

**EVALUATION AND APPRAISAL REPORT
OF THE
CITY OF FELLSMERE COMPREHENSIVE PLAN
APPENDIX D – PUBLIC FACILITIES ELEMENT**

Policies	Current 2009 Conditions	Comments
<p>Policy PF A-1.4: Demand and Supply Information System. The City shall coordinate with Indian River County Utilities on a regular basis in order to obtain current data on the demand and capacity of County facilities providing service to Fellsmere.</p>	<p>Performed through standard intergovernmental coordination activities.</p>	<p>None.</p>
<p>Policy PF A-1.5: Coordination Between Future Land Use and Potable Water/Wastewater System Needs. The City shall coordinate with Indian River County Utilities to ensure that needs, planning, location and timing of improvements for emergency potable water and continual wastewater service are consistent with land use and conservation resource management policies stipulated in the City’s Comprehensive Plan.</p>	<p>Performed through standard intergovernmental coordination activities.</p>	<p>None.</p>
<p>Policy PF A-1.6: Area wide Planning for Potable Water and Wastewater Systems. The City’s land development regulations shall not permit proliferation of small fragmented water or wastewater systems except in cases where the City Council determines that the public health and safety is served by such a system and area wide service systems are not available.</p>	<p>No new package plants have been approved in the City during the evaluation period. As a result of annexations, two existing package plants are now within the City.</p>	<p>None.</p>
<p>Policy PF A-1.7: Available Infrastructure for Developments Approved Prior to Plan Adoption. The City’s land development regulations together with the concurrency evaluation requirements and level of service standards referenced in the Plan shall ensure that adequate levels of public services are made available to developments for which development orders were issued prior to the adoption of the Comprehensive Plan and such development permits have not expired. The monitoring and evaluation system shall include provisions which establish an early warning system which determine when a designed capacity for an infrastructure system component nears capacity.</p>	<p>LOS standards have been maintained during the evaluation period.</p>	<p>None.</p>
<p>Policy PF A-1.8: Maximize Use of Central Water and Wastewater Systems. The City shall adopt a land development regulation which mandates connection to central potable water and wastewater systems for all new development, and to the extent available and practicable for all existing development. However, until otherwise established in policy by the City Council, existing development shall not be required to connect to the central wastewater system unless required to do so by the Indian River County Environmental Health Unit or the City.</p> <p>The newly constructed wastewater system (completed in 2002) is intended to serve only the CR 512 corridor, the central core commercial areas and to the extent capacity is available, Pine Grove Estates. Annexation agreements require the Pine Grove development to provide for connection to the public system, whether through extension of the existing system, enhancements to the existing system or construction of a new sanitary sewer system paid for by the developer and dedicated to the City. The City shall utilize formal Chapter 163 FS Development Agreements to secure funding for provision of needed facilities and/or improvements prior to issuance of any development order for any portion of the Pine Grove development or other developments in other areas of the City where in its discretion a development agreement is needed.</p>	<p>This policy has been implemented for new development.</p> <p>Pine Grove has not developed.</p>	<p>None.</p>

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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.

Policies	Current 2009 Conditions	Comments
<p>Policy PF A-2.1: Capital Improvement Schedule. The City Council, after considering the recommendations of City staff, shall annually evaluate and approve capital improvement projects proposed for inclusion in the 5-year schedule of capital improvements.</p>	<p>The annual update to the CIE/CIP has been conducted.</p>	<p>None.</p>
<p>Policy PF A-2.2: Public Facility Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:</p> <ol style="list-style-type: none"> 1. "Level 1": Whether the project is financially feasible and is needed to: <ol style="list-style-type: none"> a. Protect public health and safety. b. Fulfill the City's legal commitment to provide facilities and services. c. Preserve or achieve full use of existing facilities. d. Maintain compliance with plans of state agencies, FWCD, VLWCD, or the St. Johns River Water Management District that provide public facilities within the City of Fellsmere. 2. "Level 2": Whether the project accomplishes the following: <ol style="list-style-type: none"> a. Increases efficiency of existing facilities. b. Prevents or reduces future improvement costs. c. Provides service to developed areas lacking full service or promotes in-fill development or redevelopment. 3. "Level 3": Whether the project: Represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map. 	<p>The annual update to the CIE/CIP has been conducted in accordance with this policy.</p>	<p>None.</p>

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.

