

## IX

### COASTAL MANAGEMENT ELEMENT

#### INTRODUCTION

The Coastal Management Element does not stand alone as the only portion of the Comprehensive Plan relating to coastal areas. Provisions of other plan elements of this Comprehensive Plan also provide guidance concerning the management of the Coastal Management Area.

Where the provisions of this plan element exceed the provisions of other plan elements of this Comprehensive Plan, the provisions of this plan element shall prevail as they apply to development in the Coastal Management Area.

For example, the objectives and policies for future land uses permitted within the Coastal Management Area are included within the Future Land Use Element and depicted on the Future Land Use Plan map. This feature is also true of level of service standards for public facilities, which is found within the Traffic Circulation Element, the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, and the Recreation and Open Space Element of this Comprehensive Plan.

The data collected for this plan element and analysis of this data, contained in the County's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies guide the appropriate use of the Coastal Management Area, as well as provide for guidance for the protection of human life and real and personal property in the case of a natural disaster.

**GOAL IX - PROTECT, CONSERVE OR ENHANCE COASTAL RESOURCES, REDUCE VULNERABILITY OF COASTAL DEVELOPMENT AND PUBLIC FACILITIES TO NATURAL HAZARDS AND ENSURE PUBLIC ACCESS TO THE SHORELINE.**

#### **OBJECTIVES AND POLICIES FOR COASTAL MANAGEMENT**

**OBJECTIVE IX.1** The County shall assist in the protection, conservation or enhancement of the County's coastal wetlands, living marine resources and wildlife habitats.

**Policy IX.1.1** The County shall prohibit the installation of septic tanks: (1) in

locations with unsuitable soils, (2) within wetland areas or, (3) within areas where the impacts of the location of septic tanks will diminish water quality, wildlife habitats or living marine resources. Septic tank installations existing on October 1, 1990 shall be allowed to continue in operation, with reference to nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan, and permits for replacement, maintenance or repair shall be issued subject to applicable regulations at the time the permit is issued. All septic tank permits shall be issued by the County Health Officer subject to applicable regulatory authority in effect on January 1, 2003.

- Policy IX.1.2 The County shall provide safeguards which assist in the protection of estuaries which are located both within the jurisdiction of the County and adjacent local governments through a coordinated review and comment process of development or redevelopment proposals to ensure restoration or enhancement of disturbed or degraded natural resources, including estuaries, wetlands and drainage systems, subject to the provisions of the nonconforming uses and structures objective and its related policies of the Future Land Use element of this Comprehensive Plan.
- Policy IX.1.3 The County shall comply with appropriate provisions of any existing or future resource planning and management plans, aquatic preserve management plans and estuarine sanctuary plans or any future resource planning and management plans adopted by agencies of the State of Florida, acting within their jurisdictional authority.
- Policy IX.1.4 The County shall limit dwelling unit density to one unit per five acres in rural areas within the Coastal High Hazard Area
- OBJECTIVE IX.2 The County shall provide development standards which shall assist in the maintenance or improvement of the environmental quality of the Big Bend Seagrasses Aquatic Preserve and it's associated estuaries
- Policy IX.2.1 The County shall cooperate with state and federal agencies in their administration of programs to restore and enhance any disturbed or degraded estuaries, wetlands and drainage systems except existing developments, drainage systems, structures, etc., will not be required to be changed, except in cases where clear lawful jurisdictional authority exists or eminent domain proceedings are implemented in accordance with law.
- Policy IX.2.2 The County as part of the development review process shall require new development and redevelopment which may cause disruptions

or degradations to wetlands or the aquatic preserve to include mitigating

OBJECTIVE IX.3 The County shall continue to enforce provisions whereby water dependent uses receive priority consideration for shoreline location over other shoreline uses.

Policy IX.3.1 The County shall continue to maintain the following priority in the development of standards for the location of water dependent uses along the shoreline as follows:

1. Public use marinas;
2. Other water oriented recreation;
3. Commercial fishing;
4. Water related uses;
5. Water dependent industries or utilities; and
6. All other permitted uses.

Policy IX.3.2 The County shall maintain standards for the permitting of marinas or other water dependent uses which address at a minimum; (1) land use compatibility, (2) availability of upland support services, (3) existing protective status or ownership, (4) hurricane contingency planning, (5) protection of water quality, (6) water depth, (7) environmental disruptions, (8) mitigation actions, (9) availability for public use, and (10) economic need and feasibility.

OBJECTIVE IX.4 Protection of Beaches and Dunes.

Not applicable

OBJECTIVE IX.5 The County, through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, shall limit expenditures that subsidize development within coastal high-hazard areas to the restoration or enhancement of natural resources, the construction and maintenance of roads necessary for public access, and the provision of public park facilities, including those which provide public access to the shoreline, subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan..

