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## MEETING NOTICE

### CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 25, 2024**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

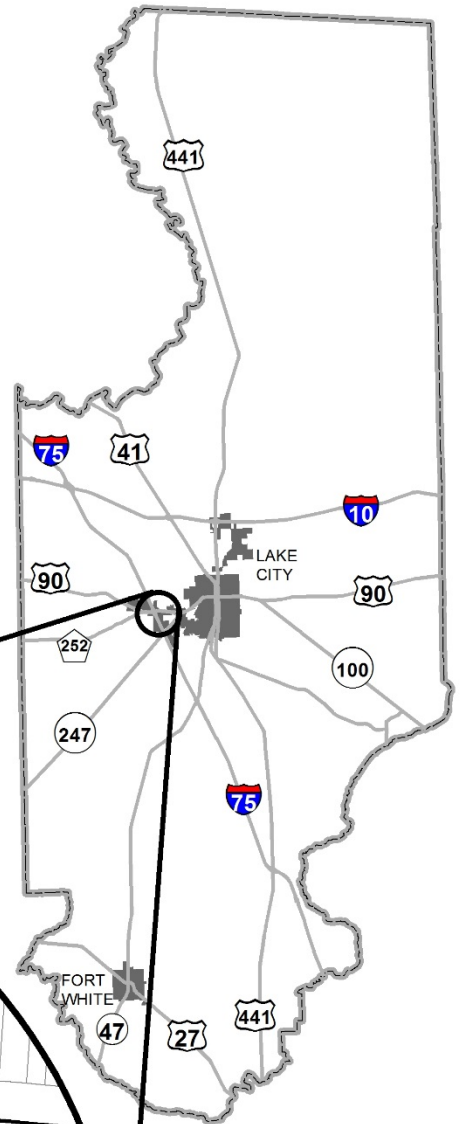
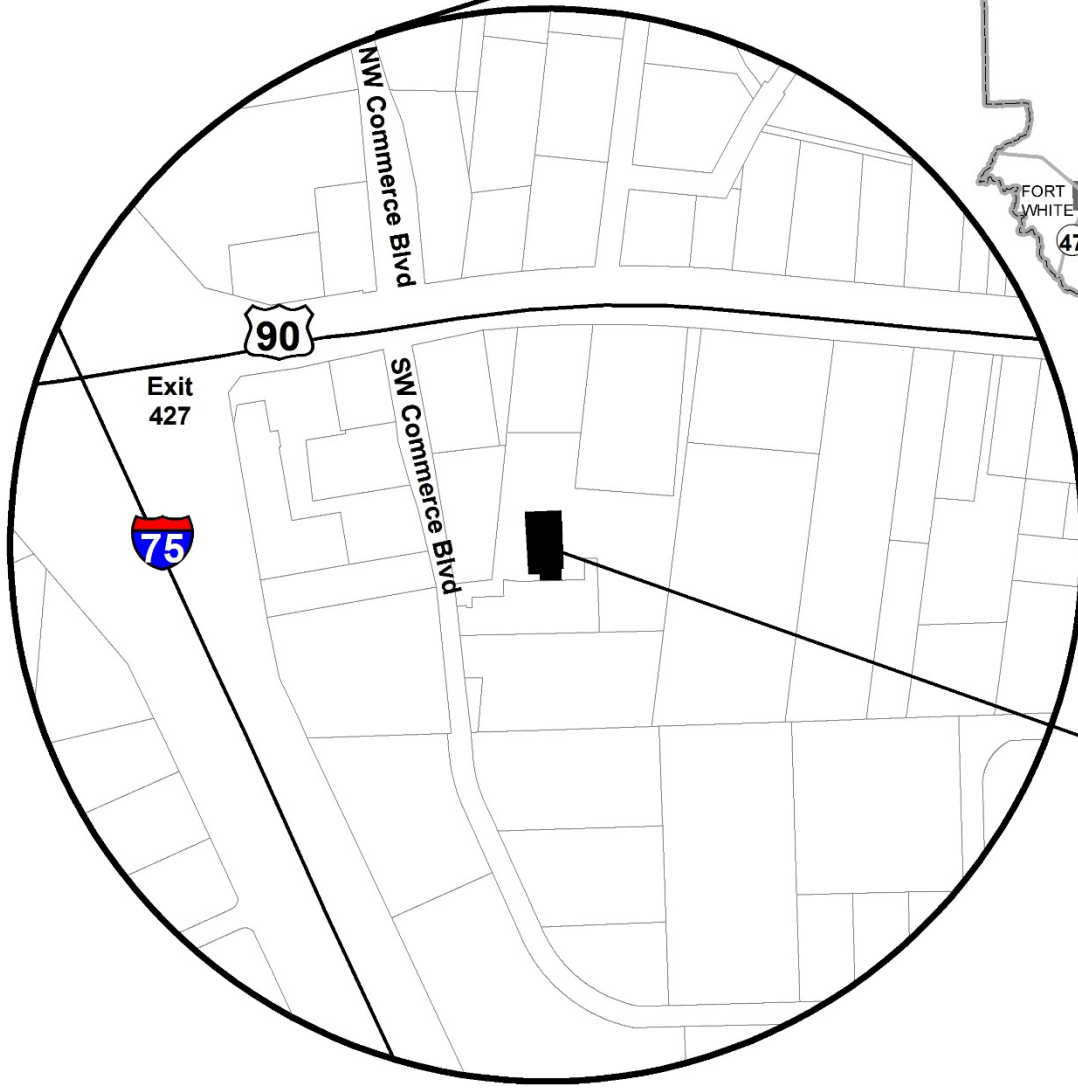
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



