

COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

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Goals:

Properly manage growth and development in coastal areas to: protect, maintain and enhance the natural function and environmental quality of existing coastal and estuarine resources; mitigate hazards and reduce the potential loss of life and property from natural disaster; and ensure adequate public access to the shoreline to provide economic, recreational and natural benefits from the County’s coastal resources.

Objective 1 Coastal Resource Protection

Recognize and conserve the unique environmental characteristics of the Levy County Coastal Zone through land use planning and the implementation of Land Development Regulations that protect marine life and coastal habitats from the adverse impacts of growth and development.

Coastal Resource Protection

Policy 1.1 The Levy Coastal Zone encompasses areas within the Coastal High Hazard Area. The County shall discourage incompatible future growth in the Coastal Zone and limit development of environmentally sensitive lands including, but not limited to, coastal marshes, wetlands, mangroves, and marine grass beds, as set forth in Conservation, Future Land Use and Capital Improvements Elements of the Plan.

Policy 1.2 Recreational activities within the Coastal Zone shall be limited to access purposes.

Policy 1.3 Coastal marshes and wetlands disturbed by development shall be restored to an area and condition equal or greater than the original state.

Policy 1.4 Land Development Regulations shall require that endangered and/or pristine coastal marsh habitats are buffered from development impacts through coastal setback standards and open space requirements.

Policy 1.5 The scenic beauty of the Coastal Zone shall be conserved, protected and enhanced through the implementation and enforcement of Land Development Regulations. Clustered and Planned Unit Development shall be encourage in coastal areas to conserve natural landscape, preserve open space and to provide for the dedication of recreational land along shorelines.

Policy 1.6 Underground utilities shall be encouraged to maintain and enhance the aesthetic quality of the Coastal Zone.

Endangered And/or Pristine Coastal Marsh Habitats

Policy 1.7 Endangered and/or pristine coastal marsh habitats shall be preserved in a natural state.

Policy 1.8 Endangered and/or pristine coastal marsh habitats shall be identified and protected from development activities. The County shall coordinate the review of proposed development with appropriate State and Federal agencies to assist in the identification and management of coastal resources.

Policy 1.9 Endangered species that frequent the existing grass beds and adjacent waters, such as the Manatee, shall be protected and their habitats maintained to provide an ecological sanctuary for these forms of wildlife.

Policy 1.10 The County endorses Federal and State programs to protect, restore and establish ecological sanctuaries in coastal areas to protect endangered species and habitats including the Manatee, where the establishment of those areas does not conflict with County interests and do not require local funds.

Policy 1.11 The County recognizes the environmental value of mangroves, grass beds and adjacent aquatic water as nesting and feeding grounds for American Bald Eagles in the region and endorses actions by the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission and Florida Department of Environmental Protection to protect and enhance significant wildlife habitats.

Objective 2 Barrier Islands

Ensure that all future development on barrier islands does not alter or adversely impact the natural functions and environmental quality of coastal resources.

Policy 2.1 Adequate public facilities and support services shall be available or provided at the adopted level of service standards prior to allowing development on offshore islands.

Policy 2.2 The County shall prepare and consider for adoption a barrier island hazard mitigation plan to address the special needs and consideration for these areas.

Policy 2.3 As part of an ongoing coastal management program, the feasibility of designating selected offshore islands as "geographic areas of particular concern" shall be explored.

Policy 2.4 Development of Coastal High Hazard Areas, including barrier islands, will not be encouraged or supported by publicly funded construction of infrastructure.

Policy 2.5 To be consistent with the need to direct population concentrations away from coastal high-hazard areas, privately-owned islands with no land area above the 100-year flood elevation shall be limited to one (1) dwelling unit per island.

Objective 3 Beach and Dune Protection

Adopt Land Development Regulations that protect beaches or dunes, establish construction standards which minimize the impacts of man-made structures on beach or dune systems and restore altered beaches or dunes.

Policy 3.1 The Land Development Code will provide coastal construction setback guidelines and standards for construction near or on the shoreline.

