

GOALS, OBJECTIVES AND POLICIES

COASTAL MANAGEMENT ELEMENT

Goal 1: To manage development activities within the coastal areas of the County so as to conserve and protect coastal resources, to protect human life, and to limit public expenditures in areas subject to destruction by natural disasters.

Objective 1: Protect natural resources, and their natural functions, in the coastal area by preventing development of coastal wetlands, significant wildlife habitats and estuaries.

Policy 1.1: The County shall prohibit development of coastal wetlands or require mitigation where preservation is not feasible. Mitigation shall be permitted in lieu of preservation only as a last resort to avoid a taking, and only through planned unit development or special use permitting procedures, giving the Board of County Commissioners the opportunity to review specific plans and to evaluate alternative development arrangements.

Policy 1.2: The County shall prohibit new pollution sources that degrade coastal natural resources along the County's rivers and bays. Stormwater regulations will require measures to prevent pollution of water bodies in coastal areas to preserve estuarine environmental quality by new development. Dumping of debris of any kind in coastal waters shall be prohibited. Septic tanks and drain fields for new development shall be set back from the shoreline of wetlands pursuant to Rule 64E-6, F.A.C., as amended.

Policy 1.3: The County shall require that FDEP review land development proposals that are located on property in close proximity to a coastal wetland or significant wildlife habitat. These development proposals shall include drawings and other data illustrating the extent that coastal wetlands or wildlife habitat will be affected by surface water runoff or other impacts of the development. All development proposals will continue to be reviewed pursuant to the Land Development Code to protect coastal and estuarine environmental quality.

Policy 1.4: The County shall require coordinated FDEP review of proposals located in close proximity to coastal wetlands. Where the FDEP reviews development proposals and identifies existing disturbed areas on site which were originally coastal wetlands and which can be restored, the County shall provide the applicant with information on methods for restoring the wetlands which modifications can be incorporated into the proposed development plan. The Land Development Code standards shall require restoration or mitigation as determined through the mandatory development plan review process.

Policy 1.5: The County shall require that where existing or restored coastal wetlands are included in a planned unit development, a DRI, or a FQD development proposal, provisions shall be made to ensure the permanent ownership and control of such wetlands by a government agency or by a private organization established for the purpose of preserving and protecting such areas (such as a homeowners association).

Policy 1.6: The County shall include in its planning and design of public infrastructure projects, a review of the impacts by such proposals on coastal wetlands and wildlife habitats, and shall include mitigation at a two to one ratio of identified adverse impacts in project specifications. Structures which constrict or divert the flow of waters in rivers and bays shall not be permitted. The County shall initiate a program of activities to protect

living marine resources and maintain estuarine environmental quality by improving water quality. New or substantially modified structures shall not constrict or divert the natural flow of water or floodwater.

- (1) The program of activities to protect living marine resources and estuarine environmental quality may include, but is not limited to the following:
 - (a) Special development conditions such as requiring that post-development runoff from a site shall not exceed peak pre-development runoff rates;
 - (b) Transferable development rights from estuarine areas or areas within the CHHA (Category One Hurricane Hazard Area) to land outside such areas;
 - (c) Additional development review criteria that requires environmental assessment studies to determine long-range effects on marine resources for development proposals within a designated CHHA or adjacent estuarine or marine resource areas.

Policy 1.7: The County shall require retention of the first one-half (1/2) inch of rainfall. Such retention shall be on-site or in a drainage facility designed to allow settling and/or absorption of surface pollutants prior to discharge into the natural drainage system and to enhance the quality of sensitive coastal and estuarine habitats.

Policy 1.8: The County shall require planned unit developments, DRI's and FQD's to restore disturbed estuary shoreline areas and natural drainage systems. Where such areas are included in a proposed planned unit development, DRI's and FQD's to restore disturbed estuary shoreline areas and natural drainage systems. Where such areas are included in a proposed planned unit development, permanent ownership and control of estuary shoreline areas and natural drainage systems by a government agency or by a private organization established for the purpose of preserving and protecting such areas.