1 inch = 500 feet

Holiday Inn  
Hotel & Suites





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## AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting  
Holiday Inn & Suites  
213 Southwest Commerce Boulevard  
Lake City, Florida and  
Via Communications Media Technology

July 25, 2024  
6:00 p.m.

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I. APPROVAL OF THE AGENDA	3
II. APPROVAL OF THE JUNE 27, 2024 MEETING MINUTES	5
III. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#39– Columbia County Comprehensive Plan Adopted Amendment (FC No. 23-1ESR)	7
#40– Madison County Comprehensive Plan Draft Amendment (FC No. 24-1ESR)	13
#41– City of Cedar Key Comprehensive Plan Draft Amendment (FC No. 24-1ER)	19
IV. STAFF-LEVEL REVIEW ITEMS - None	
V. PUBLIC COMMENTS	

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee on any matter not included on the agenda. This is not a question or answer time, it is not a political forum, nor is it a time for personal accusations or derogatory remarks to or about Council personnel. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name and address for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Hybrid Meeting  
Holiday Inn Hotel and Suites  
213 Southwest Commerce Boulevard  
Lake City, Florida and  
Via Communications Media Technology

June 27, 2024  
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair  
Daniel Riddick  
Donnie Waldrep, Vice-Chair  
Stephen Witt

MEMBERS ABSENT

Mary Alford  
Maurice Perkins  
Jody Stephenson

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA  
COMMUNICATIONS  
MEDIA TECHNOLOGY  
FOR QUORUM

Casey Willits

MEMBERS PRESENT VIA  
COMMUNICATIONS  
MEDIA TECHNOLOGY  
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:00 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

**ACTION:** It was moved by Commissioner Waldrep and seconded by Commissioner Riddick to approve the June 27, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE MAY 23, 2024 MEETING MINUTES

**ACTION:** It was moved by Commissioner Riddick and seconded by Commissioner Waldrep to approve the May 23, 2024 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#36–Hamilton County Comprehensive Plan Adopted Amendment (FC No. 23-1ER)

Lauren Yeatter, Senior Planner, stated that the staff report finds the comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

**ACTION: It was moved by Mayor Witt and seconded by Commissioner Waldrep to recommend that the Council approve the staff report for Item #36 as circulated. The motion carried unanimously.**

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:06 p.m.

---

Patricia B. Hutchinson, Chair

7/25/24  
Date

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 39  
Review Date: 7/25/24      Local Government: Columbia County  
Amendment Type: Adopted Amendment      Local Government Item Nos.: CPA 2343  
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 7/26/24

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENTS**

The amendment is an expansion of approximately 4,147 acres to the Designated Urban Development Area and reclassifies the expanded area from Agriculture-3 (less than or equal to 1 dwelling unit per 5 acres), Mixed Use, and Public to Residential Very Low Density (less than or equal to 1 dwelling unit per acre), Residential Low Density (less than or equal to 2 dwelling units per acre), Commercial, Highway Interchange, Public, Industrial, and Light Industrial (see attached).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The subject property is located within one-half mile of Interstate 10, U.S. Highway 41 and U.S. Highway 441 which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. However, the proposed amendment is not anticipated to create significant adverse impacts as the County's Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

Part of the subject property is located within a Stream-to-Sink Watershed as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the policies in the County's Comprehensive Plan require mitigation of adverse impacts.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendments?**

It is recommended that these findings be forwarded to the County and FloridaCommerce.