Policies	Current 2009 Conditions	Comments
<p>Policy PF A-3.1: Use of On-site Wastewater Treatment Systems. Use of on-site wastewater treatment systems shall be limited to the following conditions:</p> <ol style="list-style-type: none"> a. Existing septic tanks may remain in service until such time as centralized wastewater service is made available. b. Use of septic tank systems for new development shall be restricted to sites on which the Indian River County Public Health Unit renders a finding that the site and facility design is in compliance with State and local regulations governing the same. c. New development shall be required to connect with the central wastewater system, if available, pursuant to the standards established by the City of Fellsmere and consistent with Policy 4-1.1.8. 	<p>No new package plants have been approved in the City during the evaluation period. As a result of annexations, two existing package plants are now within the City.</p>	<p>None.</p>

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<p>Policy PF A-3.2: Coordinate with the Indian River County Public Health Unit. For all new development proposing to impact an existing septic tank or generate a need for a new septic tank, the City's land development regulations shall require evidence of approval by the Indian River County Public Health Unit prior to receiving a development order or permit from the City.</p>	<p>Implemented through the building permit process.</p>	<p>None.</p>
<p>Policy PF A-3.3: Conditions Governing Development Orders or Permits. The City's land development regulations shall include performance criteria stipulating that prior to the issuance of development orders or permits all development shall be found consistent with regulations of all federal, State, and local on-site wastewater treatment systems.</p> <p>The City's performance criteria shall also regulate the location, timing, and scale of development in order to ensure that new development is effectively served by wastewater services. The performance criteria shall discourage the proliferation of permanent package treatment plants. System reviews shall be coordinated with the State of Florida Department of Environmental Protection (FDEP) in order to promote best management practices and compliance with relevant State permitting procedures. Similarly, through application of the performance criteria the City shall discourage extensive use of septic tanks and wastewater drain fields on areas with characteristics or conditions unsuited for their adaptation.</p>	<p>Demonstrated through the requirement that all agency regulatory permits must be in place before development may occur.</p> <p>No new package plants have been approved in the City during the evaluation period. As a result of annexations, two existing package plants are now within the City.</p>	<p>None.</p>
<p>Policy PF A-3.4: Compliance with On-Site Wastewater Treatment and Water Quality Regulations. Land development regulations shall include performance criteria to regulate on-site wastewater treatment, including impacts on water quality. The performance criteria shall stipulate that all new or altered on-site wastewater treatment improvements shall be compliant with regulations of federal, State, and County agencies having jurisdiction. The performance criteria shall stipulate that the City shall not issue any permit for new or altered on-site wastewater treatment systems if capacity in a central sewer system is available and connection is required by the City.</p>	<p>No new package plants have been approved in the City during the evaluation period. As a result of annexations, two existing package plants are now within the City.</p>	<p>None.</p>

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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.

Policies	Current 2009 Conditions	Comments
Policy PF B-1.1: Elimination of Existing Deficiencies. No known deficiencies exist for wastewater treatment within the City of Fellsmere. The City shall continue to coordinate with the Indian River County Health Department regarding any septic tank systems failing to comply with County adopted operating standards.	Addressed through code enforcement.	None.
Policy PF B-1.2: Central Wastewater Service. The City shall require all new non-residential and multiple family residential development and redevelopment along CR 512 and within the central core commercial areas to connect to the City's wastewater system. By December 2004, the City shall evaluate the merits of adopting a program that requires non-residential development within the wastewater service area to connect to the system according to the time period or conditions set forth in the program adopted by the City. The City shall also pursue Community Development Block grant funds or other grant funds from other state or federal programs to help reduce costs to connect existing development to the wastewater system.	All nonresidential and MF development have connected to the central sewer system. The City has not elected to create a program mandating connecting to the central system for existing SF homes.	Revise to set new timeframe for consideration of mandatory connections or alternative policy related to central sewer provision.
Policy PF B-1.3: Wastewater System Projects. The City shall ensure that Indian River County achieves timely expansion of the sub regional wastewater treatment plant scheduled to serve the City of Fellsmere. Upon adoption of this Plan, new development shall be required to connect with the central wastewater system consistent with the Plan.	The City's needs for wastewater service are addressed through the service ILA.	None.

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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 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.