Policy 1.9: The County shall require the coordinated review of all proposed development in or adjacent to coastal areas with applicable resource management agencies including but not limited to the Big Bend Seagrass Aquatic Preserve Management Plan, the Alligator Harbor Aquatic Preserve Management Plan, the Apalachicola Bay Aquatic Preserve Management Plan, and the Apalachicola National Estuarine Research Reserve Management Plan.

Policy 1.10: The County shall propose interlocal agreements with adjoining coastal counties and cities in Wakulla County to coordinate the review plans for public infrastructure and/or land development to reduce pollution sources, manage stormwater runoff and identify coastal wetland and estuary pollution from marinas and boat ramps.

Policy 1.11: The County shall designate the lands under lease from the Department of Environmental Protection (DEP) on Mashles Sands Island as a County bird sanctuary.

Policy 1.12: Beach renourishment projects shall be limited to the winter and spring months in order to protect probable sea turtle nesting areas.

Policy 1.13: In order to protect manatees which migrate through Wakulla County each year, "No Wake" speed limits signs have been posted and are enforced (through the Department of Environmental Protection grant programs) in rivers and landings where manatees have been sighted.

Policy 1.14: The County shall actively seek grants to identify and initiate activities to prevent the destruction of coastal barriers, prevent development of beaches and dunes, establish construction standards to protect beach and dune systems and restore altered beaches.

Comment [aw1]: ORC – "Policy 1.14" was underlined for consistency with formatting.

Policy 1.15: New development is prohibited on Mashes Sands beaches and dunes. Where development is proposed on dunes, planned unit development or special use permitting procedures shall be required, giving the Board of County Commissioners the opportunity to review specific plans and to evaluate alternative development arrangements and conditions. Proposals involving planned unit developments, DRI's and FQD's shall include restoration of degraded dunes and provisions to ensure the permanent ownership and control of dunes systems by a government agency or by a private organization established for the purpose of preserving and protecting such areas.

Policy 1.16: The County shall establish a dune preservation zone at Mashes Sands Park.

Policy 1.17: The County shall include in its planning and design of public infrastructure projects, a review of proposed development impacts on beach and dune systems, and shall include mitigation of identified adverse impacts in the project approval conditions.

Policy 1.18: The County shall coordinate with FDEP and the NFWFMD to develop additional data and analysis to support specific programs under this Element. Where the new data and analysis indicates the need to revise specific policies or implementation programs, this will be done in the first round of the plan amendments after the data and analysis is complete. Specific data and analysis shall include: (a) a List (and map) of existing shoreline uses for the gulf coast and major bays and rivers in the coastal area showing which are water-dependent, which are water-related and which are neither, and analyzing the existing and potential conflicts which might result in result from the implementation of the plan; (b) a list (and map) of marine and estuarine pollution and non-point sources of pollution with particular emphasis on marine related sources; (c) a list of state, regional and local pollution control programs that can be used to address marine water quality issues; (d) a list of coastal structures and areas that have been subject to repeated damage from coastal storms; (e) a list (and map) of public facilities located in the coastal high hazard area indicating service areas, capacity, and replacement/ modernization plans; and (f) identification of potential beach renourishment areas.

Policy 1.19: The County shall revise its land development codes to improve or maintain existing estuarine environmental quality.

Policy 1.20: The County shall pursue grants and commit funding for studies to identify water related and dependent uses, and needed environmental protection and mitigation from marinas and boat ramp impacts.

Comment [aw2]: ORC – "Policy 1.20" was underlined for consistency with formatting.

Objective 2: Limit exposure of County citizens to risk from hurricanes by implementing the following policies:

(A) The County shall establish and enforce development and construction standards, as provided in the following policies.

Policy 2.1: The County shall enforce applicable state and FEMA standards regarding the design and construction of structures located, and mobile homes placed or replaced, within the coastal high-hazard area. In addition, the County will discourage high density growth in the coastal high hazard zone by reviewing the impacts of higher density development on evacuation times and facility capacity.

Policy 2.2: The County shall enforce the standards of the Federal Emergency Management Agency (FEMA) with respect to the construction of buildings in the floodplains, the design and construction of utilities (including septic tanks and sanitary sewer systems) in floodplains, and the preservation of identified floodways.

