

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESS & SHORTCOMINGS OF THE  
PUBLIC FACILITIES ELEMENT**

**SUCSESSES AND SHORTCOMINGS OF THE PLAN**

The Public Facilities Element (PFE) contains eleven objectives under four goal statements. The objectives address primarily two of the major issues facing the community: Economic Development and Implement Central Sewer System. A review of each objective is provided below including an assessment as to whether the plan objectives as they relate to major issues have been achieved. In addition, the review of each objective will identify, as appropriate, any unforeseen or unanticipated changes in circumstances that have occurred resulting in problems or opportunities with respect to the major issues and the social, economic, and environmental impacts of the issue.

**OBJECTIVE PF A-1: ENSURE AVAILABLE PUBLIC FACILITIES, AND PREVENT URBAN SPRAWL.** *Public facilities shall be provided concurrent with the impacts of new development and at a level of service that meets or exceeds the City's minimum acceptable standards.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-1 has been achieved. The LDC contains the required items to fully implement the concurrency management system outlined in the Plan, and all public facilities are operating in compliance with the level of service standards. Since new development continually occurs, achievement of the objective is continually being sought. In relation to the major issues, achievement of the objective will not directly result in resolution of the major issues although adequate public facilities allows for economic development. The objective and implementing policies do not directly address the major issues.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF A-1:**

- None.

**OBJECTIVE PF A-2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS.** *The City shall develop and maintain a 5-year schedule of capital improvements for public facilities and shall annually update the schedule as stipulated in the Capital Improvements Element. During the process of programming and budgeting for capital outlays, the City shall be resourceful in investigating new ways to finance public facilities and services.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-2 has been achieved. The City implements this objective each year through their annual updates to the CIE/CIP. Programming of required facilities is measured against the criteria contained in the underlying policies. In relation to the major issues, achievement of the objective will not directly result in resolution of the major issues although adequate public facilities allows for economic development. The objective and implementing policies do not directly address the major issues.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESS & SHORTCOMINGS OF THE  
PUBLIC FACILITIES ELEMENT**

**Required Actions for Objective PF A-2:**

- None.

**OBJECTIVE PF A-3: PROCEDURES AND STANDARDS FOR ON-SITE WASTEWATER TREATMENT SYSTEMS.** *The City shall on a continuing basis assist in assuring implementation of existing State regulations imposing mandated standards for inspections, operation, and maintenance of on-site wastewater treatment systems.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective A-3 has been achieved. The City implements this objective through the continuing planning process associated with site plan and building permit reviews. Currently, there are no failing sewer systems within the City as reported by governing regulatory agencies. As to the major issues, achievement of the objective will not directly result in resolution of the major issues although consideration of this objective will be required as part of the analysis of the provision of central sewer system to the balance of the historic City. The objective and implementing policies do not directly address the major issues.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF A-3:**

- None.

**OBJECTIVE PF B-1: PROVISION OF WASTEWATER SERVICES.** *All existing (as may be exempted herein), and new development shall be served by wastewater service that meets minimum level of service standards adopted herein by the City and consistent with State laws.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective B-1 has been partially achieved. The City has connected numerous existing businesses to the central sewer system. Likewise all new development has connected to the system. The City has not completed its analysis of the merits of connecting the balance of the historic City to the central system as called out by the underlying policies. In relation to the major issues, achievement of the objective will result in the resolution of providing central sewer to the historic city center. The provision of sanitary sewer service may also allow for greater economic development.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF B-1:**

- Update timeframe of policy to complete a study to consider the merits of connecting the balance of the historic City to the central system.

**OBJECTIVE PF B-2: PROVISION OF SOLID WASTE MANAGEMENT SERVICES.** *The City has not identified any existing solid waste deficiencies. The City shall annually coordinate with*

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESS & SHORTCOMINGS OF THE  
PUBLIC FACILITIES ELEMENT**

*Indian River County Utilities Department and the Solid Waste Disposal District Board regarding available capacities for solid waste disposal at local transfer stations and the County landfill, as well as for recycling programs. Annually, the City shall evaluate whether central solid waste collection services should be implemented.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective B-2 has been achieved. The City still has not identified any solid waste disposal deficiencies. In addition, the City has coordinated extensively with the County in the design of the new solid waste transfer station along CR 512. Adequate capacity exists within the transfer station and the landfill to accommodate the City's needs. The City has also entered into a franchise agreement for solid waste. In relation to the major issues, achievement of the objective will not result in the resolution of any major issues. The major issues are not related to this objective.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF B-2:**

- Revise policies as appropriate to reflect their completion.

**OBJECTIVE PF B-3: PROVISION OF POTABLE WATER.** *Currently, there are no potable water deficiencies in Fellsmere. The City shall own, operate and maintain a potable water system to serve existing and new development at level of service standards adopted or provided otherwise herein. The City shall continue its agreement with Indian River County to provide emergency back-up capacities.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective B-3 has been achieved. The City still has not identified any potable water deficiencies. In addition, the City through its concurrency management system ensures that the level of service is maintained. The agreement with Indian River County for emergency interconnect continues to be in force. The underlying policies have all been achieved. In relation to the major issues, achievement of the objective will not result in the resolution of any major issues although adequate water supplies is critical for economic development. The major issues are not related to this objective.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

Upon development of the City's annexed lands, a need for increased water supplies will be required. A large portion of the annexed lands is in close proximity to the terminus of the County's existing water system at CR 512 and I-95. The emergency water use agreement with the County should be expanded to set forth a service agreement for that area of the City to be serviced by the County system to increase efficiency of service delivery.

