- *Intergovernmental cooperation* is a valuable tool that helps local governments improve the efficiency, quality, and responsiveness of their services. Enhanced problem-solving capacity also helps address complex problems. Here are some specific examples:
 - **Stormwater management.** COAB stormwater runs off into Hopkins Creek, which flows into Neptune Beach.
 - **Sewage.** JEA'S sewer collects and treats COAB wastewater.
 - **Public parking.** CONB administers North Beaches Parking on COAB's behalf.
 - **Beaches Town Center.** The two cities collaborate to maintain, improve the shared restaurant and shopping amenity, and conduct community events.
 - **Atlantic Boulevard median.** Shared COAB-CONB maintenance agreement.
 - **Public safety mutual aid.** Most recently, CONB provided police coverage during COAB's personnel shortage.
 - **Emergency management.** Duval County's cities collaborate year-round, along with during and after hurricanes and other emergencies.
 - **Fire protection.** Interlocal agreement with the City of Jacksonville.
 - **Problem-solving.** COAB is providing critical information-technology consultation to CONB.
- *Revenue.* The 25% monthly service fees charged to customers outside of the city augments the fees COAB receives from customers within the city limits to help finance and operate the infrastructure COAB needs to assure, modern, reliable and environmentally sustainable water and wastewater treatment systems. Much of the COAB water and sewer system is of advanced age and fees collected from 500 Atlantic would be utilized as prioritized by the City's capital improvement plan where necessary throughout our system for rehabilitation and replacement of water and sewer pipelines and improvements at our treatment facilities. These fees will also be utilized to augment funds required for system operation and maintenance.

If CONB makes the request and it is denied, developer may opt to reassess the scale of the proposed redevelopment of the 500 Atlantic project or delay construction until CONB can provide service.

Precedent

COAB bought the Buccaneer Service District, which is outside of the city limits, a number of years ago. JEA provides water and sewer service in Mayport Village. However, JEA pumps wastewater to our system for treatment under agreement where JEA pays us for service. In the late 1980s, we also had an agreement between the developer, COAB and CONB to provide water and sewer service for a limited period of time to the shopping center where the existing Publix is located. However, service by COAB was never required in this instance.

Commission priority: Reduce residential water consumption

A COAB Commission priority is to reduce residential water consumption by 15%. Providing service to 500 Atlantic does not impact our efforts to reach that goal as this is a commercial demand.

Sewer discharge mandate

With respect to the state mandated zero discharge of treated wastewater to the St. Johns River by 2032, the amount of wastewater expected to be produced by 500 Atlantic is an inconsequential increase in the overall daily volume of wastewater treated by COAB and is not expected to measurably impact compliance costs.

Additional information

Visit www.coab.us/projects; email info@coab.us; or call (904) 246-5804.