Policy 2.3: The County shall require stormwater management systems developed in coastal high hazard areas to allow for evacuation, by techniques such as, but not limited to, locating facilities away from access corridors and by providing road drainage.

Policy 2.4: Land uses and land development shall be arranged so that new high-risk facilities such as, but not limited to, nursing facilities, hospitals, and correctional facilities are located north of Highway 98 (Coastal Highway) and are encouraged to locate as far north as possible.

Policy 2.5: The County shall continue to coordinate with the adjoining local governments the joint review of surface water runoff patterns to determine if activities in any one (1) jurisdiction will create hazards to adjoining coastal communities.

(B) The County shall, through the following program of activities, direct population concentrations away from the coastal high hazard area and limit public expenditures that subsidize development in the coastal high hazard area, except for restoration or enhancement of natural resources, and or removal of existing deficiencies.

Policy 2.6: The boundary of the coastal high hazard area, ~~pursuant to Rule 95 5.012, F.A.C. and Chapter 161, F.S.~~ is the area below the elevation of the category I storm surge line as established by a Sea, Lake, and Overland Surge from Hurricanes (SLOSH) computerized storm surge model and is shown on the Future Land Use Map series. After any significant storm event, the County shall review data on coastal area damage and determine if revisions to this delineation will be required. In addition, any applicable changes to the Coastal Construction Control Line shall be reviewed. When any changed data indicates the need to modify the Future Land Use Map series, such modification shall be proposed during the next regular plan amendment cycle.

Comment [aw3]: ORC - Added to address ORC report item #17

Policy 2.7: As of the adoption of the plan, the County shall initiate a study to direct the planning and design of public infrastructure projects, as they relate to proposed development impacts, the potential for exposure to risks and hurricane evacuation needs. As existing public infrastructure facilities are found to be inadequate or obsolete, prior to replacement, the County will make an analysis of the opportunities and costs for relocating the facility to an area that is less exposed to risk. Where a facility can be replaced or relocated away from the coastal high hazard area, this will be done. Improvements to evacuation roadways shall be designed to ensure that travelways will remain above the 100-year flood elevation and that local drainage systems are designed and

maintained to prevent the premature closing of evacuation routes.

Policy 2.8: Land use decisions (including rezonings and amendments to the Future Land Use Map) in the coastal high hazard area shall consider the nature of the proposed land use and its relationship to hurricane evacuation needs and conditions, along with its relationship to the economic development needs, the environmental protection needs, and the infrastructure capacity in coastal areas. Land use plan changes in the Category 2 or lower vulnerability zone shall not be approved unless: (a) the change is made to reflect existing conditions; (b) the change results in a lower density; or (c) the applicant provides mitigation or makes contributions (i.e., impact fees, etc.) to improve evacuation capacity.

Policy 2.9: Prior to the beginning of hurricane season each year, the County shall provide information through the local media about potential risks and about storm safety and evacuation procedures. All residents in coastal high hazard areas will be ordered to evacuate when evacuation orders are issued by County officials.

Policy 2.10: The County shall utilize a regional shelter approach by maintaining shelter capacity for eight hundred (800) evacuees and by coordinating with Leon County for special needs shelters and pet shelters, and for sheltering needs in the event that shelters within Wakulla County are threatened by storm surge.

(C) The County shall ensure that existing hurricane evacuation times shall be maintained and shall prepare and update post disaster redevelopment plans which will reduce risks to life and property, based on the following program of activities, and revise the land development codes accordingly.

Policy 2.11: The County shall evaluate and incorporate additional hazard mitigation standards into the Peacetime Emergency Plan and shall evaluate any deficiencies identified in the hurricane evacuation analysis for incorporation into the Capital Improvements Element and the capital improvements program to prevent property loss, reduce potential risk to life, and reduce evacuation time.

Policy 2.12: The County shall evaluate opportunities for integration of County emergency preparedness procedures into the hurricane evacuation plan, and shall consider incorporating recommendations of inter-agency hazard mitigation reports into County procedures.

Policy 2.13: The County shall continue to coordinate with adjoining local governments a joint review of opportunities and methods for reducing exposure to natural hazards.