Yes _____	No _____
Not Applicable	<u>  X  </u>



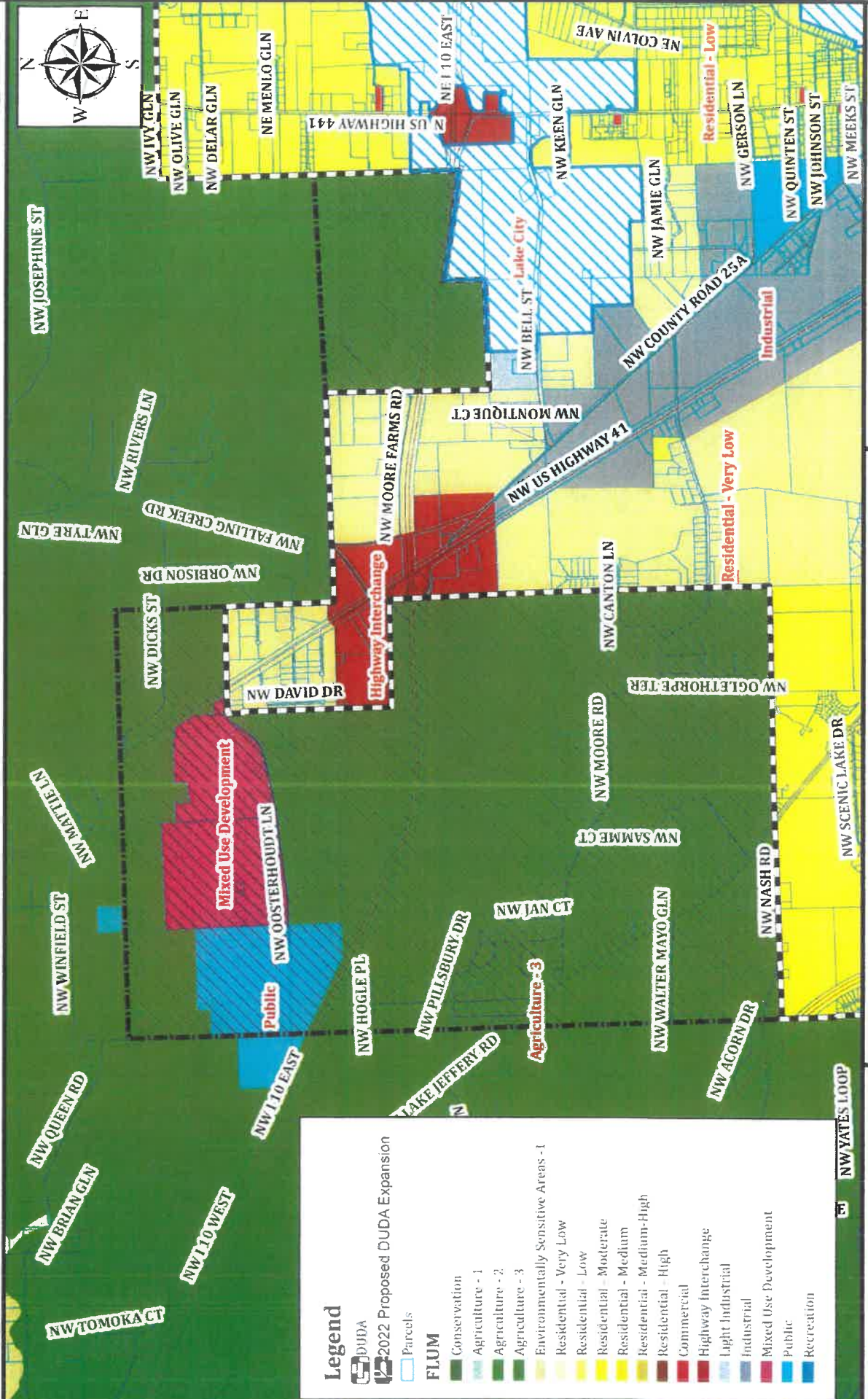


**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**





# Future Land Use Map Proposed North SR 41/I-10 Industrial Development Zone & Designated Urban Development Area Expansion

