



**CITY OF MELBOURNE**

**COMPREHENSIVE PLAN**  
**CHAPTER VII**  
**CONSERVATION ELEMENT**

**Goals, Objectives and Policies**

May 2009

**DRAFT**

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## CHAPTER VII

### CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

#### ~~E. GOALS, OBJECTIVES AND POLICIES.~~

**GOAL 1.** To protect, conserve, restore, maintain, and properly manage the natural resources of the Melbourne Planning Area.

#### ~~OBJECTIVES AND POLICIES:~~

**Objective 1.1.** To maintain and enhance the quality of the environment by proper land development and utilization on an ongoing basis.

*~~Policies:~~*

- ~~a.~~ Policy 1.1.1. The city will continue to utilize its development regulations in conjunction with this element to encourage preservation, protection, enhancement and conservation of those areas which have limitations or are environmentally sensitive, such as wetlands, flood hazard areas or areas with severe soil limitations as indicated by 5-1 or 5-2 on the ~~Florida Natural Areas Inventory.~~
  
- ~~b.~~ ~~The county has drafted a Sanctuary Management Manual to designate environmentally sensitive lands for protection and purchase.~~
  
- ~~e.~~ Policy 1.1.2. The city will continue to support and enforce existing permits, regulations and ordinances ~~such as the Vegetation Ordinance, contained in the Zoning Ordinance, Land Development Regulations, building permit process and subdivision regulations, designed to protect natural resources.~~
  
- ~~d.~~ Policy 1.1.3. The city will continue to require soil conservation/preservation and prevention of erosion by enforcement of the ~~Vegetation Ordinance~~ Land Development Regulations and Stormwater Ordinance.
  
- ~~e.~~ Policy 1.1.4. The city will continue monitoring development of the remaining vacant sand ridge areas that are within the City's planning area to preserve this natural resource.
  
- ~~f.~~ Policy 1.1.5. The city will encourage the safe management and disposal of hazardous wastes, to protect the area's natural resources by providing manpower and coordination to Brevard County for distribution of educational materials.

- ~~g.~~ Policy 1.1.6. The city will utilize its development regulations to require the provision of open space by all new developments. When feasible, infill development projects and redevelopment projects within the Downtown Melbourne and Eau Gallie Activity Nodes will be required to provide functional open space areas.
- ~~h.~~ Policy 1.1.7. The city will continue to prohibit mining and land excavation will only be permitted through approval by the city council.

**Objective 1.2.** To continue to maintain acceptable levels of air and water quality.

*Policies:*

- ~~a.~~ Policy 1.2.1. The city will comply with all state and federal laws and regulations governing clean air and water resources.
- b. Policy 1.2.2. The city will encourage, via the Future Land Use Element and development regulations, the type and density of development that is consistent with proper maintenance of clean air and water.
- ~~e.~~ Policy 1.2.3. Environmental standards prescribed by the city's zoning code will be used to prevent industrial air pollution from new sources.
- ~~d.~~ Policy 1.2.4. The Transportation and Capital Improvements Elements will be utilized to ensure that adequate transportation facilities ~~highways~~ will be provided to minimize traffic congestion and resultant pollution. In addition, alternative modes of transportation (pedestrian, bicycle, and transit) and compact urban development patterns will be encouraged through policies in the Transportation and Future Land Use Elements to decrease the number of automobile trips within the City.
- ~~e.~~ Policy 1.2.5. The City shall reduce the potential for air pollution from auto emissions by continuing to require vegetative buffering along roadways and by promoting alternative forms of transportation.
- ~~f.~~ Policy 1.2.6. Open burning of materials will continue to be restricted by ordinance. The use of forced air burners is required. Requests for permission to burn lot debris will be coordinated with land clearing permits and tree removal permits.
- ~~g.~~ Policy 1.2.7. The city will use its development regulations to encourage the use of natural drainage and storage areas, as well as maintenance and preservation of existing vegetation, in order to filter stormwater runoff and help preserve water quality
- ~~h.~~ Policy 1.2.8. The city will continue to adopt and support measures that protect the quality and quantity of water that flows into estuarine or oceanic waters.

Contributing flows include coastal creeks and rivers, as well as stormwater runoff and drainage.

