

COASTAL ZONE, CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL C-1: TO PROMOTE THE CONSERVATION, USE, AND PRESERVATION OF THE COUNTY'S NATURAL RESOURCES TO PLAN FOR AND WHERE APPROPRIATE, RESTRICT DEVELOPMENT ACTIVITIES WHERE SUCH ACTIVITIES WOULD DAMAGE OR DESTROY NATURAL RESOURCES, AND TO PROTECT HUMAN LIFE AND LIMIT EXPENDITURES IN AREAS THAT ARE SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

*Matrix Analysis Comment: The Goal revised to reflect new Coastal Management Element.
Stricken text relocated to Coastal Management Element Goal CM-2.*

Objective C-1.1: Protection and preservation of wetlands and wetland functions within Walton County by directing development away from wetlands in such a way that limits cumulative wetland impacts within the County. ~~The County will direct development and redevelopment away from wetlands by requiring the use of alternative land use, site design, and construction techniques when mandating the use of such techniques will prevent impacts to wetlands from the adverse effects of development or redevelopment.~~

Matrix Analysis Comments: The Objective does not need to contain policy directives or describe means to accomplish the objective which are detailed in the policies.

Policy C-1.1.1: ~~Development or redevelopment shall be designed to avoid impacts on wetlands. The County will limit the specific and cumulative impacts of development and redevelopment upon wetlands and their functions by requiring the applicant for development approval to utilize alternative land use, site design, and construction techniques, such as clustering, alternative siting, alternative design, elevation on pilings, setbacks, buffering, green building, and conservation subdivisions, in order to protect the resource. The intent of this policy is to direct development and redevelopment away from wetlands and to require avoidance of impacts through the incorporation of alternative site design and construction techniques in order to protect the resource, and to permit mitigation for only those impacts deemed unavoidable. The regional General Permit (RGP) SAJ-86 and Ecosystem Management Area Agreement (EMA) 03-0258023-009-EA, have demonstrated a net ecosystem benefit and these agreements further facilitate protection of natural resources and watershed planning. Within the RGP and EMA boundaries the RGP/EMA standards shall apply.~~

Matrix Analysis Comments: This strikethrough language is repetitive of the following policies. The EMA and RGP reference above apply to St. Joe lands and are not applicable to the County as a whole, therefore a separate policy is warranted.

Policy C-1.1.2: For the purpose of development on wetland sites, the following three development scenarios shall be used to clarify Policies C-1.1.3, C-1.1.4, and C-1.1.5:

Development Site Scenarios

Scenario 1 (See Policy C-1.1.3)	Scenario 2 (See Policy C-1.1.4)	Scenario 3 (See Policy C-1.1.5)
Wetlands and Uplands, Wetlands NOT Impacted	All Wetlands, No Uplands	Wetlands and Uplands, Wetlands Impacted
<ul style="list-style-type: none"> Gross density of Land Use Category may be transferred to uplands Intensity not considered Other requirements may limit 	<ul style="list-style-type: none"> Platted residential lots of record - one dwelling unit 	<ul style="list-style-type: none"> Wetland area density is one unit per 20 acres Intensity allowable for impacted wetland area is 0.1 ISR

Matrix Analysis Comments: This Policy added to clarify the three possible development scenarios for wetland development sites applicable to the following two Policies.

Policy C-1.1.2: Policy C-1.1.3: ~~The technique of Permit the clustering involves allowing of development on the most suitable parts of a development site while avoiding environmentally sensitive areas of the site entirely as indicated in Scenario 1 of Policy C-1.1.2.~~ In order for clustering to be allowed, the following criteria must be met:

1. The wetland resource to be protected must be clearly identified and delineated per Policy C-1.1.10 below.
2. Density shall be clustered on the upland portion(s) of the proposed development site.
3. In order to determine the allowable development on a site which contains wetlands, the number of units allowed for the gross density for the parcel must be determined, subject to the availability of supporting facilities and services such as water and sewer, road capacity, hurricane evacuation, fire protection, ~~and public schools,~~ and other limiting provisions of the Comprehensive Plan and Land Development Code. So long as the wetland is avoided in its entirety, the gross density of the parcel will then be allowed to cluster on the upland portion of the parcel that remains after the identified and delineated wetland resource is conserved and protected.

Matrix Analysis Comment: This policy allows for the transfer of the entire gross density for the purpose of clustering on upland portions of a development site in cases where wetland impacts can be avoided entirely.

Policy C-1.1.3: Policy C-1.1.4: For ~~d~~Developments or redevelopments, located entirely within the Primary Wetland Protection Zone as established in the Land Development Code, which propose impacts to wetlands that are deemed unavoidable as indicated in Scenario 2 of Policy C-1.1.2, because the impacts cannot be eliminated through revised site design, clustering, setbacks, elevation, existing upland utilization, buffering, or other land development standards, development within the wetland(s) shall conform to the following criteria:

- ~~1. No dredge & fill activities shall be allowed within the wetland areas proposed for impact until all required permits have been issued by the appropriate regional, state, or federal agencies, and the applicant has demonstrated through professionally accepted and applied methodology that such activity will not negatively impact estuarine water quality, living marine resources, natural functions, or the habitat of any threatened, endangered, or species of special concern.~~
2. 1. The County shall not issue a final development order for the proposed development until ~~t~~The applicant must have secured all permits for the proposed wetland impacts from the appropriate regional, state, and federal agencies having jurisdiction prior to the commencement of construction.

Matrix Analysis Comment: This change is necessary to be consistent with Section 125.022, F.S. which states that, "For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing a development permit that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit... and ... Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development."

- ~~3. 2.~~ In accordance with paragraph 4a below, for purposes of computing gross density or intensity for the proposed project site, the impacted wetland(s) shall be assigned a density of 1 unit per 20 acres and an intensity of 0.1 ISR.

Matrix Analysis Comment: Section 3 of this Policy has been relocated to Section 2 of this Policy below.

4. 3. When wetland impacts cannot be avoided and are properly permitted by regional, state and federal agencies having jurisdiction, the following are allowable uses:

- a. Uses consistent with the underlying land use as depicted on the Comprehensive Plan Future Land Use Map (FLUM) with limited densities and intensities consistent with protection of the wetlands.
 - b. Access to the site.
 - c. Internal traffic circulation, where other alternatives do not exist, or for purposes of public safety.
 - d. Utility transmission and collection lines.
 - e. Pretreated stormwater management.
5. ~~Wetland buffers shall be required as specified in this element.~~

Matrix Analysis Comment: Section 5 of this Policy has been relocated to Policy C-1.1.11 which establishes the authorizing language for the Secondary Wetland Protection Zone in the Land Development Code.

6. 4. No lot or parcel shall be created after November 7, 1996, which consists entirely of wetlands, unless accompanied by a deed restriction that prohibits future development on the lot or parcel.
7. 5. Wetlands crossings that connect upland areas are permissible provided the natural water flow between wetlands is not interrupted.
8. 6. To prevent the loss of all reasonable and beneficial use of property due to wetland restrictions, i.e. there are no buildable upland areas and wetland impacts cannot be avoided, then the property shall be allowed to develop ~~at a gross density of one (1) residential dwelling unit per twenty (20) acres, or for a lot of record existing on or before as of November 7, 1996, one (1) dwelling unit per lot,~~ provided that all permits are issued by all regional, state and federal agencies having jurisdiction. ~~Nonresidential development is prohibited when the entire lot or parcel is jurisdictional wetlands.~~

Staff Comments: Internally inconsistent with Policy C-1.1.3 (3)(a) above, the County's land use regulations, some plats, and current practice.

Policy C-1.1.5: If buildable uplands are available onsite and the development will cause or result in a disturbance of the Primary Wetland Protection Zone as established in the Land Development Code and as indicated in Scenario 3 of Policy C-1.1.2, the development shall conform to the following criteria:

1. Development shall be sited on the upland portion of the site, to the maximum extent practicable, before impacting wetlands.
2. The applicant must secure all permits for the proposed wetland impacts from the appropriate regional, state, and federal agencies having jurisdiction prior to the commencement of construction.
2. The residential density assigned to the impacted wetland area is one dwelling unit per twenty (20) acres and the maximum wetland area intensity is 0.1 Impervious Surface Ratio (ISR), provided that the land use category maximum allowable density or intensity is not less.
3. When wetland impacts cannot be avoided and are properly permitted by regional, state and federal agencies having jurisdiction, allowable uses

include those listed in Policy C-1.1.4(3.).