Policies	Current 2009 Conditions	Comments
<p>Policy PF B-2.1: Ensure Proper Solid Waste Disposal. The City shall continue code enforcement activities when appropriate to assure that solid waste is not illegally disposed of within the City. The City shall annually monitor code violations and enforcement activities to assess whether solid waste collection services should be implemented by the City through franchise agreements with a private waste management company.</p>	<p>The City has entered into a franchise for solid waste removal.</p>	<p>Revise to address franchise agreement.</p>
<p>Policy PF B-2.2: Solid Waste Projects. The City shall continue to coordinate with Indian River County Utilities Department and the County's Solid Waste Disposal District Board (SWDD) regarding solid waste management and recycling programs. In addition, the City will coordinate with the County to achieve improvements in hazardous waste collection and disposal. The City shall cooperate with the SWDD in order to address countywide approaches for achieving access to resource recovery facilities or other alternatives to conventional landfill operations. Other specific coordination issues which shall be addressed include:</p> <ol style="list-style-type: none"> 1. Enhancing solid waste collection and transfer operations; 2. Management strategies for implementing recycling efforts; 3. Curbing illegal dumping of solid waste as well as disposal activities that adversely impact natural systems; 4. Developing improved information dissemination regarding hazardous waste generators; 5. Determining feasibility of hazardous waste storage/transfer facilities; 6. Improving management of the collection and disposal of hazardous waste; <p>Drafting policy for appropriate regulatory measures governing solid waste and hazardous waste including identification of long term operating costs and capital improvement needs associated with various policy options</p>	<p>The City has entered into a franchise for solid waste removal.</p> <p>Revise to address intergovernmental coordination needs for landfill capacity needs and resource recovery needs.</p>	<p>Revise to address franchise agreement.</p>
<p>Policy PF B-2.3: Coordinate with Indian River County Hazardous Waste Planning Efforts. The City shall offer assistance to Indian River County as the County assesses and plans for hazardous waste management in a manner consistent with the provisions of §403.7265, F.S.</p>	<p>Implemented through standard intergovernmental activities.</p>	<p>None.</p>

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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.

Policies	Current 2009 Conditions	Comments
Policy PF B-3.1: Maximize Use of Existing Systems. The City shall continue to maximize use of existing facilities to ensure capacity is available for existing and proposed development as well as promote orderly growth. The City shall adopt land development regulations, which include performance standards mandating all new development to connect to the central potable water system.	LDC requires connection to potable water.	None.
Policy PF B-3.2: Well field Protection Program. The City shall continue to enforce their well field protection program currently in place to ensure that a safe drinking water supply is available to the citizens and businesses of the City of Fellsmere.	LDC addresses wellfield protection.	None.
Policy PF B-3.3: Maintain Available Capacity. To assure that water capacity is available for normal and emergency situations, the City shall continue to coordinate with Indian River County to implement improvements to the interconnection between municipal and county water systems.	Emergency potable water ILA has been approved.	None.
Policy PF B-3.4: Aquifer Withdrawal. The City shall monitor average daily volumes pumped from the surficial aquifer for consistency with authorized volumes approved by the St. Johns River Water Management District. The City shall continue coordination with the SJRWMD regarding programs to conserve water and to protect groundwater quality.	Implemented through utility operations.	None.

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.

Policies	Current 2009 Conditions	Comments
Policy PF B-4.1: Fellsmere Water Control District. The Fellsmere Water Control District (FWCD) has completed an analysis of the culverts in the primary conveyance (drainage ditches) with the objective of having the City improve the capacity of the overall stormwater system within the vicinity of the City of Fellsmere. Drainage improvements include replacement of culverts at all roadway crossings with culverts providing greater capacity (i.e., culverts with a greater diameter). As a cost saving measure, FWCD has established a plan to install the proposed culverts in conjunction with the City's paving and drainage program. The cost of such facilities shall be funded by the City, developers impacting the system, or through grants obtained from state or federal agencies. By 2010, the City shall coordinate with the FWCD regarding joint participation in a stormwater master plan for areas of the City within FWCD's jurisdiction.	Implemented as part of ongoing paving program. A stormwater master plan has not been prepared.	None.