- i. Policy 1.2.9. The city will support protection of water quality by restricting activities known to adversely affect the quality and quantity of identified water sources, including existing cones of influence, water recharge areas and waterwells.
- j. Policy 1.2.10. The city will continue to promote emergency conservation of water sources in accordance with the plans and regulations of the St. Johns River Water Management District.
- k. Policy 1.2.11. The city will continue its program to pave unimproved streets.

**Objective 1.3.** To continue to protect and conserve natural areas, wildlife and marine life.

*Policies:*

- a. Policy 1.3.1. The city will continue to promote the protection and conservation of natural areas through adoption of ordinances and land development codes leading to better management and utilization of undeveloped land areas.
- b. Policy 1.3.2. The city will continue to promote and encourage public awareness of, and private efforts toward, protection and conservation of the City's Planning Area's natural areas on an ongoing basis through the city's general newsletter and water conservation program.
- c. Policy 1.3.3. The city will continue to coordinate and consult with all government agencies and appropriate private sector agencies to encourage protection and preservation of sand dunes, mesic hammocks and wetlands by promoting the construction of boardwalks for pedestrian access to the beach and by discouraging the use of off-road vehicles.
- d. Policy 1.3.4. The city will continue to support the conservation, appropriate use, protection and conservation of the natural functions of existing soils, fisheries, wildlife, wildlife habitats, marine habitats, rivers, bays, lakes, floodplains, harbors, wetlands (including estuarine marshes), and freshwater beaches and shores.
- e. Policy 1.3.5. The city will restrict activities known to adversely affect the survival of threatened and endangered wildlife and will continue to require environmental impact assessments for proposed site plans and subdivision plans consistent with the Land Development Regulations. The City will continue to support the acquisition of scrub and related habitats throughout Brevard County by the County's Environmentally Endangered Lands Program, and will adopt countywide plans as they are

~~completed. The Brevard County Scrub Conservation and Development Plan to protect scrub jays is currently under consideration.~~

- ~~f.~~ Policy 1.3.6. The city will continue its education program concerning manatees through city publications and by the placement of educational signage in appropriate water ways. ~~an enforcement program through a signing plan to protect manatees.~~ Breeding, feeding and congregating areas for manatees will be protected through the preservation of natural grasses, using land development regulations and appropriate boating regulations. The city will continue to work with the County to implement the components of the Brevard County Manatee Protection Plan. ~~will review the countywide Manatee Protection Plan when it is complete and adopt those sections relating to the city.~~
- ~~g.~~ Policy 1.3.7. The city will provide for protection of existing natural resources identified in the Recreation and Open Space Element through the implementation of policies contained in that element.
- ~~h.~~ Policy 1.3.8. The city will continue to support programs and enact measures as appropriate to protect bald eagles.
- ~~i.~~ Policy 1.3.9. The City will take appropriate measures to protect turtle nesting areas by preparing an ordinance to control ~~as~~ grade alteration, beach cleaning procedures, adjacent artificial lighting, and beach activities during nesting periods.
- ~~j.~~ ~~The city will make amendments to the Conservation Element as needed, but no less frequently than required by state law.~~
- ~~k.~~ Policy 1.3.10. The owner/developer of all development in the City of Melbourne which requires formal site plan approval, including, but not limited to, any platting of land shall be required to perform an environmental impact assessment. If the assessment, which must be done by a qualified professional, indicates the presence of any protected species or critical habitat which supports such species, no final development order shall be issued until the regulating agency (Department of Interior, St. Johns River Water Management District, Florida Game and Fresh Water Fish Commission or other regulating agency) has reviewed the environmental assessment and indicated what requirements, limitations or restrictions must be imposed. Those stipulations and/or management plans recommended by the applicable regulatory agency or agencies will be included in the city's development order.
- ~~.~~ Policy 1.3.12. The wetland areas ~~Not all the wetlands~~ shown on ~~the wetlands areas~~ Map (C-1) included herein have not been groundtruthed. It is the intent of Map C-1 to show the approximate boundaries of wetlands within the

City. Therefore, ~~In order to provide more accurate mapping of wetlands,~~ when the St. Johns River Water Management District delineates wetlands and upland areas on specific sites, the delineations will be accepted by the City of Melbourne. ~~and the future land use map will be amended accordingly.~~

**Objective 1.4.** To provide for a continuing, coordinated intergovernmental management approach to protecting and properly utilizing natural resources.