Policy IX.5.1 The County's coastal high hazard area shall be **the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.**

~~that area which is designated by and is coincident with the evacuation zone for Category 1 and Category 2 hurricanes as~~

~~established in the regional hurricane evacuation study applicable to the County.~~

- Policy IX.5.2 The County shall limit development which is vulnerable to natural hazards such as storm surge and high winds within coastal high hazard areas, subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan.
- Policy IX.5.3 The County, as part of the development review process, shall require the location of public facilities, except roads **and** parks **and** required for public access, away from coastal high-hazard areas where such public facilities have the potential for being damaged during a storm. Public facilities, which are owned and operated by local government or a governmental authority and such facility serves areas where private sanitary facilities are not adequate to protect surface and ground water quality, shall be permitted to be located within coastal high-hazard areas.
- OBJECTIVE IX.6 The County shall maintain the residential land use densities provided within this element of the Comprehensive Plan to assist in the limitation of undue population concentration in coastal high-hazard areas as defined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element of this Comprehensive Plan.
- Policy IX.6.1 The County shall regulate building construction, reconstruction and alteration in conformance with Chapter 161, Florida Statutes, as amended in effect on January 1, 2003.
- Policy IX.6.2 The County shall participate in the National Flood Insurance Program and regulate development and installation of utilities in flood hazard areas in conformance with the program's requirements for minimizing damage caused by flooding and storm surge.
- Policy IX.6.3 The County shall comply with appropriate provisions of the hazard mitigation annex of the County's peacetime emergency plan and applicable existing interagency hazard mitigation reports.
- Policy IX.6.4 The County shall limit residential development and resident populations within coastal high hazard areas to locations and numbers which can be safely evacuated during hurricane hazard periods.
- Policy IX 6.5 The County shall limit dwelling unit density to four units per acre in designated urban development areas which are served by

community or public water systems and to 12 units per acre when served by community or public water and sanitary sewer systems within the Coastal High Hazard Areas.

**Note: Policy IX 6.5 was adopted as part of the SSA.**

OBJECTIVE IX.7 The County shall maintain hurricane evacuation times of 9 hours for a category 1 storm and 22 hours for a category 5 storm for the residents of the Coastal Management Area

Policy IX.7.1 The County shall coordinate the procedures for notifying the public within the Coastal Management Area of potential dangers and appropriate preparatory measures for hurricanes or other potential natural disasters, including the location of evacuation routes. The applicable regional and local evacuation plans shall be coordinated.

OBJECTIVE IX.8 The County shall continue plan for post-disaster redevelopment which reduces or eliminates the exposure of human life and public and private property to natural hazards subject to the provisions of the nonconforming uses and structures objective and related policies of the Future Land Use element of this Comprehensive Plan.

Policy IX.8.1 The County Peacetime Emergency Plan shall address immediate repair and cleanup actions needed to protect the public health and safety, including repairs to potable water, wastewater and electrical power facilities; removal of debris, stabilization or removal of structures about to collapse; and expediting the approval of issuing of permits for minimal repairs to make dwellings habitable before commencing with or permitting long-term repair and redevelopment activities.

Policy IX.8.2 The County shall remove, relocate or structurally modify damaged public facilities, as appropriate, in light of factors such as cost to construct, cost to construct or maintain, recurring damage, impacts on land use, impacts on the environment and public safety need.

Policy IX.8.3 The County shall require the removal, relocation or structural modification of unsafe structures, as appropriate, if rebuilt, require structures which have suffered damage to an extent of more than 50 percent of their replacement value at the time of such damage to be rebuilt in conformance with current building requirements.

Policy IX.8.4 The County shall limit redevelopment in areas of repeated damage by requiring structures which suffer repeated damage to rebuild landward of their current location or to modify the structure to delete

the areas most prone to damage.

Policy IX.8.5 The County, as part of the monitoring and evaluation process of the Comprehensive Plan, shall identify areas needing redevelopment, including elimination of unsafe conditions and inappropriate uses as opportunities arise.

OBJECTIVE IX.9 The County shall continue to require the maintenance of public access to the shoreline which is consistent with estimated public, within the land development regulations

Policy IX.9.1 The County shall maintain development standards to maintain continued physical public access to shorelines.

Policy IX.9.2 The County shall adopt standards for physical public access to shorelines, which are in conformance with the Coastal Zone Protection Act of 1985 and amendments thereof.

Policy IX.9.3. The County shall require new development to provide for public access to the shoreline.

OBJECTIVE IX.10 The County shall continue to implement provisions for the protection, preservation or sensitive reuse of historic resources within the Coastal Management Area.

Policy IX.10.1 The County shall maintain an inventory of known and identified historic sites to facilitate the application of standards specified within the land development regulations for maintenance of their character in the voluntary development or sensitive reuse of historic structures.