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Policies	Current 2009 Conditions	Comments
<p>Policy PF B-4.2: Vero Lakes Water Control District. Currently, the VLWCD is an established district but has no continuing administration. By December 2005, the City shall coordinate with the SJRWMD and Indian River County to determine if this VLWCD warrants continuation. For the Pine Grove Estates property and other properties within the VLWCD, a stormwater master plan shall be prepared in conjunction with development applications for the Pine Grove Estates and/or other properties on the east side of the City. The Eastside Stormwater Master Plan shall identify improvements necessary to maintain adopted level of service standards for lands within the VLWCD and, if determined necessary by the City, adjacent lands within the FWCD.</p>	<p>Not currently implemented.</p>	<p>Revise to update dates in reference to continuation of VLWCD.</p>
<p>Policy PF B-4.3: Stormwater Improvement Implementation. The City shall, in good faith, work towards implementing plans to pave and improve drainage along City roadways. Also, the City shall work closely with FWCD to carefully coordinate the replacement of existing culverts located within rights-of-way where proposed paving and drainage projects are proposed by the City. The City shall diligently execute its plan of paving all of its north-south streets, including associated stormwater improvements, as well as for select east-west streets.</p> <p>In addition, the City shall carry out its plan to construct drainage improvements in the Hall, Carter and James subdivision area. This improvement involves replacing the major drainage ditch along the north side of State Street with a large diameter drainage pipe. The easterly end of the drainage pipe will be connected to a proposed stormwater pond that will be constructed on a 7.4-acre tract of land within the Hall, Carter and James subdivision area.</p> <p>Major improvements identified in the Eastside Stormwater Management Master Plan shall be included within the City's Five-Year Schedule of Capital Improvements if they involve expenditure of public funds, development related improvements that the City required to be bonded, or are set forth within a development agreement.</p>	<p>Implemented as part of ongoing paving program.</p> <p>Implemented.</p> <p>Implemented.</p>	<p>None.</p> <p>Delete.</p> <p>Delete.</p>
<p>Policy PF B-4.4: Compliance with Capital Improvements Element. All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan and/or subsequent amendments.</p>		<p>None.</p>
<p>Policy PF B-4.5: Priority for Correcting Existing Deficiencies. While no deficiencies currently exist, as time goes by during the planning period, in developing the annual schedule of capital improvement projects (CIP), the City shall assign highest priority to those projects required for purposes of correcting existing deficiencies.</p>		<p>None.</p>

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Policies	Current 2009 Conditions	Comments
<p>Policy PF B-4.6: Existing Deficiencies Shall Not Be Increased by New Development. The City shall issue no development order for new development, which would result in increased demand on deficient facilities. The necessary improvements shall be constructed prior to the issuance of development orders. The City shall include requirements for adequate facilities as part of the updated Land Development Code. These requirements shall mandate that future applications for development include a written evaluation of the impact of the anticipated development on the levels of services for all public facilities.</p> <p>The latest point for determining whether public facilities shall be available concurrent with the impacts of development shall be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use. Prior to issuing such development order or permits, the City shall render a finding that the applicant has provided written assurance that the proposed development shall be served with the necessary public facilities with a level of service at least equal to that level of service stipulated in Policy 4-1.1.2. Development applications shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development (i.e., by the time the City grants a certificate of occupancy).</p>	<p>Implemented through the LDC.</p>	<p>None.</p>

- 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

Policies	Current 2009 Conditions	Comments
<p>Policy PF B-5.1: Coordinate with Capital Improvements Element. The City Council has the authority and discretion to use the Capital improvement element and the annual capital improvement budget to prioritize projects, appropriate funding, or authorize spending in accordance with City needs at the time.</p>		<p>None.</p>

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Policies	Current 2009 Conditions	Comments
Policy PF B-5.2: Public Facility Planning and Management Efficiency. In scheduling the location, timing and staging of public facility improvements, the City shall use the following criteria: a. Minimize disruption of services; b. Prevent duplication of labor; Maintain service levels for all respective facilities.		None.
Policy PF B-5.3: Additions of Public Facility Project Approvals. All required federal, State, and County permits shall be obtained before the City shall issue a certificates of completion or occupancy.		None.

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.