*Policies:*

- ~~a.~~ ~~The city will utilize task forces to coordinate with all levels of government in sharing responsibilities for effective resource management.~~
- ~~b.~~ Policy 1.4.1. When appropriate, the City will coordinate with Brevard County through the Joint Planning Area process to address environmental resource protection issues that cross jurisdictional boundaries.
- ~~c.~~ Policy 1.4.2. The city will continue to enforce and improve its existing ~~vegetation ordinance~~ Land Development Regulations to facilitate the protection of natural vegetation communities, and will encourage other governmental bodies to adopt similar controls. The city will also cooperate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction.
- ~~d.~~ Policy 1.4.3. The city will participate in intergovernmental monitoring programs involving wastewater discharges, surface water evaluation and air quality.
- ~~e.~~ Policy 1.4.4. The city will continue active participation in the Federal Flood Insurance Program.
- ~~f.~~ Policy 1.4.5. The city will promote research and technical support to enhance the basis for decision-making concerning natural resources, including mapping of environmentally sensitive areas by the state and county.
- ~~g.~~ ~~The city will identify and fill gaps in existing resource management processes.~~
- ~~h.~~ Policy 1.4.6. The city will regularly review and update policies and procedures involving management, protection and utilization of natural resources, including amendments to the Conservation Element of the Comprehensive Plan.

**Objective 1.5.** To ~~protect~~, preserve and ~~maintain~~ as much natural vegetation as possible to protect and maintain water quality, marine life wildlife aesthetics and other valuable functions served by vegetative ground cover, leading to preservation and enhancement of the high quality living conditions in the planning area.

*Policies:*

- ~~a.~~Policy 1.5.1. The city will use the site plan review process as a tool for preserving natural vegetation. Credit will be given for the preservation of existing trees and vegetation as a preference over planting of new materials.
- ~~b.~~Policy 1.5.2. The city will encourage the preservation of natural vegetation on slopes and along the shoreline to help prevent soil and beach erosion; development regulations will be used.
- ~~c.~~Policy 1.5.3. The city will investigate the possibility of preserving the remaining undeveloped beach areas-along with the existing natural vegetation as permanent open spaces. Techniques such as development regulations, purchase, and transfer of development rights ~~and planned unit developments will~~ may be utilized.
- ~~d.~~Policy 1.5.4. The city will encourage, through coordination with the county; the construction of boardwalks for public access to the beach and will discourage the use of off-road vehicles, in order to preserve and foster growth of natural vegetation on sand dunes.

**Objective 1.6.** To continue to protect and maintain aquifer recharge areas based on the standards stated in the Infrastructure Element.

*Policies:*

- ~~a.~~Policy 1.6.1. The city will support and encourage all efforts to protect and preserve recharge areas in their natural state.
- ~~b.~~Policy 1.6.2. The city will make every effort to protect the primary recharge areas in the coastal ridges from adverse development or other activities which would destroy their natural function.
- ~~c.~~Policy 1.6.3. The city will encourage preservation and maintenance of secondary recharge areas to enhance their recharge potential.
- ~~d.~~ ~~The city will promote investigation and study of artificial recharge methods and practices and will pursue them if found to be feasible and nonpolluting.~~
- ~~e.~~Policy 1.6.4. The city will encourage diversion of stormwater runoff to recharge areas whenever feasible-rather than discharge the runoff to surface water bodies.

~~f.~~Policy 1.6.5. Development regulations will limit the percentage of each site in recharge areas that is allowed to be covered by impervious surfaces.

**Objective 1.7.** To maintain management and control of stormwater runoff for alleviating existing environmental problems and preventing future problems through the use of development regulations.

*Policies:*

~~a.~~Policy 1.7.1. The city will require management of stormwater runoff to prevent diminished water quality, flooding, loss of groundwater recharge, soil erosion, sedimentation in receiving surface waters and lowering of the water table.

~~b.~~Policy 1.7.2. The city will encourage the use of natural topographic features to maximum advantage to transport and retain stormwater where it will not create flood hazards for existing development. For example, by requiring that a certain percentage of trees be retained, grading will be limited.

~~e.~~Policy 1.7.3. The city will encourage the use of best management practices to maintain swamps, marshes, flood plains and other wetlands for stormwater management.