Policy 3.2 Development plans shall show the exact locations of beaches or dunes and the coastal construction setback. The developer will document proposed measures to protect these resources.

Policy 3.3 Recreational facilities and infrastructure shall be constructed to minimize impacts to beaches and dunes. To the maximum extent possible, structures, signage and parking areas will be away from the environmentally sensitive portions of the site.

Policy 3.4 Beaches and dunes will be preserved and/or protected from development through the provision in the Land Development Regulations for open space and recreation lands.

Objective 4 **Historic And Archaeological Site Protection in the Coastal Zone**

Provide for protection, preservation, or sensitive reuse of historic resources by requiring all proposed development to address historic and archaeological preservation.

Policy 4.1 Preserve, protect and allow public access and display of sites important to Florida's and the Levy Coastal Zone's history and archaeology, by identifying one hundred percent (100%) of such sites and preserving, protecting and providing access to one hundred percent (100%) of such sites.

Policy 4.2 Threshold criteria and performance standards for proposed development within the vicinity of historic and archaeological sites will be prepared and considered for adoption, as a means of assuring that such sites and artifacts are not destroyed. As considered appropriate and necessary by the County, development approval will be conditioned upon performance of at least some degree of archaeological salvage excavation of historical resources, or will even require historic preservation of major sites.

Policy 4.3 Known archaeological and historic sites within proposed development should be incorporated into "greenbelt", open space, or other low intensity activity areas that will protect the physical and informational integrity of these resources.

Objective 5 **Coastal Resources Protection/ Development Impacts**

Land Development Regulations will be adopted and utilized to limit both specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, springs and springsheds, karst features, wildlife habitat, living marine resources and beach and dune systems.

Policy 5.1 Zoning and Subdivision regulations shall incorporate provisions to ensure the protection of water quality by limiting or eliminating activities that may cause saltwater intrusion, soil erosion or serve as point and non-point pollution sources.

Water Withdrawals

Policy 5.2 Formally request each Water Management District to restrict or prohibit inter-county water transfers, via a vote by the Commissioners on a resolution to that effect.

Policy 5.3 Prohibit activities that are known to cause saltwater intrusion into the Levy County freshwater aquifer.

Policy 5.4 The County will, through the land use plan and Future Land Use map, provide for relatively low density throughout most of the Coastal Zone as a means of minimizing the consumptive use of water.

Policy 5.5 The Commission will oppose inter-county water transfers which might cause saltwater

intrusion.

Policy 5.6 The County will support, through the Standard Plumbing Code, efforts by the Water Management Districts to implement water conservation through reductions in per capita use.

Dredge And Fill

Policy 5.7 Dredge and fill activities in the Coastal Zone shall be limited primarily to maintenance dredging. Additional activities may be considered by the County and if supported by the U.S. Army Corps of Engineers. Prior permitting by the appropriate regulatory agencies and the County shall be required as a part of adopted Land Development Regulations.

Policy 5.8 Dredge and fill activities within the coastal area shall be regulated to ensure that necessary activities pose the least possible adverse environmental, social and economic impacts. As defined here, "necessary" means dredging existing navigation channels or filling to reconstruct eroded uplands where such erosion threatens public infrastructure.

Policy 5.9 Development which requires dredging, filling and/or artificial waterways will be permitted based on the following criteria:

- a. It is necessary or beneficial to the management of coastal submerged lands and aquaculture industry;
- b. It is required maintenance to protect the public health, safety and welfare.

The County shall coordinate the review of proposed dredge and fill activities with the Florida Department of Environmental Protection to ensure that the public benefits derived from the development will outweigh the adverse environmental impacts.

Roads, Pipelines And Utilities

Policy 5.10 Provide appropriate services to applicable areas of the coastal zone that ultimately reduce undesirable second and third order consequences such as pollution and excessive run-off from roadways, high maintenance costs for local governments and long-term destruction of natural resources.

Policy 5.11 The County will meet needs for pipelines, transportation and utilities while minimizing adverse social and environmental impacts associated with providing these services, i.e. avoiding wetlands where possible, elevating roadways, or mitigating loss of ecosystems, as examples.