Staff Comments: New Policy to address development criteria and density and ISR provisions where wetlands and uplands are present on a site and wetlands are impacted.

9. Policy C-1.1.6: Notwithstanding any other provision to the contrary, any development proposing impacts to wetlands where such impacts have been deemed unavoidable is required to be consistent with all other requirements of the County's Comprehensive Plan and Land Development Code as a condition of development order approval, irrespective of the securing of the requisite permits from the appropriate regional, state, and federal agencies having jurisdiction over the wetland impacts.

Staff Comments: Relocation of Section 9 of Policy C-1.1.3 requiring compliance with all wetland requirements of the Comprehensive Plan and Land Development Code as a condition of development approval. This applies to development in Scenarios 2 and 3 of Policy C-1.1.2 and corresponding provisions of Policies C-1.1.4 and C-1.1.5.

Policy C-1.1.4: Policy C-1.1.7: Within wetland areas, particularly those in public ownership, the County shall actively take measures to remove invasive and exotic plant species listed with the Florida Exotic Pest Plant Council (FLEPPC). Where feasible, these areas shall be replanted with native species in a manner that will create or enhance natural ecosystem functions that would otherwise be expected to occur on these sites.

Policy C-1.1.5: Policy C-1.1.8: The County shall develop land development regulations to protect and preserve wetlands not regulated by federal, state, or regional agencies.

Policy C-1.1.6: Policy C-1.1.9: The County ~~will~~ shall adopt land development regulations to address those circumstances when buffering and/or other wetland protections are applicable to mosquito control ditches and canals which are determined to be connected to waters of the state.

Policy C-1.1.7 Policy C-1.1.10: The specific boundaries of wetlands shall be determined through site-specific field inspections conducted by an environmental professional hired by the applicant for a development order or development permit, which determinations shall be subject to review and approval by the County before the issuance of a development order or development permit. It shall be the responsibility of the applicant to submit documentation, exhibits, studies, etc., for the purpose of establishing the boundaries of wetland areas consistent with adopted regional, state, and federal wetlands delineation methodologies.

Policy C-1.1.8: Policy C-1.1.11: Wetland protection buffers shall be defined within the Land Development Code. The purpose of these buffers shall be to provide a secondary level of protection to preserved jurisdictional wetlands. Strict application of any secondary wetland buffer shall not result or cause impact to the Primary Wetland Protection Zone, as defined within the Land Development Code.

Staff Comments: There are cases where the 25-foot Secondary Wetland Protection Zone (buffer) occludes upland portions of sites that could be used for access. Strict adherence to the buffering requirement in these cases actually causes unnecessary impact to the wetland and forces the filling of these wetland resources. This is inconsistent with the intent of the County's policies and regulations as well as the rules and requirements of the State and Federal regulating agencies which call for avoidance first and foremost.

Objective C-1.2: To utilize solid science and partnerships with outside agencies, initiatives, and institutions in achieving environmental resource protection within Walton County. ~~To protect, preserve, enhance, conserve, and restore natural resources and environmentally sensitive areas, including locally significant resources which include karst springs, steephead ravines, and coastal dune lakes. The County will regulate development and redevelopment within and surrounding environmentally sensitive areas in order to protect, preserve, enhance, conserve, restore, and appropriately use these natural resources and environmentally sensitive areas.~~

Policy C-1.2.1: ~~Environmentally sensitive resources, including but not limited to, karst springs, coastal dune lakes and their outfalls, steephead ravines, creeks, river and bay systems, surface and ground waters that impact water quality and quantity of public water supplies, water recharge areas, living marine resources, and protected vegetative communities shall be protected through overlay zones, preservation requirements, buffers, setbacks, waterwise and Florida Friendly landscaping as defined in section 373.185, Florida Statutes, marina siting design criteria, storm water management design standards for treatment and discharge, and other land development regulations to protect and restore the quality and functionality of these natural resources for future generations.~~

Matrix Analysis Comment: Portions of this Policy related to coastal due lakes and their outfalls, and marina siting criteria relocated to Coastal Management Element Policy CM-1.1.7.

Policy C-1.2.2: ~~The County shall establish the following buffer standards to protect environmentally sensitive lands:~~

- ~~1. Inlets, creeks, rivers, and lakes: No development or redevelopment (other than boardwalks, docks or other shoreline access structures) shall be located within a minimum of 50 feet of the above as measured from the or mean or ordinary high water line. Within these buffer areas, clearing shall be limited to a maximum swath of 10 feet in width for access to the shoreline. The remainder of this buffer area shall be left undisturbed in native vegetation, except for the removal of exotic species, and maintained as permanent open space.~~

Matrix Analysis Comment: Section 1 of this Policy relocated to Policy C-1.3.6.

- ~~2. Coastal Dune Lakes and karst springs: No development (other than boardwalks, docks, or other shoreline access structures) shall be located within a minimum of 100 feet of the above, as measured from~~

~~the mean or ordinary high water line. Within this buffer area, clearing shall be limited to a maximum swath of 10 feet in width for access to the shoreline. The remainder of this buffer area shall be left undisturbed in native vegetation, except for the removal of exotic species, and maintained as permanent open space.~~

Matrix Analysis Comment: Section 2 of this Policy relocated to Coastal Management Element Policy CM-1.1.1.(1.)

- ~~3. Coastal Dune Lake Outfalls: No development within a minimum of fifty feet from the historical outfall area. This buffer area shall be left undisturbed along either side of the historical outfall area.~~

Matrix Analysis Comment: Section 3 of this Policy relocated to Coastal Management Element Policy CM-1.1.1.(11.)

- ~~4. Choctawhatchee River and Bay system: No development (other than boardwalks, docks shoreline access structures, or erosion protection measures) shall be located within a minimum of fifty feet of the bay, as measured from the mean or ordinary high water line. Within the buffer area, clearing shall be limited to a maximum swath of 10 feet in width for access to the shoreline. The remainder of this buffer area shall be left undisturbed in native vegetation, except for the removal of exotic species, and maintained as permanent open space.~~

Matrix Analysis Comment: Section 4 of this Policy also found in Policy C-1.5.3.

- ~~5. Wetlands: No development (other than boardwalks, docks or other shoreline access structures shall be located within a minimum of 25 feet of a wetland, as measured landward from the upland edge of the wetland. Within this buffer area, clearing shall be limited to a maximum swath of 10 feet in width for access to the wetland boundary. The remainder of this buffer area shall be left undisturbed in native vegetation, except for the removal of exotic species, and maintained as permanent open space.~~

Matrix Analysis Comment: Section 5 of this Policy is replaced with Policy C-1.1.8.

- ~~6. Silviculture activities within the Large Scale and General Agriculture land use categories are allowed within these buffer areas so long as the activities and disturbance of the natural resources are for legitimate ongoing silvicultural activities and are consistent with Best Management Practices for Silviculture, as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry.~~

Matrix Analysis Comment: Section 6 of this Policy relocated to Policy C-1.5.5.

- ~~7. Single family development on lots or parcels of record established before~~

~~November 7, 1996, that lack sufficient depth to meet the buffer requirements for inlets, creeks, rivers, canals, coastal dune lakes, karst springs, and the Choctawhatchee River and Bay system shall be subject to a reduced buffer. A lot lacking sufficient depth means a lot that is 200 feet deep or less. Such lots shall be subject to a minimum buffer of 25 feet or 25 percent of the depth of the lots, whichever is greater. Clearing within this buffer area shall be limited to a maximum swath of 10 feet in width for access to the shoreline.~~

Matrix Analysis Comment: Section 7 of this Policy relocated to Policy C-1.3.6 for inlets, creeks, and non-manmade lakes and Policy C-1.5.3 for the Choctawhatchee River and Bay system.

~~**Policy C-1.2.3: Policy C-1.2.1:** The County shall support the Northwest Florida Greenway partnership and provide incentives for conservation and preservation through land acquisition to enhance natural resource preservation. In addition, within one year, the County shall adopt requirements in its Land Development Code for the protection and preservation of landmark trees.~~

Matrix Analysis Comment: Relocated landmark tree provisions to separate Policy C-1.2.2 below.