~~d.~~Policy 1.7.4. The city will ensure that new developments are designed to minimize, to the greatest degree practicable, changes in the quantity, quality, rate and temporal characteristics of stormwater discharge; the amount of impervious surfaces will be kept to a minimum through open space requirements. Parking spaces, for example, will be kept to a minimum in both quantity and size.

~~e.~~Policy 1.7.5. The city will ensure that retention areas are designed and located to maximize their effectiveness for flow attenuation and aquifer recharge; to minimize the need for channelization; and to provide for greater safety and reliability.

~~f.~~Policy 1.7.6. In developed areas, the city will encourage the use of retention and detention areas for flow attenuation and aquifer recharge as alternatives to expansion of existing drainage facilities.

~~g.~~Policy 1.7.7. The city will continue to enforce the surface water runoff control ordinance, and will provide for maintenance of stormwater management facilities as part of its stormwater management program.

~~h.~~Policy 1.7.8. The city will encourage evaluation of the use of natural systems as a means of providing for stormwater management.

~~i.~~Policy 1.7.9. The city ~~has~~ will ~~established~~ a Stormwater Utility Fund which serves as a revenue source for projects that prevent localized flooding and addresses environmental issues related to stormwater runoff.

~~j.~~Policy 1.7.10. The city will continue to pursue funding to install sediment traps in areas adjacent to surface water.

**Objective 1.8.** To continue to develop, operate and maintain a safe, environmentally sound and efficient potable water supply system for the Melbourne Planning Area.

*Policies:*

~~a.~~Policy 1.8.1. **The City shall assess projected water needs and sources for at least a 10-year period through the creation of a Water Supply Facilities Work Plan (Exhibit A of the Infrastructure Element). Capital projects planned for the first five years of the Work Plan shall be displayed in the Capital Improvements Element (CIE).**

~~b.~~Policy 1.8.2. **The City shall continue to promote water conservation techniques and programs for current and future development. These conservation techniques are identified in the Infrastructure Element and the Water Supply Facilities Work Plan.**

**Policy 1.8.3** **As a condition of its Consumptive Use Permit (CUP), which requires that Melbourne reuse at least 30% of its treated wastewater by the end of 2009, the City shall continue to implement the following reuse practices:**

- (1) Improve the interconnectivity of the City's two reuse systems in order to increase capacity, reduce redundancy and improve reliability of the reuse system.**
- (2) Increase the delivery of reclaimed water. The City shall deliver an additional 545 million gallons per year of reclaimed water to approximately 354 acres of parks, medians, residential areas, and school properties by 2016.**
- (3) Utilize the City's Reclaimed Water Coordinator position to promote the usage of reuse water, educate the public, and monitor the reuse system to ensure compliance with the City Consumptive Use Permit (CUP) and other regulatory concerns.**

**Policy 1.8.4** **The City will continue to encourage the implementation of reuse practices that require new development and substantial**

redevelopment projects to connect to a reuse system. Actions that may be considered include the installation of reuse supply lines, the installation of meters for individual connections to the reuse system, and the installation of dual water distribution lines that will initially use the existing water source until a reclaimed water source is available.

**Policy 1.8.5** As a condition of its Consumptive Use Permit (CUP), which requires Melbourne to implement a Water Conservation Plan, the City shall continue to utilize the following water conservation programs:

- (1) A meter replacement program.
- (2) A residential meter change-out program.
- (3) A program to provide indoor water audits, leak detection, and irrigation system audits.
- (4) A low-flow toilet tank rebate program.
- (5) An incentive program to replace inefficient landscaping techniques, plumbing devices, and appliances.

**Policy 1.8.6.** The City will continue to encourage water conservation regulations that promote and encourage the use of low impact development techniques such as those that use the Florida Water Star Program. The City will also continue to maintain incentive programs that encourage the installation of water-saving plumbing devices.

*\*Policies in bold print above have been transmitted to the Department as part of the 10-Year Water Facilities Supply Plan.*

~~e~~Policy 1.8.7. The city will continue to produce a treated water supply that complies with all health and quality standards of state and federal Safe Drinking Water Acts to meet both average-day and peak-day demands.

~~e~~Policy 1.8.8. The city will support programs to protect the shallow aquifer including protection of the sand pine ridge.