Policy 2.14: The County shall continue to actively pursue state and FEMA grants to prepare and update the post-disaster redevelopment plan to identify immediate repair and clean-up actions to protect health and safety and to identify long term repair and redevelopment activities. These plans will provide criteria for determining the appropriate action (i.e., removal, relocation, and/or modification) of damaged infrastructure and unsafe structures. Areas subject to repeated damage will be identified and redevelopment of these areas will be limited to low investment and low impact activities and to activities that must locate in such areas for operational reasons.

Objective 3: Establish a program of activities to provide for development and redevelopment in coastal areas so as to enhance the local economy through the utilization of existing water oriented communities and activities

which provide for the development of shoreline uses that give priority to water dependent uses, and identify necessary public improvements to support appropriate coastal development but do not degrade existing estuarine environmental quality. The County shall address shoreline protection and marine siting standards consistent with FDEP siting standards in its land development codes.

Policy 3.1: The Land Development Codes shall include provisions for the review of proposals for siting of water dependent and water related uses, including marinas. The regulations shall include, but are not limited to, criteria which address: land use compatibility; availability of upland support services; existing protective status or ownership; hurricane plans; protection of water and estuarine environmental quality, water depth, environmental disruptions and mitigation actions; availability for public use; economic need and feasibility; and, protection of threatened or endangered species. In developing performance standards for shoreline development, no provision shall be more relaxed than would be the case for non-coastal development, except where such relaxed standard is necessary to address the unique nature of shoreline development and/or to implement the goal and objectives in this element.

- (1) When revising the siting of public or private marina proposals, the County shall direct marina development to expansions of existing marinas where the areas have been previously disturbed to minimize environmental impacts to new areas. The siting of new marinas or the expansion of existing marinas shall be away from environmentally sensitive areas. The marina siting criteria shall include protection of environmentally sensitive lands, salt marsh areas, shellfish beds, and submerged grasses; shall address maintaining water quality; and shall require that sewerage collection and servicing facilities be provided with any marina which caters to live-aboard watercraft. The County shall direct new marina projects to areas where there is adequate water depth and minimal dredge and fill required to facilitate the proposal.

Policy 3.2: Subsequent to the adoption of the plan, the County shall propose to adjoining local governments the joint review of opportunities for providing adequate sites for water dependent uses.

Policy 3.3: Subsequent to the adoption of the plan, the County shall include within its annual review of the capital improvements program an analysis of existing and needed infrastructure to serve coastal development consistent with coastal resource protection and hurricane evacuation.

Policy 3.4: The County shall strive to balance property rights and public safety by allowing current residents to redevelop property in the Coastal High Hazard Area (CHHA) as long as the redevelopment of the property meets current requirements in accordance with the Future Land Use category of the property, State regulations, and Land Development Code regulations.

Objective 4: Enhance the public benefit of coastal areas for recreational, educational, cultural, and economic uses by increasing access to beaches and shoreline areas and by identifying and protecting historic resources in the coastal area through the implementation of the following program of activities.

Policy 4.1: The County shall address in its Land Development Codes the provision of public access to coastal areas through the identification of access corridors, commercial corridors, terminal vistas, and points of interest; the installation of signage by the County; the development of strategies by the County to protect access; and the

requirement of Best Management Practices and design guidelines.

Policy 4.2: The County shall address in its Land Development Codes the provision of physical public access to beaches by providing parking areas and marked (signed) access points at all points where the County owns access rights, by coordinating public transportation schedules and service with beach access points, and by reviewing development proposals to secure additional access facilities. The County shall upgrade and repair existing designated parking prior to establishing new public parking access facilities. The County shall cooperate with FDOT to designate state highway right-of-ways for beach access parking. The County shall include parking facilities in future plans for new beach access facilities.

Policy 4.3: The County shall enforce public access to beaches renourished at public expense through prohibitions on privately maintained access requirements of the Coastal Zone Protection Act of 1985. Vehicular traffic will be prohibited on beaches, and existing public beach access points shall be identified for acquisition.

Policy 4.4: The County shall propose to adjoining local governments the joint review of opportunities for providing public access to beaches and shorelines.