Policy 5.12 Public access to coastal areas will be improved to enhance the use and provide more recreational opportunities while upholding the rural character of the area. Actions to implement this policy may include, but not be limited to, the identification of existing or potential

access points, the types of improvements needed and costs thereof, and priorities.

Policy 5.13 Utility and transportation service corridor analyses in undeveloped areas shall consider suitability of adjacent lands for urbanization where possible, with routing being designed to influence growth into favorable areas and away from ecologically sensitive areas.

Policy 5.14 Energy-related facilities such as power plants, solar collectors, or nuclear power source shall not disrupt environmental areas existing in the Coastal Zone, and further, should minimize the installation of transmission or reception lines that may impact existing aquatic systems.

Sewage Treatment

Policy 5.15 Insure that water quality and marine resources are not degraded through improper sewage treatment.

Policy 5.16 Septic tanks shall be planned for use only in low density areas where central collection and treatment facilities are not feasible and soils are suitable for such use.

Policy 5.17 For urban subdivisions and high density use areas, septic tanks shall not be considered as a long-range answer to sewage disposal and should be replaced with a central system as soon as possible.

Policy 5.18 The County will request that the appropriate Water Management District, Levy County Health Department or Florida Department of Environmental Protection recommend increased minimum setbacks from surface waters, or elevations above the water table, that can be adopted by the County for use within the 100-year floodplain.

Policy 5.19 The Development Department will distribute septic tank operating and maintenance instructions to owners of such systems as the instruction become available from the local health department or the state.

Policy 5.20 All non-residential development within the SPZ, and all residential development with a density greater than one dwelling unit per three (3) acres proposed for location within the SPZ, shall be required to provide a high level of wastewater treatment by 2015 in accordance with Objective 6 and policies 6.1,6.2, and 6.3 of the Springs Protection Element.

Insect Control

Policy 5.21 Minimize conflicts between mosquito/arthropod control projects and resource management while providing necessary control of target species.

Policy 5.22 All projects requiring water management and/or habitat modification, or pesticide usage shall be referred to, reviewed by, approved by, and regulated by the appropriate

state, federal or regional agency.

Objective 6 Estuarine Water Quality

Maintain or improve estuarine environmental quality.

Policy 6.1 The County will support state and federal regulatory agencies as they implement programs to improve estuarine environmental quality, through land use regulations, ordinances or resolutions, and local funding if available.

Policy 6.2 Land Development Regulations within the watersheds which feed the estuaries will incorporate provisions to protect water quality and quantity. Examples may include regulating stormwater run-off, vegetation removal, septic tanks and road construction.

Policy 6.3 One Commissioner shall be appointed by the Chairman to serve as liaison to Dixie and Citrus Counties, for the purpose of estuarine protection.

Objective 7 Shoreline Protection

Minimize adverse impacts of shoreline modification structures on existing shorelines.

Policy 7.1 Shoreline modification shall be set at or landward of the mean high water line except where provided by state law and/or the adopted coastal construction setback line.

Policy 7.2 Shoreline modification and construction will be regulated through appropriate County ordinances and regulations to protect water quality, natural habitats or adjacent shore areas. These regulations may include, but not be limited to, such examples as subdivision drainage, stormwater run-off, and retention standards; limitations on shoreline modifications.

Policy 7.3 The County shall, where appropriate, consult federal and state agencies in developing and implementing comprehensive plans for stabilization, modification or restoration of coastal shorelines.

Policy 7.4 All proposed shoreline uses shall meet the following criteria:

- a. The proposed land use must be compatible with all adjoining land uses.
- b. Upland support services shall be available and adequate to serve the proposed use at or above minimum acceptable service levels.
- c. A hurricane contingency plan shall be provided by any non-residential use.

- d. Ownership shall be documented.
- e. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of water quality, water depth, marshes and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
- f. Availability for public use and access shall be documented.
- g. A market analysis shall document both the economic need and economic feasibility.