Policies	Current 2009 Conditions	Comments
Policy PF C-1.1: Provide Adequate On-Site Stormwater Facilities while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents an Imbalance to Pre-Development Drainage Patterns. Upon adoption of the Comprehensive Plan, the City shall continue to enforce the level of service standards identified for retention/detention in the Plan. The programs shall be continually updated based on improved knowledge of problems, issues, and Best Management Practices.		None.
Policy PF C-1.2: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies. Assure coordination of watershed management plans and policies, with appropriate local, regional, state and federal agencies, including Indian River County, SJRWMD, FWCD, VLWCD, Treasure Coast Regional Planning Council, FDEP, the United States Army Corps of Engineers, and other appropriate agencies.	Implemented through intergovernmental coordination activities.	None.
Policy PF C-1.3: Inspection and Maintenance of Drainage Systems. The City shall continue to coordinate with the Fellsmere Water Control District regarding inspection and maintenance of drainage facilities within their jurisdiction. For areas within the Vero Lakes Water Control District, the City shall evaluate by 2005 an inspection and maintenance program for drainage facilities created by the demands generated from new development.	Currently not implemented.	Revise to adjust dates for the VLWCD.

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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.

Policies	Current 2009 Conditions	Comments
Policy PF D-1.1: Enforcement of Level of Service Standards. Within one year from the effective date of the Comprehensive Plan, the City shall amend its land development regulations and incorporate criteria for enforcing the adopted level of service for consumption of potable water from public wells.	Implemented in the LDC.	Revise to maintenance policy.
Policy PF D-1.2: Coordination with Other Entities. The City shall distribute material as necessary to educate the public on the need to conserve water and function as an information center for the St. Johns River Water Management District to notify residents of any water conservation programs within the City.		None.
Policy PF D-1.3: Conservation of Potable Water Supply. In order to comply with potable water conservation policies of the St. Johns River Water Management District, the land development regulations shall incorporate the following performance standards: 1. Require the use of water-saving plumbing fixtures on all new development. 2. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), at least thirty (30%) percent of all landscaping material obtained from off-site sources for use on any site should be native plants. Further, at least fifty (50%) percent of all trees used in landscaping shall be native species in order to lessen water demand. The level of service standards herein adopted are predicated on engineered analysis by the City of Fellsmere, the City's engineering consultant, and the City's inventory of existing and projected future characteristics surrounding potable water supply and demand.	Implemented in the LDC.	None.
Policy PF D-1.4: Emergency Conservation of Water Sources. By June 2003, develop and implement a water conservation program that coordinates water conservation issues with SJRWMD policies and program resources. In addition, the City shall coordinate the dissemination of water conservation education literature prepared by the SJRWMD.	Implemented in the LDC.	Revise to a maintenance policy in relation to the adopted water conservation methods in the LDC.

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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.

Policies	Current 2009 Conditions	Comments
<p>Policy PF D-2.1: Improving Groundwater Recharge. During the site plan review process the City shall manage improved groundwater recharge by establishing standards within the Land Development Code that require or encourage through incentives the following design considerations, as may be applicable:</p> <ol style="list-style-type: none"> 1. Pervious open and green space that exceed minimum open space standards; 2. Reducing impervious surfaces; 3. French drains, slab-covered trenches or drainage wells, and limit overflows; 4. Allow direct overland flow discharge to surface waters only when no other practical, reasonable, or effective method of stormwater discharge is possible; and 5. Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control is provided. 	Implemented through the LDC.	None.
<p>Policy PF D-2.2: Maintaining Compliance with Stormwater Disposal Methods. Comply with SJRWMD environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.</p>	Implemented through the LDC.	None.
<p>Policy PF D-2.3: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems. Within one year from the effective date of the Comprehensive Plan, the Land Development Code shall be revised to include land use controls, performance criteria, special erosion controls, stormwater management and water quality controls, landscaping, and flood management regulations that ensure adequate on-site retention and ground water recharge. These regulations shall also ensure that surplus runoff is directed to receiving waterways in a manner that prevents imbalance to their ecosystems. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.</p>	Implemented through the LDC.	Revise to a maintenance policy relative to the adopted LDC provisions.
<p>Policy PF D-2.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies. Ensure coordination of watershed management plans and policies, with appropriate local, regional, state and federal agencies. These agencies shall include but are not limited to St. Johns River Water Management District, the State Department of Environmental Protection, the United States Army Corps of Engineers, the U.S. Fish and Wildlife Service, and other appropriate agencies.</p> <p>On a continuing basis the City shall further protect groundwater from point and non-point pollution sources by assisting the State and the St. Johns River Water Management District in managing water quality by preventing the discharge of inadequately treated wastewater and poor quality stormwater into public water bodies. The scheduled stormwater management plan shall recommend specific capital improvements and regulatory measures required to enhance water quality management.</p>	Implemented through intergovernmental coordination activities.	None.