Policy C-1.2.2: The County shall adopt requirements in its Land Development Code for the protection and preservation of landmark trees that require protection due to their special value in that they are irreplaceable by any means; that may be associated with historic figures, events, or properties; be rare or unusual species; or have aesthetic value worthy of protection for the health and general welfare of the residents of the County.

Matrix Analysis Comment: Added separate landmark tree preservation Policy previously part of Policy C-1.2.3.

~~**Policy C-1.2.4: Policy C-1.2.3:** The County shall cooperate with all appropriate jurisdictions to provide the fullest protection and preservation of local, regional, state, and federally- owned resource based recreation sites and those sites identified in other elements that have been set aside for the protection of natural resources and public recreation. The County, through the development order review and approval process, will ensure that development activities are consistent with goals, objectives, and policies that provide protection of adjacent natural resources.~~

Policy C-1.2.5: Policy C-1.2.4: The County shall establish interlocal agreements with adjacent local governments that address the preservation, conservation, use, and protection of unique vegetative communities, living marine resources, and river and bay system surface waters that cross local jurisdictional boundaries to support, maintain, and improve natural resources environmental quality.

Policy C-1.2.6: Policy C-1.2.5: The County will gather and compile data as it becomes available to inventory and map environmentally sensitive areas, including locally significant resources' habitats indigenous to Walton County that are not presently inventoried or mapped as part of the County's existing data base. This inventory and

mapping project will include, but not be limited to, wetlands associated with the coastal dune lakes and their outfalls, river and bay systems and their tributaries, Outstanding Florida Waterbodies, steephead ravines, SWIM priority waterbodies, and all karst springs.

~~**Policy C-1.2.7:** ——— Walton County shall use the water quality and quantity protection, preservation, and conservation measures designated in the objectives and policies of the Potable Water, Wastewater and Aquifer Recharge Sub-Elements, to protect water quality and quantity for purposes of public water supply in accordance with the County's Water Supply Facilities Work Plan.~~

Matrix Analysis Comment: Relocated to Policy C-1.3.5 to be associated with the correct Objective.

~~**Objective C-1.3:** To enhance and improve stormwater management systems to protect water quality in receiving water bodies and quantity and limit flooding potential. The County shall ensure that new development and redevelopment does not increase stormwater runoff rates or create flooding problems. The level of service standards for stormwater treatment and discharge for new development or redevelopment shall ensure that capacity of drainage structures for roads and other development are designed to meet area drainage needs. The County shall adopt land development regulations to implement the standards established herein.~~

Matrix Analysis Comment: This Objective contains multiple objectives and can be simplified. Stormwater treatment is an appropriate Conservation Element Objective since treatment of stormwater aids in the protection of receiving water bodies from stormwater based contamination and sedimentation.

Policy C-1.3.1 The channeling of untreated stormwater runoff from development sites draining directly into ~~surface water~~surface water bodies or other environmentally sensitive areas is prohibited. Any development not meeting the level of service standards for treatment and discharge for stormwater management established in this plan shall be prohibited.

Policy C-1.3.2 The County shall require that post-development runoff cannot exceed pre-development conditions, pursuant to the standards specified in the Drainage sub-element of this plan. The County will ~~amend~~continue to update as applicable the Land Development Code to incorporate innovative techniques such as, watershed based strategies, sustainable design techniques including vegetated infiltration and bio-retention areas, incentives for retrofitting stormwater management facilities, and incentives to institute best management practices to meet state water quality standards.

Policy C-1.3.3 During the development review and approval process, the County shall ensure coordination with the South Walton Mosquito Control District to provide for access to all stormwater facilities, and established mosquito control ditches.

Policy C-1.3.4 The County will limit the disturbance of the natural topography by requiring that development be clustered on the portion of the site with least slope and by requiring that structures and roads be designed to maintain the natural topography to the maximum extent feasible.

Policy C-1.2.7: Policy C-1.3.5: Walton County shall use the water quality and quantity protection, preservation, and conservation measures designated in the objectives and policies of the Potable Water, Wastewater and Aquifer Recharge Sub-Elements, to protect water quality and quantity for purposes of public water supply in accordance with the County's Water Supply Facilities Work Plan.

Matrix Analysis Comment: This Policy relocated from Policy C-1.2.7.

Policy C.1.3.6: Inlets, creeks, rivers, and non-manmade lakes: No development or redevelopment (other than boardwalks, docks or other shoreline access structures) shall be located within a minimum of 50 feet of the above as measured from the or mean or ordinary high water line. Single family development on lots or parcels of record established before November 7, 1996, that lack sufficient depth to meet this buffer requirement shall be subject to a reduced buffer. A lot lacking sufficient depth means a lot that is 200 feet deep or less. Such lots shall be subject to a minimum buffer of 25 feet or 25 percent of the depth of the lots, whichever is greater. Clearing within this buffer area shall be limited to a maximum swath of 10 feet in width for access to the shoreline.

Matrix Analysis Comment: This Policy incorporates relocated Sections 1 and 7 from Policy C-1.2.2.

~~Objective C-1.4: To protect and enhance the continued viability and functionality of coastal dune lakes, their tributaries and outfalls. The County has designated the Coastal Dune Lake Advisory Board (CDLAB) as the advisory entity for the coastal dune lakes, their tributaries, and outfalls. The County shall work cooperatively with the CDLAB and other local, regional, state, and federal agencies to protect and maintain the water quality in the coastal dune lakes through various regulatory programs, land acquisition programs, and implementation of the recommendations of the approved Management Plan for the Coastal Dune Lakes. The following policies shall apply to the coastal dune lakes, their tributaries, and outfalls, for those coastal dune lakes identified in the County's FLUM series.~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-1.1.

~~Policy C-1.4.1~~ ~~The Coastal Dune Lake Protection Zone (CDLPZ) is defined as the zone beginning at the mean or ordinary high water line of the coastal dune lakes, whichever is applicable, and extending 300 feet landward for all coastal dune lakes and their tributaries. Development within this zone shall meet the specific criteria outlined in the Land Development Code and shall include the following:~~

- ~~1. Requiring a shoreline setback and buffer of 100 feet from the ordinary or mean high water line, whichever is applicable. For lots 200 feet or less in~~

- depth, this shoreline setback and buffer shall be a minimum of 25 feet or 25 percent of the depth of the lot, whichever is greater. No development (other than boardwalks, docks, or other shoreline access structures) shall be allowed, with the exception of a maximum 10-foot wide access perpendicular to the shoreline. With the exception of clearing a 10-foot wide access to the shoreline, all existing native vegetation will be preserved within this setback and buffer area;
2. Requiring each lot owner to submit a stormwater plan for the property as a condition of obtaining a development order or building permit, which must use or incorporate appropriate "Low Impact Development" stormwater practices. The stormwater plan shall be certified by a professional engineer licensed by the State of Florida. The County shall implement a monitoring program to confirm compliance with the stormwater plan.
 3. Requiring specific erosion control measures, in accordance with the Best Management Practices as established by FDEP.
 4. Prohibiting any uses within the CDLPZ that involve the storing, handling or generating of hazardous wastes.
 5. Prohibiting seawalls, bulkheads, revetments and rip-rap.
 6. Protecting native vegetative communities, including habitat for threatened, endangered, or species of special concern, in the CDLPZ.
 7. Prohibiting new point or non-point sources of pollution to be discharged into the lakes, including but not limited to treated wastewater effluent or untreated stormwater runoff. For lots adjacent to Coastal Dune Lakes: Requiring all new development, and redevelopment that requires a modification, replacement or upgrade to an onsite sewage treatment and disposal system, to connect to central sewer at the time of development or redevelopment. On other lots within the CDLPZ, new on-site sewage treatment and disposal treatment systems shall be prohibited where connection to sewer is available.
 8. Preserving at least 60 percent of the portion of the parcel which that is within the 300-foot CDLPZ and landward of the initial 100-foot shoreline buffer as open space as pervious surface for all new development and redevelopment. Vegetative clearing within this preserved area shall be limited to that which is necessary to accommodate the 40 percent impervious development that is permitted. Clearing of native vegetation shall not exceed 50 percent of the gross square footage of the portion of the parcel that is within the 300-foot CDLPZ.
 9. Hardship relief from the application of the numeric percentage restrictions in Paragraph 8 may be sought by a property owner through application to the Zoning Board of Adjustment pursuant to strict compliance with the variance criteria outlined in the Land Development Code. In no event shall the Zoning Board of Adjustment increase the allowable vegetative clearing and impervious area to more than 53 percent of the portion of the parcel that is within the 300-foot CDLPZ.
 10. In the event a dwelling unit is more than 50 percent destroyed, the owner is entitled to re-build a single family residential unit to the same grade footprint dimensions as the previously existing dwelling unit. The dwelling may be re-built on the previously existing footprint except that if all or a