OBJECTIVE IX.11 The County shall continue to require the maintenance of applicable level of service standards for service areas and phasing of public facilities as established within the Traffic Circulation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the Recreation and Open Space Element and the Capital Improvements Element of this Comprehensive Plan

Policy IX.11.1 The County capital improvements budgeting process shall only schedule public facilities improvements which, when constructed, will be capable of serving development or redevelopment at the densities permitted by this element of the Comprehensive Plan, consistent with coastal resource protection and safe evacuation.

OBJECTIVE IX.12 In order to protect the quality and quantity of waters that flow into

estuarine and oceanic waters, the County shall maintain the following regulatory and management techniques: coordination mechanisms to improve water quality, and, adoption of land development regulations for: location of septic tanks in riverine floodplains; stormwater management requirements for urban and agricultural land uses; dredge and fill activities within wetlands and water bodies; and other design standards which will maintain ambient water quality standards of the Department of Environmental Regulation Big Bend Seagrasses Aquatic Preserve designation.

- Policy IX.12.1 The County shall regulate new point sources into rivers which enter the estuary in accordance with Florida Department of Environmental Protection water quality standards. "Point Sources" should be interpreted as defined in Ch.9J-5.003(63), Florida Administrative Code, "Point Source Pollution." in effect on January 1, 2003.
- Policy IX.12.2 The County shall require all land uses which generate or handle hazardous wastes to provide for proper disposal and storage, and provide a spill cleanup plan, in accordance with Florida Department of Environmental Protection hazardous waste management regulations.
- Policy IX.12.3 The County shall regulate structures or fill which would restrict circulation of estuarine waters in accordance with the applicable rules and regulations of the Florida Department of Environmental Protection and other State agencies having jurisdiction.
- Policy IX.12.4 The County shall require all future land use in the coastal area to be evaluated for consistency with the Florida Department of Environmental Protection management plans for the Big Bend Seagrasses designation.
- Policy IX.12.5 The County shall require minimum buffers, as defined in Policies the Conservation element of this Comprehensive Plan, for all development from rivers and the estuary with the following limitations:
1. Clearing of native vegetation shall be limited to up to 25 percent of the buffer.
  2. Clearing may only be allowed for purposes of providing physical or visual access.
  3. Clearcutting shall be prohibited within the buffer area.

Buffers adjacent to agricultural and silvicultural uses shall be regulated by the Conservation element of this Comprehensive Plan, and other policies which address these uses.

Policy IX 12.6           The County shall require all new development directly adjacent to the estuary to provide stormwater management, subject to standards set forth in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge element of this Comprehensive Plan.

Policy IX 12.7           The County shall encourage the maintenance and/or improvement in the quality of the surface and ground waters to continue to meet their Florida Department of Environmental Protection designations.

Policy IX 12.8           The County shall require all silvicultural and agricultural activities to be subject to Best Management Practices, including the Florida Department of Agriculture and Consumer Services, 2000, Division of Forestry's Management Guidelines for Forested Wetlands in Florida, and the Rules of the Suwannee River Water Management District (audited biennially by the Florida Department of Agriculture and Consumer Services, Division of Forestry, with continuous monitoring by the Water Management District).

Policy IX 12.9           Through various existing and future federal, state, and/or local regulatory and voluntary programs, water quality and quantity in the County will continually be monitored and assessed. These programs include, but are not limited to the following:

1. Review of water quality for state water bodies through ongoing Triennial Florida Department of Environmental Protection Process.
2. Periodic permitting reviews for industrial developments which may impact state water bodies Environmental Protection Agency and Water Management District permitting.
3. Participation in the Florida Department of Environmental Protection Coastal Protection Programs.
4. Permitting stormwater runoff systems in accordance with Florida Department of Environmental Protection requirements
5. The Clean Water Act: Industry, development, agriculture, silviculture and other activities will adhere to the Clean Water

Act, which governs national water quality.

6. Participation in Water Management District Programs such as SWIM, Save Our Rivers, Special Studies, etc. will be encouraged.
7. Maintenance of existing and future monitoring of streams and groundwater in the County will be maintained and encouraged.
8. Extension of drinking water lines, where feasible, will be encouraged.
9. Encourage participation in Environmental Protection Agency programs such as the Gulf of Mexico Program.

Policy IX 12.10 To ensure protection of the Big Bend Seagrasses Aquatic Preserve from future land use activities, the County shall coordinate with Florida Department of Environmental Protection in development and implementation of programs to maintain and improve water quality of the Big Bend Seagrasses Aquatic Preserve and any degraded rivers and contaminated aquifers.

Policy IX.12.11 The County shall cooperate and support the Suwannee River Water Management District programs which increase protection of rivers and water bodies which empty into the estuary, including the Save Our Rivers Program.

Policy IX.12.12 The County shall develop coordination mechanisms (informal interlocal agreements) with adjacent counties to ensure a coordinated approach in implementation of any Florida Department of Environmental Protection or other agency programs for the protection of the Big Bend Seagrasses Aquatic Preserve and its associated estuaries.