Policy 4.5: The County shall include review procedures and performance standards for preservation, development or sensitive reuse of historic resources located within coastal areas. Procedures shall include requirements for impact studies before any building permit or rezoning is issued adjacent to any Department of State, Master Site File designated historic site.

Policy 4.6: The County shall designate as scenic facilities Mashas Sands Park, all land leased from the Department of Environmental Protection, and Lighthouse Point.

Objective 5: Promote recreational surface water use that considers natural resources, manatee protection needs, protection of working waterfronts and public access to the water, and recreation and economic demands.

Policy 5.1: The County shall provide public access to the waterfront to allow for recreational use for water-dependent activities, as well as for commercial, research, and governmental vessels.

Policy 5.2: The County shall seek funding for the creation of a blueways master plan to encourage eco-tourism and enhance the recreational opportunities for residents and visitors in Wakulla County.

Policy 5.3: The County shall seek funding for the creation of a boat facilities siting plan that is consistent with the Fish and Wildlife Conservation Commission Boat Facilities Siting Guide and Manatee Protection Plan.

Goal 2: To identify, improve and ensure the availability of public access from commercial corridors and points of interest to irreplaceable waterfront areas and valuable coastal and marine resources within the community of Panacea.

Objective 1: The County shall manage future growth and development in a manner which ensures that public access to the waterfront and community points of interest is identified, maintained and improved at appropriate

locations for the full enjoyment of residents and visitors in the community of Panacea for recreational and commercial purposes.

Policy 1.1: The County shall adopt the Panacea Public Access Plan which identifies the location of public access corridors, commercial corridors, terminal vistas and community points of interest as illustrated in Exhibit A1 and A2, attached hereto and made a part hereof.

Policy 1.2: Where public access is currently lacking, obstructed, hindered or otherwise impaired, the County shall seek to acquire an interest in or a right of use in real property to improve public access as shown on Exhibit A1 and A2.

Policy 1.3: On or before January 1 2011, the County shall develop a plan for and install directional, way-finding and informational signs along identified public access and commercial corridors to direct residents and visitors to the downtown district, the waterfront and community points of interest including but not limited to docks, marinas, and boat ramps.

Objective 2: To develop realistic and proactive strategies to ensure that the County remains a jurisdiction that protects, encourages and increases the extent of publicly-owned access to marine and coastal waters for recreational and commercial purposes of residents, businesses and visitors.

Policy 2.1: The County shall not vacate, diminish, or otherwise impair publicly-owned pathways, sidewalks, roads, rights-of-way, parking areas, docks, boat launching facilities and other access points that are currently used or susceptible to use by the public to access the waterfront.

Policy 2.1.1: Provided that specific findings are made that vacation, diminishment or impairment is necessary for an overriding public purpose and suitable mitigation measures are established, the County may vacate, diminish or impair publicly-owned access as described in Policy 2.1 above only after a public hearing and decision by a super majority of the Board of County Commissioners.¹

Policy 2.2: On or before January 1, 2011, the County shall undertake a comprehensive inventory using the property records and other data available to verify ownership and reclaim any forgotten or overlooked public lands² that could provide public access, including rights-of-way, easements and other property rights or interests.

Policy 2.2.1: Any potential public access discovered from the inventory in Policy 2.2 above should be considered for development or redevelopment to improve public access.

Policy 2.3: The County shall encourage development or redevelopment of water-dependent and water-related land uses that provide public access to the Gulf of Mexico and terminal vistas by providing incentives for such development or redevelopment that increases or improves public access.

Policy 2.4: The County shall encourage public/private partnerships as mechanisms to ensure development of gateways and terminal vistas that improve public access to and views of the waterfront.

Objective 3: The County shall support strategies to maintain the natural beauty of the waterfront, public access corridors and commercial corridors by implementing best management practices and appropriate design guidelines to maintain a sense of place and identity in the community.

Policy 3.1: The County shall support improvements to the waterfront, public access corridors, commercial corridors, and terminal vistas through acquisition, financial incentives, public/private partnerships, the voluntary use of private lands for public access³ and other non-regulatory means.

Policy 3.2: The County shall establish levels of service for public access and public access infrastructure based on impacts to the community character and the natural environment.