~~portion of the footprint is within an applicable dune lake buffer/setback area, the dwelling footprint must be rebuilt so as to avoid any encroachment into the buffer/setback. If there is insufficient buildable area to rebuild the previously existing footprint and avoid all encroachment into a buffer/setback, the County may grant an exception to the building setback requirements of the Land Development Code by the minimum extent necessary to accommodate the allowable footprint. Additionally, Any owner shall have the option to rebuild a replicated footprint outside of the original footprint so long as the re-built dwelling is not located any closer to the lake, or encroach any further within the buffer/setback, than the footprint of the previously existing dwelling unit.~~

~~In order to best protect the dune lake, the owner shall rebuild the primary dwelling unit, including its access driveway, in a manner that minimizes any disturbance to the native vegetation on site. Future planting of vegetation must be in native vegetation appropriate to a dune lake ecosystem.~~

~~This paragraph applies as an exception to the developable area requirements of this Policy C-1.4.1.8 only and all development must otherwise be consistent with all other applicable provisions of the Comprehensive Plan and Land Development Code.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.1.1.

Policy C-1.4.2: ~~— The County shall continue to work with the CDLAB to implement the Management Plan for Walton County's Coastal Dune Lakes. The plan establishes priorities and ranks specific recommendations for management, sampling, monitoring, control of exotic/invasive plants, and identification of cost-effective solutions to address and eliminate pollution sources.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.1.2.

Policy C-1.4.3: ~~— The County shall continue to identify properties in the historical outfall sweep areas of the lakes and seek grant opportunities to purchase and preserve these sweep areas.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.1.3.

Policy C-1.4.4: ~~— The County encourages the removal of invasive species listed by the Florida Exotic Pest Plant Council at each lake. Where invasive species are removed, the County recommends that vegetation native to that site be planted to restore the area.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.1.4.

~~**Policy C-1.4.5:** The County will partner with the CDLAB to implement recommendations consistent with management plans and seek special legislative designation for protection of the coastal dune lakes, their tributaries, and outfalls.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.1.5.

~~**Policy C-1.4.6:** It is the intent of Walton County that all development in a coastal dune lake watershed shall connect to central sewage systems.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.1.6.

~~**Objective C-1.5:** To protect, preserve, and restore the Choctawhatchee River and Bay System. The County will participate and coordinate with the development and implementation of the Choctawhatchee River and Bay System Surface Water Improvement and Management Plan (SWIM) and any additional jurisdictions within the watershed and any available programs to minimize pollution of the Choctawhatchee River and Bay System, its tributaries, and watershed.~~

Policy C-1.5.1: No pier, dock, marina or walkway shall be located over submerged land that is vegetated with sea grasses except as necessary to reach waters at a depth of one foot below the lowest point of the boat, including the motor, at mean low tide to provide for water access. The water access shall be located on the least environmentally sensitive location of the shoreline. Piling construction is allowed; however, any material removed during construction must be disposed of at an upland site intended for this purpose.

Policy C-1.5.2: The County shall encourage living shoreline programs in accordance with guidelines of regional, state, and federal agencies to preserve, create or maintain natural shoreline functions for marine and wildlife habitat.

Policy C-1.5.3: Land that is located within 150 feet landward of the mean or ordinary high water line of the Choctawhatchee River and Bay system shall be subject to the following criteria, which shall be more specifically addressed in the Land Development Code:

1. Except as otherwise provided herein, lots along the Choctawhatchee River and Bay system are required to provide a 50 foot shoreline setback from the mean or ordinary high water line, whichever is applicable. Newly platted subdivision lots along Choctawhatchee River and Bay system must be of sufficient depth to meet the 50 foot shoreline setback requirement of this policy.
2. Siting sewage disposal systems at least 75 feet landward of the ordinary

- or mean high water line, whichever applies.
3. Grading lots or parcels to ensure untreated stormwater runoff from lawn fertilizers, pesticides, or patios, driveways, etc., do not enter the Choctawhatchee River and Bay system.
 4. Utilizing site specific erosion control measures, during and after construction, in accordance with the Best Management Practices as established by FDEP. In addition to erosion control during construction, stabilization of the shoreline shall be provided by prohibiting clearing of existing native vegetation within a minimum 50 foot setback ~~from the mean or ordinary high water line of the shoreline, except for a maximum 10 foot wide area for access~~ except as provided for in the Land Development Code for access and ecological or safety related management of this buffer area.
 5. Seawalls and retaining walls or other erosion control measures may be allowed within the 50 foot buffer ~~as a special exception, subject to review and approval in accordance with the requirements of the Land Development Code.~~ Alternatives such as living shoreline protection measures and energy dissipating alternatives are encouraged and may be required by the County when warranted.
 6. Prohibiting uses or activities within the area 150 feet landward of the mean or ordinary high water line of the Choctawhatchee River and Bay system that involve the storing, handling or generating of hazardous wastes, except for fueling facilities located at marinas, fishcamps, or boat launching facilities permitted by the County and all appropriate regional, state and federal agencies.
 7. Native vegetative communities including habitat for endangered, threatened, or species of special concern in this zone shall be protected in accordance with this Plan and the Land Development Code.
 8. No new point or non-point sources of pollution shall be discharged into the Choctawhatchee River and Bay system, including treated wastewater effluent or untreated stormwater runoff, unless permitted by FDEP and/or the NFWMD.
 9. ~~Notwithstanding~~ Notwithstanding the limitations on clearing for access pursuant to ~~Paragraph~~ Section 4 above, commercial water-dependent uses proposed on lots or parcels located within 150 feet landward of the mean or ordinary high water line of the Choctawhatchee River and Bay system shall be allowed to clear up to the minimum necessary to ensure viable access to the particular water-dependent use for which development approval is sought.
 10. Single family development on lots or parcels of record established before November 7, 1996, that lack sufficient depth to meet this buffer requirement shall be subject to a reduced buffer. A lot lacking sufficient depth means a lot that is 200 feet deep or less. Such lots shall be subject to a minimum buffer of 25 feet or 25 percent of the depth of the lots, whichever is greater. Clearing within this buffer area shall be limited to a maximum swath of 10 feet in width for access to the shoreline.

Matrix Analysis Comment: Section 10 of the Policy relocated from Policy C-1.2.2.

Policy C-1.5.4: The County shall cooperate with private non-profit organizations, and regional, state, and federal agencies targeting shoreline properties adjacent to Choctawhatchee River and Bay system for acquisition as a primary means of protecting its functioning ecosystem. Where shoreline ecosystems have been degraded, the County shall take measures, as funding allows, to restore the ecosystem in a manner that enhances or recreates a natural system and its functionality.

Policy C-1.5.5: Silviculture activities within the Large Scale and General Agriculture land use categories are allowed within these buffer areas so long as the activities and disturbance of the natural resources are for legitimate ongoing silvicultural activities and are consistent with Best Management Practices for Silviculture, as adopted by the Florida Department of Agriculture and Consumer Services, Division of Forestry.

Matrix Analysis Comment: relocated from Section 6 of Policy C-1.2.2.

~~**Objective C-1.6:** The County shall protect, conserve, and enhance coastal wetlands, coastal dune lakes and their outfalls, living marine resources, coastal dunes and dune systems, the beach, and other coastal wildlife habitats.~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-1.2.

~~**Policy C-1.6.1:** The County hereby adopts a Coastal Protection Zone (CPZ) that extends seaward of the landward toe of the primary dune ridge or, where the toe cannot be determined, 50 feet landward of the crest of the primary dune or 25 feet landward of the top of the higher bluff regions where no primary dune exists. Within the CPZ, the following restrictions apply:~~

- ~~1. No motor driven vehicles may be driven on dunes with the exception of emergency vehicles responding to emergencies.~~
- ~~2. Development shall be limited to boardwalks, shoreline access structures, and erosion control measures that will enhance and protect the dune system. All boardwalks and any other constructed features will be constructed to allow potential animal movement and to maintain density and vigor of vegetation and to prevent blowouts. FDEP Standards and Regulations shall apply to such construction.~~
- ~~3. If these regulations render a property owner unable to build a single family dwelling unit on an existing lot or parcel of record as of November 7, 1996, that lies wholly within the CPZ, then the owner shall be allowed to construct a single family residential dwelling unit, provided that the owner complies with all permit requirements of the Florida Department of Environmental Protection or other applicable agencies and limits the extent of disturbance to the minimum area necessary to accommodate the dwelling unit and access driveway.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.2.1.