~~e~~Policy 1.8.9. The city will coordinate with the county to protect Lake Washington as a potable water supply, through land use controls and control of drainage and discharges, the city will oppose any developments which would adversely impact Lake Washington. The City will also oppose any development that reduces public access to Lake Washington

~~g.~~Policy 1.8.10. The City shall continue to produce and distribute reclaimed water as an alternative water source. The City shall ensure that current and proposed reuse practices meet or exceed the conditions of the City's Consumptive Use Permit (CUP).

**Objective 1.9.** To provide effective flood plain management to prevent loss of flood storage capacity and protect property

*Policies:*

~~a.~~Policy 1.9.1. Stormwater management plans for new developments must provide on-site storage capacity equal to conditions for a twenty five-year, twenty-four-hour storm. Runoff rates and volumes resulting from the project, in excess of existing rates and volumes, shall be accommodated on-site.~~25-year storm event equal to conditions existing prior to development.~~

~~b.~~Policy 1.9.2. Central water and sewer must be available for development to occur in flood plain areas in order to avoid health problems associated with wells and septic tanks in such areas.

~~e.~~Policy 1.9.3. Flood plain management efforts will be coordinated with the county to avoid contradictory standards and promote health, safety and welfare.

~~10. The city shall support and coordinate with the St. Johns River Water Management District, the Department of Environmental Protection; the Army Corps of Engineers, and/or any other regulatory agency having jurisdiction in order to conserve, enhance, and protect wetlands, and adjacent uplands. In order to facilitate this effort, development in wetlands areas shall be subject to the following policies:~~

*Policies:*

~~a. Where there are sufficient uplands on an existing parcel of land or lot of record (at the time of plan adoption) to locate the proposed development, such development shall be located on the uplands. The city may allow the transfer of development at the future land use densities established on the future land use map, from the wetlands to the upland portion of the site. The transfer of density may occur provided other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc. are met.~~

~~b. Where sufficient uplands do not exist, development in the wetlands shall be restricted to a residential use with a maximum density of one unit per five acres. When the St. Johns River Water Management District and/or other regulatory agencies have approved a mitigation plan to compensate for the loss of wetlands, the city will require any development to be consistent with the terms of the mitigation plan.~~

- e. ~~Prior to construction, all necessary permits must have been issued by the Florida Department of Environmental Protection, the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as required by the agency or agencies having jurisdiction.~~

**\*The above policies have been combined with the policies supporting Objective 12. This action places wetland protection policies under the same objective.**

**Objective 1.101.** To protect, enhance, and preserve unique, irreplaceable resources of Crane Creek, the Eau Gallie River, Otter Creek, Elbow Creek and Horse Creek by allowing only development activities that would not damage these resources.

*Policies:*

- ~~a.~~Policy 1.10.1. A thorough evaluation will be required prior to the approval of any proposed new development, or change to an existing development which increases by 25 percent the amount of impervious surface, on property with frontage along the water bodies identified above and which meets one of the following criteria;
- i. Single-family residential sites constructing or adding over 3,000 square feet of impervious surface area, for which an environmental assessment shall be required;
  - ii. Single-family residential ~~in excess of one unit~~, multifamily, commercial, industrial, and institutional sites; for which an environmental impact study shall be required by an environmental engineer or other authorized person approved by the development director.
- ~~b.~~Policy 1.10.2. Any proposed development shall require a plan to demonstrate preservation, enhancement, and/or restoration of appropriate natural shoreline vegetation.
- ~~e.~~Policy 1.10.3. Any proposed development shall require a plan to provide for the removal of invasive exotics as listed in the RPC Plan, and replacement of such exotics with natural vegetation.
- ~~d.~~Policy 1.10.4. Any proposed development shall require a plan that demonstrates that measures such as seeding, strawing, mulching; and wetting will be used during the development process to minimize soil erosion.
- Policy 1.10.5. New development projects shall include drought tolerant vegetation as part of their landscaping plan, as specified in Sec. 9.273 (Landscaping plans and designs) of City Code. Appropriate drought tolerant species are listed in Section 9.273.