Objective 8 **Water Dependent Uses**

Provide criteria or standards for prioritizing shoreline uses, giving priority to water dependent uses adopted as part of the land development regulations.

Policy 8.1 The Land Development Regulations shall establish performance standards to prioritize shoreline uses based on the following standards:

- a. Water dependent uses that conserve or enhance natural resource management and/or provide facilities or services that are in the public interest (i.e., economically valuable, recreation, infrastructure).
- b. Water related uses that are accessory or enhance water dependent uses stated in Policy 8.1(a).
- c. All other water dependent and water related uses.

Policy 8.2 Subdivision regulations and controls on projected growth shall be reviewed and improved to assist in maintaining the natural quality and coastal character in the Coastal Zone.

Policy 8.3 The County will support the preservation, continued maintenance and additional acquisition of park and recreational lands.

Policy 8.4 The Development Department will monitor and evaluate existing and potential development trends through the drafting and compiling of composite suitability maps. These maps will be updated and made readily available for land use decisions and forecasts.

Policy 8.5 Water dependent industrial and/or commercial uses shall be developed in a manner that minimizes conflict with natural areas and is consistent with applicable local, state and federal regulations.

Policy 8.6 A minimum construction setback line of seventy-five (75) feet will be maintained

on any land adjoining surface water including rivers and the Gulf of Mexico. Water dependent structures such as boats, wharfs, marinas, etc., will be exempt from this setback requirement.

Objective 9 Public Access to Beach and Shorelines

Increase the amount of public access to the beach or shorelines consistent with estimated public need and with the character and capacity of the land.

Policy 9.1 The County will seek to increase public access opportunities at locations owned or controlled by Levy County by providing paved roads, off-street parking, and through additional land acquisition.

Policy 9.2 Maintain, and improve recreational facilities (included but not limited to parking, roadways, etc.) to provide adequate public access to beaches and shoreline based on adopted level of service standards.

Policy 9.3 Private development along the shoreline shall provide for public access to that shoreline.

Policy 9.4 The County will seek to build new or expanded user-oriented facilities on lands owned or managed by other political jurisdictions where such lands offer the potential for increased public access, and will see that they are constructed and operated in ways that avoid interference with the area’s natural functions and promote awareness of them.

Marina, Commercial and Sport Fishery Location.

Policy 9.5 Private and public marinas and commercial and sport fishing facilities shall be located and designed to ensure accessibility, use and expansion are adequate and do not serve to degrade the surrounding coastal ecosystems.

Policy 9.6 Local ordinances will designate the appropriate locations and performance standards for water-related commercial and recreational facilities, to include but not be limited to, building set-backs and lot coverage.

Policy 9.7 Public and private marina facilities shall be located in areas where maximum physical advantage exist and where least dredging and filling will be required. All applicants for new or expanded marinas and commercial or sport fishery facilities shall document provisions for manatee protection as specified in Regional Policies 10.2.1.1 and 10.2.2.2.1.

Policy 9.8 Extended facility construction shall avoid destruction of marsh areas, shellfish beds and submerged grasses.

Policy 9.9 New marinas shall not be allowed in or immediately adjacent to the following sensitive areas:

- * Aquatic Preserves.
- * Class II Waters approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting.
- * Outstanding Florida Waters.
- * Marine Sanctuaries.
- * Estuarine Sanctuaries.
- * Areas of essential manatee habitat, as determined by FDEP.

Policy 9.10 Marinas must have sufficient upland area for all non- water-dependent uses, such as, but not limited to, parking areas, signage, outbuildings and other accessory structures. Dredging and filling of wetlands or open water in order to accommodate uses which are not water-dependent shall not be allowed. Exceptions may be granted in cases shown to be overwhelmingly in the public interest, such as the presence of sensitive upland natural systems.

Policy 9.11 Marina facilities shall be located where maximum physical advantage for flushing and circulation exists, where the least dredging and maintenance are required, and where marine and estuarine resources will not be significantly affected by dredging, filling, or secondary impacts of the project.

Policy 9.12 Cumulative effects of several marinas and/or boat ramps in one area shall be considered in the review of proposed marina projects.