Policy C-1.6.2: ~~The County shall not approve any construction seaward of the Coastal Construction Control Line (CCCL), including construction of coastal or shore-protection structures, until an applicant has received all necessary permits for such construction from the required regional, state and federal agency with permitting authority over such construction, and all other requirements of the plan and code have been satisfied. The County shall issue no development order or permit for construction on a new parcel (that is, a parcel created after November 7, 1996) if such new parcel lies entirely seaward of the Coastal Construction Control Line.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.2.2.

Policy C-1.6.3: ~~To protect Walton County's beaches, the placement of fill material on or near the beaches and dunes is required to comply with, and shall be regulated by the County's White Sands Protection Ordinance.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.2.3.

Objective C-1.7: During the development review process for development and redevelopment along shoreline areas, a shoreline use will not be approved if it decreases the amount of legal public access to ~~beaches, lakes, Choctawhatchee Bay, and rivers, open waters or other shorelines.~~ Shoreline land uses shall not be allowed unless they ensure protection of ~~beaches, lakes, coastal dune lakes and their outfalls,~~ rivers, karst springs, the Choctawhatchee River and Bay system, Federal or State threatened, endangered, or species of special concern and their associated habitat, grass beds, oyster beds, ~~recreational and commercial fisheries,~~ and improve or maintain estuarine, surface and groundwater quality.

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-1.3.

Policy C-1.7.1: ~~Priority for depicting shoreline land uses on the Future Land Use Map shall be as follows:~~

- ~~1. Conservation or recreation;~~
- ~~2. Public access;~~
- ~~3. Water-dependent commercial or industrial;~~
- ~~4. Residential;~~
- ~~5. Water-related commercial or industrial.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.3.2.

Policy C-1.7.2: ~~Development or redevelopment of shoreline land uses shall:~~

- ~~1. Locate, to the extent possible, on existing upland areas;~~
- ~~2. Be constructed to conform to state and local coastal construction building codes;~~

3. ~~Construction within the special flood hazard areas shall be consistent with the County's Floodplain Management Ordinance and other applicable policies and regulations of this Plan and the Land Development Code;~~
4. ~~Demonstrate that existing public utilities, infrastructure and services are in place to support the proposed use.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.3.2.

Policy C-1.7.3: ~~All new, expanded or redeveloped marinas shall comply with the following criteria:~~

1. ~~Demonstrate the presence of upland areas that are large enough to accommodate all required utility and support facilities and provide enough parking to satisfy the projected demand based upon the County's parking regulations;~~
2. ~~Provide a hurricane mitigation and evacuation plan;~~
3. ~~Be located in proximity to existing channels so that minimum or no dredging shall be required for provision of docking facilities;~~
4. ~~Have available sewage treatment facilities to serve the anticipated volume of waste consistent with County's adopted the level of service standard for sanitary sewer facilities;~~
5. ~~Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;~~
6. ~~Be sited in areas consistent with the land uses in the FLUM;~~
7. ~~Locate in areas away from sea grass beds, oyster reefs, marsh grasses, and other important fish and shellfish spawning and nursery areas; and require adequate water depth to accommodate the proposed boats use without disturbance of seagrasses and submerged habitats;~~
8. ~~Demonstrate that it meets a public need;~~
9. ~~Dry storage and other land-based alternatives are preferential to dredged basins wherever feasible alternatives are possible.~~
10. ~~Use of hazardous substances/chemicals shall be located or stored on the uplands to the maximum extent practical. Facilities accommodating liveaboards shall have permanent built-in connections for sewage pumpouts as well as upland restrooms and laundry facilities.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.3.4.

Policy C-1.7.4: ~~Continued public access to beaches and shorelines, shall be ensured by:~~

1. ~~Prohibiting development that would preclude access to legally established public accesses unless a comparable alternative accessway that is equally convenient is provided as a condition of development consistent with § 161.55(5), F.S., and the area seaward of the toe of the primary dune or bluff area is dedicated for public use;~~
2. ~~Obtaining title, easement, or other ownership interest, in areas where the public has established an accessway consistent with § 161.55, F.S., and~~

- construct dune walkovers at these points;
3. ~~Requiring that shorelines re-nourished at public expense provide public access in accordance with § 161.101, F.S. and FDEP.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.3.5.

~~Objective C-1.8: To Ensure Protection of Beaches and Dunes. The county shall ensure protection and restoration to its dune and beach system through:~~

1. ~~Locational criteria for siting of man-made beach access structures in the dune system; and promoting the use of shoreline protection alternatives to vertical seawalls;~~
2. ~~Dune and revegetation programs that identify that identify dune erosion areas, and encompassing educational programs for private property owners, and cooperational programs from local and state agencies for publicly owned beachfront property;~~
3. ~~Prohibiting development seaward of the CCCL and within the CPZ, except for boardwalks, shoreline access structures or erosion control measures. If the CCCL is landward of the CPZ, then development between the CCCL and the CPZ must be consistent with the FLUM and policy C-1.6.1, and is subject to the permitting requirements of the FDEP.~~
4. ~~Requiring all new private Gulf front development and redevelopment to include elevated dune crossovers to provide private access to the beach, and encouraging common or consolidated access structures.~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Policy CM-1.3.6.

~~Policy C-1.8.1:~~ ~~The County shall enlist the assistance of the Tourist Development Council (TDC), neighborhood groups, or citizenscitizen's committees in developing an awareness program for protection and voluntary revegetation of dunes and beaches by residents and tourists.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.3.7.

~~Policy C-1.8.2:~~ ~~The County shall limit development and the clearing of native dune vegetation and other coastal upland vegetation on the primary dune except in accordance with the provisions contained in this element.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-1.3.8.

~~Policy C-1.8.3:~~ ~~The County shall coordinate with the FDEP and other applicable agencies and organizations to restore and protect the beach. This program shall include provisions for increasing public access to the beach.~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Policy CM-1.3.11.

~~Objective C-1.9:~~ Objective C-1.8: To protect and preserve historic and archaeological resources. The County shall protect and preserve historical and archaeological resources within the County, by regulating development that may impact such resources.

~~Policy C-1.9.1:~~ Policy C-1.8.1: Development and redevelopment (regardless of location) shall maintain a minimum 50 foot buffer from significant archaeological sites as determined by the Florida Department of State Division of Historical Resources Bureau of Historic Preservation. The Buffer shall be dedicated in the plat as a preservation area and maintained in perpetuity.

~~Policy C-1.9.2:~~ Policy C-1.8.2: The County shall coordinate with the Division of Historic Resources to establish historic preserves or parks at sites of known historical or archaeological significance.

~~Objective C-1.10:~~ Objective C-1.9: To maintain and improve air quality. It is the County's objective to maintain the current standards of air quality in Walton County and not to drop below minimum standards as established by the FDEP. ~~This shall be accomplished through land development regulations that protect air quality, promote a multi-modal transportation system, establish transportation corridors, and by coordination and collaboration with adjacent local governments through the Transportation Planning Organization for Bay, Walton, and Okaloosa counties.~~

Matrix Analysis Comment: The Objective should not be prescribing how the actions are accomplished – this should be in the policies.

~~Policy C-1.10.1:~~ Policy C-1.9.1: The County shall cooperate with any regional, state, or federal agency programs, including the Transportation Planning Organization for Bay, Walton and Okaloosa Counties, that monitor or otherwise contribute to air quality and work with them to provide air quality monitoring stations within Walton County.

~~Policy C-1.10.2:~~ Policy C-1.9.2: The County shall promote the implementation of multi-modal transportation systems including: transportation corridors, bicycle lanes, multi-use paths, park and ride lots, walking trails, carpooling, mass transit, and other alternative modes of transportation where economically feasible.

~~Objective C-1.11:~~ Objective C-1.10: To maximize protection of higher value native vegetative communities, endangered species, threatened species, species of special concern, and their habitat.