**Objective 1.112.** To attain and maintain a sufficient water quality to support a healthy estuarine, lagoonal system within the Indian River Lagoon. (~~IRLCCMP policies~~)

*Policies:*

- ~~a.~~Policy 1.11.1. Investigate and implement new or improved best management practices (BMP's) for management of freshwater discharges or stormwater management.
- ~~b.~~Policy 1.11.2. Continue to analyze needs and upgrade existing stormwater drainage systems.
- ~~c.~~ ———— ~~Develop appropriate mechanisms to fund and undertake operation, maintenance and improvement of stormwater management systems by 2005.~~
- ~~d.~~Policy 1.11.3. The City shall continue to use the Stormwater Utility Fund as a mechanism to generate funds for projects to prevent localized flooding and to address environmental issues related to stormwater runoff as mandated by the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System Phase II Program (NPDES).
- ~~e.~~Policy 1.11.4. Continue to reduce the impacts of muck (ooze) in the lagoon by dredging.
- ~~f.~~Policy 1.11.5. Encourage the proper use of fertilizers, herbicides and pesticides within the Planning Area.
- ~~g.~~Policy 1.11.6. Continue to educate residents and property owners about the impacts of freshwater and stormwater discharges on the Indian River Lagoon and what can be done to reduce them.
- ~~h.~~Policy 1.11.7. Continue efforts to receive funding for sediment trap devices to be used in areas adjacent to the Indian River Lagoon.

**Objective 1.123.** The city shall support and coordinate with the St. Johns River Water Management District, the Department of Environmental Protection; the Army Corps of Engineers, and/or any other regulatory agency having jurisdiction in order to conserve, enhance, and protect wetlands, and adjacent uplands. Wetlands and the natural functions of wetlands shall be protected and conserved through the following policies:

- ~~a.~~Policy 1.12.1. The continuation of the comprehensive planning process which includes review by SJRWMD for any development project containing a wetland larger than ½ acre.

- ~~b.~~Policy 1.12.2. Review by SJRWMD will continue to include analysis of types, values, functions, sizes, conditions and locations of wetlands consistent with the SJRWMD guidelines outlined in their Management & Storage of Surface Waters in Section 12.0, Environmental Considerations.
- e.Policy 1.12.3. Future land uses that are incompatible with the protection of wetlands and wetland functions will be directed away from wetland areas through the site plan review process.
- ~~d.~~Policy 1.12.4. After review and determination that an incompatible land use must ~~take~~ ~~or~~ encroach into a wetland area, mitigation requirements will be met that are consistent with ~~Section 12.3, Mitigation of~~ SJRWMD guidelines and will be reviewed by SJRWMD.
- Policy 1.12.5. Where there are sufficient uplands on an existing parcel of land or lot of record (at the time of plan adoption) to locate the proposed development, such development shall be located on the uplands. However, when the St. Johns River Water Management District and/or other regulatory agencies have approved a mitigation plan to compensate for the loss of wetlands, the city will require any development to be consistent with the terms of the mitigation plan. The city may allow the transfer of development rights at the future land use densities established on the future land use map, from the wetlands to the upland portion of the site. The transfer of density may occur provided other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc. are met.
- Policy 1.12.6. Where sufficient uplands do not exist, development in the wetlands shall be restricted to a residential use with a maximum density of one unit per five acres. However, when the St. Johns River Water Management District and/or other regulatory agencies have approved a mitigation plan to compensate for the loss of wetlands, the city will require any development to be consistent with the terms of the mitigation plan.
- Policy 1.12.7. Prior to construction, all necessary permits must have been issued by the Florida Department of Environmental Protection, the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as required by the agency or agencies having jurisdiction.
- Policy 1.12.8. Future development projects west of I-95 shall be monitored through the site plan review process to ensure the protection of wetland areas.
- Policy 1.12.9. When feasible, wetland buffers should be established to protect wetlands from the impacts of development.

**Objective 1.13.** The City shall promote energy and resource efficiency through the following policies:

- Policy 1.13.1. Encourage developers to pursue green development practices. The City will examine the feasibility of creating incentives to promote such practices.
- Policy 1.13.2. Support mixed use developments that incorporate employment, commercial and residential opportunities while promoting pedestrian and bicycle access.
- Policy 1.13.3. Continue to transition government vehicles to hybrid technology.
- Policy 1.13.4. Encourage developers to pursue Green Building programs such as the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) or other related programs.
- Policy 1.13.5. Support state and federal programs that promote energy efficiency and the use of alternative energy sources.

**~~F. PLANNED IMPROVEMENTS.~~**

~~Capital improvements are expected in the next five years for the continued implementation of the city's water reuse system. The city will continue to enforce and upgrade its land development regulations and to undertake special programs necessary and feasible to implement the various policies stated herein.~~