Marina Plan Requirements

Policy 9.13 New and expanded marina plans shall address and document consistency with the following standard and guidelines:

- a. Sewage Facilities - Marinas must provide adequate capacity to handle sewage, either by means of on site pump out and treatment facilities or connection to a treatment plant. Applicants shall document the availability and capacity of the above sewage facilities to handle the anticipated volume of wastes and meet the following criteria, as applicable:
 - 1. Marinas with fueling facilities shall provide pump out facilities of each fuel dock.
 - 2. Marinas which serve live-aboards or overnight transient traffic shall provide direct connections to municipal sewage collection systems at every live-aboard and transient slip.

- b. Spill Contingency Plan** - All applicants shall provide documentation of their capability to respond as rapidly and effectively as possible to contain any spills of petroleum or other hazardous materials. Documentation shall be in the form of a spill contingency plan which includes:
1. A list of clean-up equipment and where it will be stored; fuel pump operation and emergency shutdown procedures;
 2. Spill containment and removal procedures; and, a description of the training which will be provided to marina personnel who will operate the pumps and deploy clean up equipment.
- c. Water Quality Monitoring Program** - Applicants shall demonstrate compliance with State Water Quality Standards by maintaining a water quality monitoring program approved by the Florida Department of Environmental Protection (FDEP).
- d. Environmental Assessment** - Grassbeds and other submerged habitat deemed valuable by FDEP will be subject to protection regardless of their size.
- e. Mitigation and/or Restoration Plan** - In reviewing applications for new or expanded docking facilities, ways to improve, mitigate or restore adverse environmental impacts caused by previous activities shall be explored. This may include shallowing dredge areas, restoring wetland or submerged vegetation, or marring navigational channels. Such mitigation or restoration may be required as a condition of approval for new, renewed or expanded facilities.
- f. Access** - Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits, manatee area warnings and other applicable regulations.
- g. Stormwater Run-off/ Water Quality Protection** - All new and expanded marinas must provide treatment of stormwater run-off from upland areas to the extent necessary to ensure that State Water Quality Standards are met at the point of discharge to waters of the state. In addition, all requirements of the Water Management Districts and Florida Department of Environmental Protection shall be met.

Marina Design -

- h. Erosion Control** - Marina design shall incorporate natural wetland vegetative buffers whenever possible near the docking area and in ingress/egress areas for erosion and sediment control, run-off purification and habitat purposes.

- i. **Water Circulation and Quality** - Marina facilities shall be designed to maximize the water quality benefits of existing water circulation and shall not adversely affect existing circulation patterns. Improvement of circulation shall be a preferred consideration when expanding or upgrading existing facilities. However, any buffer zone established by FDEP 's Shellfish Environmental Assessment Section shall be maintained.

New Marinas Siting Criteria

Policy 9.14 New marinas shall only be located in areas having:

- a. Adequate depths of ingress and egress with no dredging of productive submerged (vegetated or unvegetated) areas.
- b. A minimum water depth of four (4) feet mean low water shall be required. Greater depth shall be required for those facilities designated for or capable of accommodating boats having greater than a three foot draft. These depth requirements shall apply to the area between the proposed facility and any natural or other navigation channel, inlet, or deep water. Where necessary, marking of navigational channels may be required.

Policy 9.15 Boat maintenance activities in new or expanded marina sites shall be located as far as possible from open water bodies in order to reduce contamination of water bodies by toxic substances common to boat maintenance. Run-off from boat maintenance activities must be collected and treated prior to discharge.

Policy 9.16 Open wet slips shall be preferred to covered wet slips in marina design to reduce shading of water bodies which results in lowered biological productivity.

Manatee Protection

Policy 9.17 Marinas shall not be permitted in areas which have been determined by FDEP and U.S.F.W. to be critical to the survival of the endangered manatee. These areas can include, but are not limited to, manatee sanctuaries, feeding areas or areas which have been identified in FDEP or U.S.F.W.S. manatee recovery plans.