**Required Actions for Objective PF B-3:**

- Develop policies that will guide the development of an agreement with IRC for water service to the eastern portion of the City.

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESS & SHORTCOMINGS OF THE  
PUBLIC FACILITIES ELEMENT**

**OBJECTIVE PF B-4: IMPLEMENTATION OF THE PROPOSED STORMWATER IMPROVEMENTS TO THE PRIMARY CONVEYANCE FACILITIES WITHIN THE CITY.** *Stormwater improvements shall be designed and implemented to maintain a drainage system capable of meeting the adopted level of service standards for stormwater quantities and water quality.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective B-4 has been achieved. The City still has not identified any stormwater deficiencies. In addition, the City through its concurrency management system ensures that the level of service is maintained. The City and the FWCD work cooperatively to improve existing system constraints as road paving projects are undertaken. In relation to the major issues, achievement of the objective will not result in the resolution of any major issues although adequate stormwater management is critical for economic development.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

The State is currently considering the development of total load regulations that if implemented may mandate enhanced stormwater management within the City. The existing system of facilities will not likely meet new regulations pertaining to total loads. The City may be forced to identify new stormwater treatment areas, program their acquisition if needed, develop plans and implement treatment systems. If such rules do come to fruition, the City will look to utilize such treatment areas as passive or active recreational areas and locate such facilities for the greatest public good.

**Required Actions for Objective PF B-4:**

- None.

**OBJECTIVE PF B-5: MEETING PROJECTED PUBLIC FACILITY DEMANDS TO 2006.** *The City shall plan for projected public facility demands through the year 2006 by undertaking or requiring the following projects:*

- a. *Wastewater System Projects.  
Wastewater Transmission System completed in 2002*
- b. *Solid Waste Projects.  
None, services provided by Indian River County*
- c. *Drainage Projects.  
Stormwater Retrofit Project in the Hall, Carter and James Subdivision Area  
Eastside Stormwater Management Master Plan (Under construction in 2003)*
- d. *Potable Water System.  
City of Fellsmere/Indian River County Potable Water Interconnect completed in 2001*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective B-5 has been achieved. Although the objective relates to the major issue calling for the consideration of central sewer system in the historic portion of town, the topic is adequately covered elsewhere in the Plan.

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESS & SHORTCOMINGS OF THE  
PUBLIC FACILITIES ELEMENT**

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF B-5:**

- Revise objective to remove dated references.

**OBJECTIVE PF C-1: PROTECT NATURAL DRAINAGE FEATURES.** *The City shall continue to implement and enhance (where necessary within one year after adoption of the Plan) its land development regulations to protect natural drainage features so that future development utilizes stormwater management systems consistent with criteria of the Fellsmere Water Control District (FWCD), Florida Department of Environmental Protection (FDEP), the Vero Lakes Water Control District (VLWCD) and SJRWMD. The Pine Groves Development is in the VLWCD. At a minimum the regulations shall include the following:*

1. *Establish a coordination mechanism with both the FWCD and VLWCD for the management and storage of stormwater within their jurisdiction;*
2. *Existing stormwater engineering, design and construction standards for on-site systems should be evaluated and amended as needed;*
3. *Existing standards for erosion and sediment controls should be evaluated and amended, if necessary; and*
4. *Periodic inspection of on-site systems by developers shall be required by the City to ensure continuance of system design and maintenance.*
5. *The City's Land Development Code shall be amended to ensure that a positive outfall exists for all stormwater facilities proposing to discharge stormwater flows off-site.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective C-1 has been achieved. The underlying policies of this objective are also completed or reflect ongoing policies implemented as part of the continuing planning process of the City. The objective does not directly relate to any specific major issue.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF C-1:**

- None.

**OBJECTIVE PF D-1: CONSERVING POTABLE WATER RESOURCES.** *Within one year from the effective date of the Comprehensive Plan, the City shall adopt land development regulations as cited herein for achieving conservation of potable water, including coordination with SJRWMD.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective D-1 has been partially achieved as measured by the achievement of the underlying policies. The City has adopted SJRWMD irrigation restrictions and maintains levels of service. The City also provides educational material to the public. The City has not elected to adopt

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESS & SHORTCOMINGS OF THE  
PUBLIC FACILITIES ELEMENT**

LDC requirements for low flow toilets in excess of the requirements of the standard Florida Building Code. The objective does not address any of the major issues facing the community.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF D-1:**

- Revise objective to maintain required regulations.

***OBJECTIVE PF D-2: MANAGING SURFICIAL AQUIFER RECHARGE CONDITIONS.*** *The City shall manage the natural ground water surficial aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies. The City shall coordinate with the St. Johns River Water Management District (SJRWMD) in maintaining surficial aquifer recharge area functions. Within one year from the effective date of the Comprehensive Plan, the City shall adopt criteria for managing surficial aquifer recharge in conjunction with the appropriate responsible state agencies in the Land Development Code.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Objective D-2 has been partially achieved as measured by the achievement of the underlying policies. The objective is not directly related to any specific major issue.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective PF D-2:**

- None.