~~Policy C-1.11.1:~~ Policy C-1.10.1: The County shall coordinate with the Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service,

FDEP, and other federal and state agencies to ensure protection of sea grass beds, oyster beds, sea turtle nests, fisheries, and other living marine resources. The County shall assist in the application of and compliance with all state and federal regulations that pertain to endangered, threatened, or species of special concern, and guidelines by the FFWCC and the U.S. Fish and Wildlife Service. Additionally the County will provide protection for areas known to provide habitat for these species by not issuing any development order or development permit until proof is provided by an applicant that all necessary state and federal requirements relating to such species have been met.

Policy C-1.11.2; Policy C-1.10.2: The County shall request assistance from the FDEP, TDC and local businesses in setting up displays and programs that increase public awareness of the need to protect coastal resources and other living marine resources, including:

1. Protection of sea turtle nests, through neighborhood watch programs, fencing, signage, and waterfront lighting that does not distract hatchlings away from the ocean, or disorient turtles from nesting on the beach;
2. Protection of oyster beds and seagrasses, through maintenance of waterfront sewage disposal systems, management of stormwater, pesticides and herbicide runoff, and signage to warn boaters of oyster bed or seagrass areas; and
3. Protection of dune vegetation, through development of dune walkovers, signage programs and educational material and programs on planting of native vegetation.

Policy C-1.10.3; Policy C-1.10.2: In order to protect native vegetative communities as described by the Florida Natural Areas Inventory (FNAI), as occurring in Walton County, ~~including habitat of endangered species, threatened species, or species of special concern,~~ all new development shall be required to comply with the following native vegetation preservation requirements:

1. Native vegetation shall be identified on a site-by-site basis using the most recent version of FNAI, or LANDSAT maps, soil surveys of the Natural Resource Conservation Service or other best available data source. The developer shall design and locate improvements to minimize the removal of natural vegetation. Because the clearing of land as an adjunct of construction is defined as development and requires a permit from the County, no land alteration, clearing or grubbing may be carried out prior to issuance of a final development order, development permit, clearing permit, or building permit;
- ~~4.2.~~ Preservation of Vegetative Communities south of the Choctawhatchee Bay:
 - a. ~~DUNE VEGETATION. "Dune vegetation" shall be defined as all natural~~ Natural communities identified by the most recent version of the as- ~~"Coastal Uplands" by the FNAI Guide to Natural Communities (1990),~~ incorporated herein by reference, including Beach Dune, Coastal Berm, Coastal Grassland, and Coastal Strand vegetation.
 - (1) Within Coastal Upland vegetative communities located seaward of the CCCL and/or within the CPZ, the applicant for development approval is required to preserve, in its existing state, ninety-five (95)

percent of such ~~dune-native~~ vegetation. Notwithstanding this limitation, dune walkovers are allowed within such coastal upland communities if permitted by the appropriate state and federal agencies. For redevelopment scenarios where native vegetation no longer exists within this area, restoration is required.

(2) Within coastal upland vegetative communities located landward of the CCCL and not located within the CPZ, one hundred (100) percent of the Coastal Upland community remaining outside the building footprint (including parking and access areas) must be preserved and retained, with the exception that a ten foot buffer around the proposed structure may be cleared or impacted to allow construction and maintenance of the structure, as needed. Existing native vegetation shall remain in all required landscape buffers, as a condition for development approval.

(3) Vegetation or landscaping material planted on a dune or within a dune system shall be limited to salt-resistant native plants beneficial for dune protection and for beach/dune stabilization.

~~b. SAND PINE SCRUB, LONGLEAF PINE SANDHILL OR XERIC OAK SCRUB.~~ High Pine and Scrub: For development on parcels of two acres or more in areas characterized as ~~sand pine scrub, longleaf pine sandhill, or xeric oak scrub~~ High Pine and Scrub communities as defined by the most recent version of FNAI Guide to Natural Communities (1990), fifty (50) percent of the vegetative community on the site shall be retained. The foregoing does not apply to parcels utilized for industrial, agricultural, or public facilities.

~~c. SLOPE FOREST.~~ For development on parcels of two acres or more in areas characterized as slope forest as defined by the FNAI Guide to Natural Communities (1990), twenty-five (25) percent of the identified native community on the site shall be retained. The foregoing does not apply to parcels utilized for industrial, agricultural, or public facilities.

Matrix Analysis Comment: Slope forest is limited to a 35-mile stretch along the eastern side of the Apalachicola River and does not occur in Walton County. This may have been intended to be Upland Mixed Hardwood and or Upland Pine.

3. Preservation of Vegetative Communities north of Choctawhatchee Bay: For development on parcels of two acres or more in areas characterized as ~~sand pine scrub, longleaf pine sandhill, xeric oak scrub community, or slope forest~~ “High Pine and Scrub” and “Hardwood Forested Uplands” as defined by the most recent version of FNAI Guide to Natural Communities (1990), twenty-five (25) percent of the identified vegetative community on the site shall be retained. The foregoing does not apply to parcels utilized for industrial, agricultural or public facilities.
4. No land alteration activity is allowed that alters the ecological integrity, balance, or character of land or water areas determined by means of the due process provisions of the Federal Endangered Species Act to be critical habitat, or lands documented as federal or state designated habitat for

threatened, endangered, or species of special concern, except in cases where the developer commits to a plan approved by the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission to relocate or recover the species to another parcel of land.

5. Natural community vegetation that is preserved pursuant to paragraphs 2b, 2c, or 3 above shall be preserved in a compact configuration to the greatest extent possible. Where the natural community on one parcel is contiguous with natural community on one or more adjacent parcels, the developable portion shall be located to minimize disruption of this contiguity to the maximum extent possible. The highest priority for selecting the natural community vegetation to be preserved on a proposed development site shall be with respect to buffering or protecting environmentally sensitive areas such as wetlands, threatened, endangered, or species of special concern habitat, floodplains, dunes, bluffs, lakes, or public or private conservation areas. ~~Within coastal dune lake drainage basins, the removal of native vegetation and its replacement by lawns and landscaping shall be kept to the minimum.~~ Natural community vegetation within 10-feet of the proposed structure shall not be included within the percentage of preserved natural vegetation community.

Matrix Analysis Comment: Stricken Section 5 of this Policy relocated to Coastal Management Element Policy CM-1.4.3.

6. Natural communities referenced in this policy shall be defined consistent with the descriptions of natural communities that appear in the Guide to Natural Communities of Florida, prepared by the most recent version of FNAI (February 1990), and incorporated herein by reference.
7. For parcels containing the natural communities for which preservation is required ~~under paragraph 2b, paragraph 2c, or paragraph 3 of this policy~~, the developer and the County may agree to allow the developer to pay a fee to remove up to a maximum of fifty percent (50%) of the total vegetation that must otherwise be preserved in accordance with these paragraphs. The fee for such clearing shall be the equivalent fair market value of the land area/acreage that is proposed for clearing that would have otherwise been preserved. The fee shall be placed in a fund for the acquisition and preservation of parcels of land which contain the types of natural communities subject to the ~~buy out~~ buyout. For residential development, in order to utilize the preservation buy out option, all remaining preservation areas must be placed in common areas and defined as such within a recorded subdivision plat also having appropriate restrictive covenant language. Alternatively, if not utilizing the buyout option, preservation areas must be recorded in applicable deed restrictions, a conservation easement recorded, or within recorded common areas. Alternatively, and on a case-by-case review, the Board of County Commissioners may authorize the use of such preservation funds for other preservation or restoration projects of ecological significance.

Matrix Analysis Comment: When preservation areas are located on individual lots, they are

commonly cleared by the homeowner which often this results in Code Enforcement action. Ideally preservation areas should be clustered to provide viable habitat and community viability. Additionally, maintenance and management of these areas is necessary by a responsible party in order to maintain them in their natural state and reduce fire opportunities.

~~8. The County shall establish a preservation area incentive program and regulations for preservation in the Land Development Code to encourage the preservation of functional ecosystems and wildlife habitats, in addition to those identified herein.~~

8. The Board of County Commissioners must authorize the use of such preservation funds for other preservation or restoration projects of ecological significance such as the creation of greenways, preserves or other similar projects within the general geographic area of where these funds were collected or within similar vegetative community areas.

Policy C-1.11.4: Policy 1.10.3: The County will seek to protect state Fish and Wildlife Commission designated Strategic Habitat Conservation Areas.