Policy 9.18 The West Indian manatee shall be afforded protection from boating activities which may have an adverse impact upon the species. The following criteria apply in the implementation of this policy:

- * Marina operators shall undertake the following manatee protection measures in areas

where manatees are known to occur:

- * Implement and maintain a manatee public awareness program (in consultation with FDEP and Florida Fish and Wildlife Conservation Commission) which will include the posting of signs to advise boat users that manatees are an endangered species which frequent the waters of the region's estuaries and lagoons and the provision of manatee literature at conspicuous location;
- * Declare the waters in and around marinas as "idle speed" zones; and,
- * Post telephone number(s) to report an injured manatee.

Policy 9.19 A comprehensive study of the need for additional public and private marinas shall be conducted by the county by 2010.

Policy 9.20 Commercial/residential marinas and commercial/industrial marinas within the coastal zone shall be inspected annually by the County Health Department and results of these inspections shall be coordinated with other agencies. Inspection of commercial marinas shall occur as part of the business license renewal procedure. Items to be inspected and reviewed shall include the following:

- * Pump out facilities/marine sanitation devices;
- * Compliance with power/sailboat mix, if required;
- * Spill prevention, control, containment, and cleanup plans;
- * Waste collection and disposal methods;
- * Required fire fighting equipment; and,
- * The inspection program shall include regular inspections of Marine Sanitation Devices [M.S.D.] in marinas with live-aboards to ensure compliance with Federal Standards. Live-aboards at marinas shall be inspected to ensure that the M.S.D. is present and operational.

Objective 10 Infrastructure in the Coastal Zone

Establish standards for levels of service, areas of service and phasing of infrastructure in the coastal area.

Policy 10.1 Levels of service for coastal infrastructure shall be provided consistent with guidelines set forth in the Capital Improvement Element and include, but not be limited to:

Source	Type of Facility	Level of Service Standard

Transportation Element	County Roads	FDOT Standard “C”
Potable Water (Infrastructure sub-element)	Residential	150 gallons per capita per day
	Non-Residential	Equivalent to a residential unit and consistent with jurisdictional level of service standard
Sanitary Sewer (Infrastructure Sub-Element)	Residential	100 gallons per capita per day
	Non-Residential	Equivalent to a residential unit and consistent with jurisdictional level of service standard
Solid Waste (Infrastructure Sub-Element)	Residential	2.8 pounds per capita per day
	Non-Residential	Equivalent to a residential unit
Drainage (Infrastructure Sub-Element)	Quantity	Consistent with applicable Water Management District standards
	Quality	Consistent with applicable Water Management District standard
Recreation and Open Space Element	Public Parks and Recreation	Two (2) acres per one thousand (1,000) persons
	Neighborhood Parks and Recreation	Two (2) acres per one thousand (1,000) persons
	Community Parks and Recreation	Three (3) acres per one thousand (1,000) persons
	Open Space	One hundred (100) acres of open space per one thousand (1,000) persons

Policy 10.2 Public service shall be generally limited to existing infrastructure locations, with the exception of relocating the George T. Lewis (Cedar Key) airport. Private sector locations are not limited to any particular area; however, incentives will be developed to encourage development outside the "V-Zone".

Policy 10.3 The County shall continue to pursue recreational acquisitions and improvements projects.

Objective 11 Solid Waste Disposal

Develop long range solid waste disposal programs that protect water quality, wildlife habitat, public health, safety welfare and the economic well-being of the County.

Policy 11.1 The County shall conduct periodic water tests on wells around landfills to determine if contamination of underlying water supplies has occurred.

Policy 11.2 The County will utilize the available assistance offered by the Solid Waste Management Section of the Florida Department of Environmental Protection in planning future solid waste treatment practices.

Policy 11.3 Selection, design, construction and operation, including recycling, of sanitary landfills shall be in accordance with a long-term plan development by state and local authorities and consistent with guidelines in the Conservation and Solid Waste subelement of this plan.