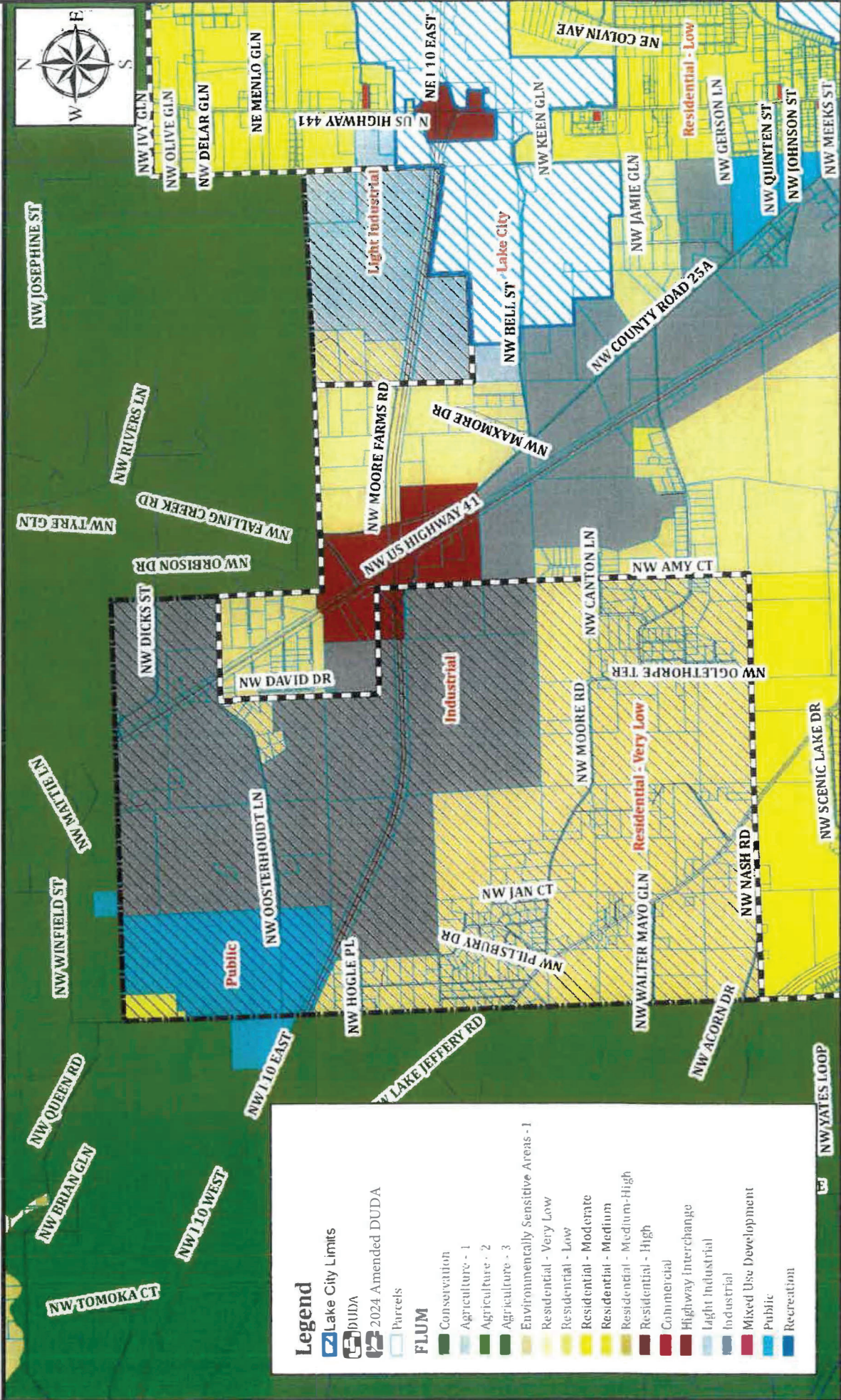


**DISCLAIMER:** The data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use is the sole responsibility of the requestor. Columbia County makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

Prepared By: Brandon M. Stubbs  
Columbia County Building & Zoning Department  
Prepared on March 2022



# Future Land Use Map (Adopted) Adopted North SR 41/I-10 Industrial Development Zone & Designated Urban Development Area Expansion



## Legend

- Lake City Limits
- DUDA
- 2024 Amended DUDA
- Parcels
- FLUM**
- Conservation
- Agriculture - 1
- Agriculture - 2
- Agriculture - 3
- Environmentally Sensitive Areas - 1
- Residential - Very Low
- Residential - Low
- Residential - Moderate
- Residential - Medium
- Residential - Medium-High
- Residential - High
- Commercial
- Highway Interchange
- Light Industrial
- Industrial
- Mixed Use Development
- Public
- Recreation

Adopted on June 20, 2024  
 by Ordinance No. 2024-11

DISCLAIMER: The data is provided "as is" without warranty of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use is the sole responsibility of the requestor. Columbia County makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 1,250 2,500 5,000 7,500 Feet

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 40  
Review Date: 7/25/24      Local Government: Madison County  
Amendment Type: Draft Amendment      Local Government Item No.: CPA 24-01  
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/26/24 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