~~**GOAL C-2: PROTECT PEOPLE AND PROPERTY BY REGULATING DEVELOPMENT IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS, LIMITING PUBLIC EXPENDITURES IN THE COASTAL HIGH HAZARD AREA, AND MAINTAINING HURRICANE EVACUATION TIMES.**~~

Matrix Analysis Comment: This Goal relocated to Coastal Management Element Goal CM-2.

~~**Objective C-2.1: To coordinate with appropriate jurisdictions to protect floodplains. Development and redevelopment within a floodplain shall use construction techniques that protect the planned and existing development from flood hazards, maintain the natural function of the floodplain, and the natural flow functions of wetlands, and minimize development impacts to natural wildlife habitats.**~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-2.1.

~~**Policy C-2.1.1:** Construction that occurs within the FEMA regulated floodplain shall be regulated in the Land Development Code using the following guidelines:~~

- ~~1. Development in the FEMA V-Zone: Development and redevelopment in this zone shall be consistent with Objectives C-2.2 and C-2.4 and their implementing policies. In those instancesinstances, where development is authorized within a V-Zone in accordance therewith, such development shall be in accordance with all provisions of Walton County's floodplain management and protection ordinance.~~
- ~~2. Regardless of any of the density values established in the Future Land Use Element of this plan, development within lands that are designated by FEMA as within a V or VE flood zone shall have a gross density of~~

~~one (1) dwelling unit per twenty (20) acres, or one (1) unit per forty (40) acres for property designated large scale agriculture. In accordance with established Walton County policy, underlying residential density may be transferred from the V or VE portions of the property to the portion not within the regulated special flood hazard area provided the regulated special flood hazard area is protected by a permanent development restriction on the approved site plan or final plat, whichever is applicable. Gulf front properties within a V or VE flood zone and seaward of the CCCL may develop at two (2) dwelling units per acre or at the underlying density if development is transferred out of the regulated special flood hazard area.~~

- ~~3. Requirements for construction that protect health, safety and property: Construction requirements shall be consistent with those recommended by the Federal Emergency Management Agency in Chapter 44, Code of Federal Regulations for A, and, AE, V, and VE zone construction, the Florida Building Code, the State of Florida's CCCL Construction Codes, and the County's required freeboard above the base flood elevation (BFE). Requirements shall protect natural functions of floodplains, including:
 - ~~a. Structures and sewage disposal systems shall be clustered on the non-floodplain portions of the site unless the property owner would be denied reasonable use of their property;~~
 - ~~b. All structures in A, and AE, V, and VE zones shall be elevated to the BFE established by the applicable FEMA FIRM plus Walton's County's required freeboard, consistent with the technical requirements of the Walton County Land Development Code and FEMA's guidelines for implementation of the National Flood Insurance Program (NFIP) set forth in Chapter 44 of the Code of Federal Regulations.~~
 - ~~c. Except in coastal dune lake watersheds and their outfalls or where connection to central sewer facilities is required, where siting a sewage disposal system in the 100-year floodplain is necessary to allow the owner reasonable use of the property, design shall be in accordance with the standards of Chapter 64E-6, Florida Administrative Code (FAC); and~~
 - ~~d. Consistency with water quality and quantity standards of the stormwater management level of service standard.~~~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.1.1.

~~Objective C-2.2: To protect, enhance and restore the Coastal High Hazard Area. It is the County's objective to protect the county's population from the effects of hurricane storm damage by limiting development within the Coastal High-Hazard Area (CHHA). Without this limitation, hurricane evacuation times, as well as the health and safety of that population allowed to develop within the CHHA would be of concern to the County. Therefore, the County shall limit public expenditures~~

~~that subsidize new development in the CHHA and the County shall direct future populations to areas outside the Coastal High-Hazard Area.~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-2.2.

~~**Policy C-2.2.1:** — The Coastal High-Hazard Area is defined as the area below the elevation of the Category I storm surge established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.2.2.

~~**Policy C-2.2.2:** — No public infrastructure shall be allowed in the CHHA, except for that needed to provide public access to the shoreline, to serve public parks that have been approved by the County or by state and federal agencies, and to protect or enhance natural resources. Provision of water and sewer service at private expense to existing lots of record is permitted, as long as such provision does not result in conflict with policies for FDEP permit requirements for the CCGL, criteria adopted for determining when structures can be rebuilt; CPZ requirements in the plan and land development regulations, and the state policy to limit public expenditures that subsidize development permitted in the CHHA, except for enhancement of natural resources.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.2.3.

~~**Policy C-2.2.3:** — The recommendations of any interagency hazard mitigation report which addresses future flood losses and is prepared in response to a Presidential Disaster Declaration shall be incorporated into the County's Disaster Plan.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.2.5.

~~**Policy C-2.2.4:** — The creation of new lots or parcels (through platting, lot splits, or other methods) that lie entirely within the CHHA is prohibited. The creation of new lots contiguous to or partially within the CHHA shall be prohibited unless the newly created lot contains sufficient buildable area outside of the CHHA for the intended use. The extent of the CHHA on any property proposed for development may be determined by a Florida licensed surveyor in accordance with the following criteria:~~

- ~~1. — The CHHA shall be consistent with the definition of the CHHA in §163.3178(2)(h) F.S.;~~
- ~~2. — The location of the CHHA shall be consistent with the Category 1 hurricane surge area as depicted in the Florida Statewide Regional Evacuation Study Program, 2010;~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-

2.2.6.

Objective C-2.3: ~~To enable timely and safe hurricane evacuation. In order to reduce hurricane evacuation times, the County will cooperate with the Florida Department of Transportation (FDOT) in the widening of CR 3280, US 98, and SR 20 and US 331. Priority will be given to the critical roadway link of US 331 from US 98 to SR 20.~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-2.3.

Policy C-2.3.1: ~~The County will ensure that the roadway improvements, identified in the Traffic Circulation and Infrastructure Elements, are consistent with the Capital Improvement Element of the Walton County Comprehensive Plan and are constructed in order to reduce evacuation times.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.3.1.

Policy C-2.3.2: ~~The County shall improve evacuation times through priority in expanding US 331 to a four lane divided highway along its entire length from US 98 to the I-10 interchange. This roadway capacity enhancement is especially important for the critical segments below SR 20 on the mainland and the Clyde Wells Bridge crossing Choctawhatchee Bay. The reverse laning of US 331 south of SR 20 results in improving clearance times in South Walton area, by a third in some cases, for that portion of the County and at a minimum shall be implemented during high tourist season. Additional traffic and coordination measures as recommended in the Florida Statewide Regional Evacuation Study Program, West Florida Regional Planning Council, 2010, shall be implemented to ensure safe and efficient evacuation on critical roadway links. All plan amendments that increase residential density located within evacuation zones shall be reviewed relative to their impact on clearance times. If Walton County determines that a development project will increase hurricane evacuation clearance times, the County will require the developer to submit for approval the appropriate measures as provided in §163.3178(98) (a)3., F.S. to mitigate impacts.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.3.4.

Policy C-2.3.3: ~~The County will improve its emergency shelter capabilities by retrofitting existing public buildings to better serve as severe weather shelters and by encouraging large scale developments that are outside the category three hurricane evacuation areas, to provide on-site severe weather shelters.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-

2.3.5.

~~**Policy C-2.3.4:** — Proposed amendments to the Future Land Use Map that increase residential densities (including short and long term rental units) in South Walton County will be reviewed by the appropriate Walton County Emergency Response Divisions to assess their impact on the County’s evacuation and sheltering plans and ensure compliance with the regional evacuation procedures for the area. The appropriate Walton County Emergency Response Divisions shall continue as a technical advisor in the development review process.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.3.6.

~~**Policy C-2.3.5:** — The County, in order to mitigate the impacts of future development on the County hurricane evacuation clearance times, will pursue the following policies:~~

- ~~1. — Employ measures to maximize the number of vehicles that are diverted toward SR 81 and away from Freeport and US 331 during a hurricane evacuation. The methods used to encourage the use of the alternate route north include, but are not limited to, traffic control measures at the intersections of SR 20 with US 331 east of Freeport and SR 81, as well as the frequent and widespread distribution of public information materials to all residents and visitors in traffic evacuation zones south of I-10.~~
- ~~2. — Additional traffic and coordination measures, including reverse laning on US 331 from US 98 to SR 20, as recommended in the 2008 Hurricane Evacuation Study shall be implemented to ensure safe and efficient evacuation on critical roadway links.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.3.7.