Objective 12 Hazard Mitigation

Prepare and adopt a post-disaster redevelopment plans which reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 12.1 The County adopts, as a part of the Levy County Comprehensive Plan, the *Peacetime Civil Defense Plan*, by reference. The County shall prepare Land Development Regulations to implement Coastal Hazard Mitigation Plans which address pre-disaster and recovery activities. The Levy County Emergency Management Director shall develop and updated mitigation plans and recommend mitigation actions to the County as necessary.

Policy 12.2 The County will provide existing developments along the Levy County coast with a disaster preparedness plan that would be implemented to ease the burden of hurricanes and other natural and man induced disaster(s) that may occur in this part of the state.

Objective 13 Hurricane Evacuation

Maintain or reduce hurricane evacuation times in the Coastal Zone.

Policy 13.1 Allow development in the hurricane flood zone to occur only if human welfare and the quality of life are not jeopardized, and natural floodplain functions are protected.

Policy 13.2 Limit development to low densities and intensities within the 100-year flood elevations and areas identified as Environmentally Sensitive Lands consistent with development standards and guidelines specified in Future Land Use Element Policy 1.2, 2.2, 2.6 and the adopted Future Land Use Map series.

Policy 13.3 The County Coastal Zone is defined as the Coastal High Hazard Area that is identified and adopted as the area seaward of 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. Development shall be limited in these areas, and non-essential infrastructure will be relocated/replaced away from these areas, when it is feasible.

Policy 13.4 The County shall limit public expenditures that subsidize development in coastal high-hazard areas, except for restoration or enhancement of natural resources, or maintaining existing infrastructure, consistent with the guidelines in the Capital Improvement and Future Land Use Element and documented through the adopted capital improvements program.

Policy 13.5 Use Future Land Use Element guidelines and the adopted future land use map as a tool in managing growth and directing population concentrations away from Coastal High Hazard Areas.

Policy 13.6 In the Levy Coastal Zone, hurricane flood zones encompasses lands between the shoreline and the 100-year flood line. Development shall not be precluded in these areas, but shall require special consideration and standards, as provided in the Land Development Regulations to ensure protection of public safety and interest.

Policy 13.7 The Standard Building Code, augmented by more restrictive standards which are necessary to mitigate the effects of wave wash and high winds, shall regulate all coastal construction.

Policy 13.8 The County will continue to update and enforce, a Floodplain Ordinance which restricts fill and which requires flood proofing or elevation for new construction.

Objective 14 Redevelopment

Restrict post-disaster redevelopment to activities that reduce or eliminate repetitive loss and future risk to human life and property from natural disaster.

Policy 14.1 The Levy County building official, the Division of Environmental Health and the Chairman of the Board of County Commissioners, acting as a Redevelopment Task Force, shall hear and decide all requests for immediate repair needed to protect public health and safety.

Policy 14.2 Only roads, electric utilities, water and sewer, and water-dependent public facilities are considered to be "essential" infrastructure, which as such, may be modified or repaired regardless of the degree of damage. Other, non-essential infrastructure shall be removed or relocated if located within the "V-Zone".

Policy 14.3 In areas of repeated damage, redevelopment shall conform to F.E.M.A., Coastal Construction Setback and other adopted County construction standards.

Policy 14.4 Any inter-agency or local peacetime hazard mitigation reports shall be incorporated into this plan element within one year of their receipt by the County.

Policy 14.5 A local floodplain management ordinance and various standard construction codes shall be utilized in hazard mitigation.

Policy 14.6 Development permits will not be issued except in accordance with the future land use plan and under conditions which assure that infrastructure is phased to coincide with the development.

Policy 14.7 The Levy County Development Department shall be the agency responsible for reviewing and coordinating with regional, state and federal resource planning and management plans, and aquatic preserve management plans. Specifically, the Director of the Levy County Development Department shall advise the County as to any actions needed relative to either coordinating with or implementing the:

- a. Big Bend Seagrasses Aquatic Preserve Management Plan.
- b. Suwannee River Basin Resource Planning and Management Program.

Policy 14.8 Local ordinances will be adopted which require the retention of coastal vegetation as an integral part of all development proposals.

Policy 14.9 Local ordinances will be adopted which minimize soil erosion from construction sites.