~~**Objective C-2.4: To enhance and accommodate post disaster redevelopment. In order to reduce or eliminate exposure of human life and public and private property to natural and man made hazards, the County will implement the recommendations of the County’s Local Mitigation Strategy (LMS) and prepare a post-disaster redevelopment plan.**~~

Matrix Analysis Comment: This Objective relocated to Coastal Management Element Objective CM-2.4.

~~**Policy C-2.4.1:** — The following post-disaster actions shall be considered short-term recovery measures:~~

- ~~1. — Damage assessment to meet post-disaster assistance requirements and to aid in post-disaster redevelopment decisions;~~
- ~~2. — Debris removal;~~
- ~~3. — Emergency protection measures including repairs to water, sewer, electric, and other public utilities to restore service;~~

4. ~~Public assistance including temporary housing, provision of food, water, toilets, and clothing.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.1.

Policy C-2.4.2: ~~Ensure that all new construction and structures that are substantially altered or repaired are in conformance with the County's Floodplain Management Ordinance, the Florida Building Code, and the state's CCGL regulations.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.2.

Policy C-2.4.3: ~~Where feasible, adopt local standards that exceed the minimum coastal flood protection standards of the Florida Coastal Construction Control Line program, including:~~

1. ~~Require that all habitable structures meet design wind speeds required by the Florida Building Code;~~
2. ~~Require that the first floors of all habitable structures located within the 100-year 100-year special flood hazard area (A-zone), as defined on Flood Insurance Rate Maps produced by the National Flood Insurance Program be elevated to the base flood elevation plus the County's freeboard requirement; and the minimum that FEMA requires the floor be elevated above the highest adjacent grade plus the County's freeboard requirement for unnumbered A-Zones;~~
3. ~~Require that all horizontal structural members supporting the first floors of all habitable structures located within the special flood hazard areas inundated by the 100-year 100-year flood and which support a three-foot three-foot wave or coastal floods with velocity hazards (V-Zones), as defined on Flood Insurance Rate Maps produced by the FEMA be elevated to a minimum of the base flood elevation plus the County's freeboard requirement;~~
4. ~~Require that the first floors of all habitable structures located within the area delineated on the CCGL map series as defined by the Florida Department of Environmental Protection be elevated to a minimum of the elevation required under the FDEP CCGL construction regulations.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.3.

Policy C-2.4.4: ~~Encourage and facilitate the retrofitting of existing habitable structures to comply with or exceed the current windborne debris and flood protection standards of the Florida Building Code through public information and education that informs property owners of the benefits of retrofitting structures with shutters and elevating existing structures within flood zones.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.4.

~~**Policy C-2.4.5:** Encourage the construction of safe rooms in new and existing residential structures that are outside the hurricane vulnerability zone.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.5.

~~**Policy C-2.4.6:** Enforce all provisions of the Florida Building Code as well as provisions of local construction standards.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.6.

~~**Policy C-2.4.7:** Participate in training programs for building inspectors based on the Florida Building Code requirements and the NFIP.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.7.

~~**Policy C-2.4.8:** Participate in the Community Rating System (CRS) of the NFIP.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.8.

~~**Policy C-2.4.9:** The County, during post disaster redevelopment, will mitigate the potential threats of disaster to greatest extent possible in order to avoid future loss of life, property, and investment.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.9.

~~**Policy C-2.4.10:** The County shall actively seek funding for, participate in, and implement post disaster redevelopment plans and mitigation planning programs.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.10.

~~**Policy C-2.4.11:** The County will utilize various local, regional, state, and federal funding sources to develop and implement the Local Mitigation Strategy project priorities.~~

Matrix Analysis Comment: This Policy relocated to Coastal Management Element Policy CM-2.4.11.

~~GOAL C-3:~~ GOAL C-2: PROTECT THE CITIZENS OF WALTON COUNTY FROM THE EFFECTS OF HAZARDOUS OR POTENTIALLY DETRIMENTAL LAND USES

~~**Objective C-3.1:**~~**Objective C-2.1:** To regulate mining, where allowed, in order to minimize any detrimental effects of mining and hauling of mined minerals and resources on the citizenry, natural environment, and the public infrastructure. ~~The County shall protect and conserve native vegetative communities and the natural functions of soils and shall regulate mining through the County's Land Development Code.~~

~~**Policy C-3.1.1:**~~ **Policy C-2.1.1:** These policies apply to mines and mining activities as defined in § Section 378.403, F.S., meaning an area of land where solid substances of commercial value found in natural deposits on or in the earth are removed and sold for use in industrial or construction activities. These policies and land development code provisions do not apply to excavation solely in aid of on-site farming or on-site construction where the farming or construction occurs on the same site as where the material excavated remains, and the excavated materials are not sold or transported off-site for commercial purposes. Borrow pits that use extracted material in on-site locations are not mines. For the purposes of this definition, "on-site" means within the contiguous limits of an area of land under one ownership or control, and upon which agricultural or construction activities are taking place. Areas of land that are divided by public or private roads are considered contiguous if such areas are under one ownership or control.

~~**Policy C-3.1.2:**~~ **Policy C-2.1.2:** New mining operations shall prevent off-site erosion of soils and shall maintain a 50 foot buffer zone of existing vegetation around the perimeter of the site. New mining operations that will have an adverse impact on environmentally sensitive areas that cannot be restored are prohibited.

~~**Policy C-3.1.3:**~~ **Policy C-2.1.3:** Mine operators shall submit to the County a mine reclamation plan. This reclamation plan shall include provision of revegetation of disturbed areas using native species. Mining areas shall be reclaimed to be suitable for use in agriculture or silviculture, or to be suitable for uses compatible with the surrounding area consistent with the site's Future Land Use category.

~~**Policy C-3.1.4:**~~ **Policy C-2.1.4:** The County shall continue to sponsor erosion and sedimentation control programs through grants and technical assistance.

~~**Policy C-3.1.5:**~~ **Policy C-2.1.5:** The County will adopt provisions in its Land Development Code to regulate existing active mines, existing abandoned mines, and mines in need of reclamation. These regulations shall include vesting provisions for registered mines and govern noise, dust, traffic, reclamation, buffers, impacts on environmentally sensitive areas, impact on areas with archaeological artifacts, erosion control, and compatibility with adjacent land uses for unregistered mines. Registered mines shall be governed by the terms of their existing development orders and/or permits, as applicable.

~~**Objective C-3.2:**~~ **Objective C-2.2:** The County will protect environmentally sensitive areas and the residents of Walton County by requiring that hazardous materials be transported, used, disposed, stored, and handled in a manner that meets or exceeds federal, state, and local standards.

~~Policy C-3.2.1:~~ Policy C-2.2.1: The County shall coordinate with the FDEP and the West Florida Regional Planning Council (WFRPC) to develop guidelines for the transfer, storage, and treatment of hazardous wastes and the verification of disposal practices of small quantity generators.

~~Policy C-3.2.2:~~ Policy C-2.2.2: The County shall develop and implement a program to educate the public concerning the proper storage and disposal of household hazardous waste.

~~GOAL C-4:~~ GOAL C-3: CONSERVE ENERGY RESOURCES AND APPROPRIATELY USE ENERGY.

~~Objective C-4.1:~~ Objective C-3.1: The County will seek to implement a comprehensive strategy to increase energy conservation.

~~Policy C-4.1.1:~~ Policy C-3.1.1: ~~By 2015, the~~ The County shall will adopt a Green Building Ordinance to encourage and provide incentives for new residential and commercial development and redevelopment projects to incorporate green building methods and techniques to qualify for LEED Certified rating or equivalent rating system.

~~Objective C-4.2:~~ Policy C-3.1.2: In an effort to ensure appropriate use of energy, the County will adopt policies and standards to promote increased energy efficiency within new developments, redevelopments, and, where feasible, existing developments.

~~Policy C-4.2.1:~~ Policy C-3.1.3: The County will adopt energy efficiency performance standards for developments and buildings to achieve a greater reduction in energy and water use, which may include innovative uses such as “cool roofs,” improved insulation, low emissive windows, high-efficiency plumbing, and the incorporation of design standards to ensure the best orientation of developments and buildings to maximize the use of passive solar energy.