County item CPA 24-01 reclassifies 22 acres from Conservation to Agriculture-2 (up to 1 dwelling unit per 10 acres) (see attached).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The subject property is not located within one-half mile of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

The subject property is located within the Regional Ecological Greenway, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the County Comprehensive Plan includes maps of all Natural Resources of Regional Significance contained in the 2011 regional plan, therefore assuring consistency between mapped areas. Therefore, adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance as a result of the amendment. It is recommended that the County amend its Comprehensive Plan to update the maps of Natural Resources of Natural Significance to include maps in the 2018 regional plan.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendment?**

It is recommended that these findings be forwarded to the County and Florida Commerce.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable	<input type="checkbox"/>



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**

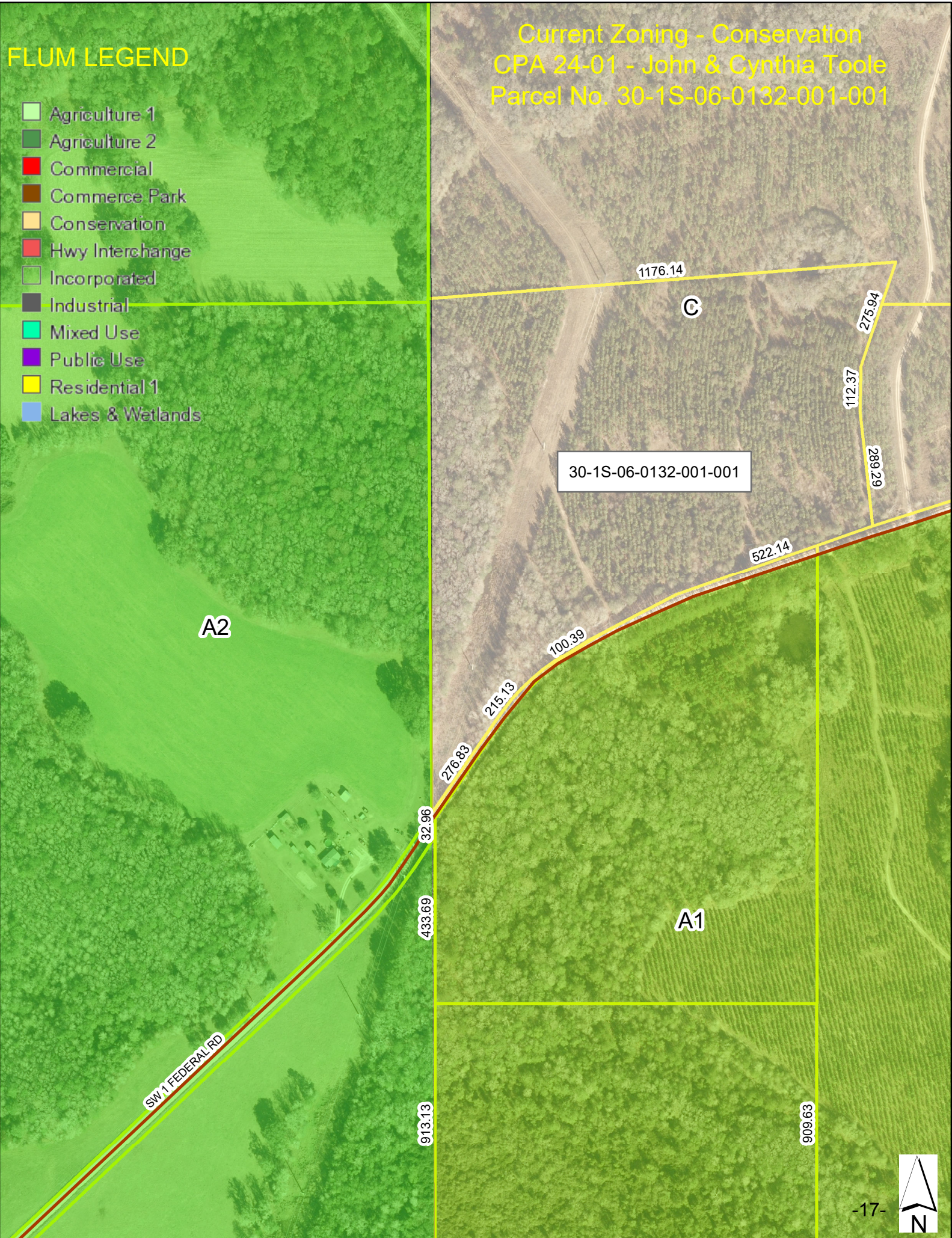




# FLUM LEGEND

- Agriculture 1
- Agriculture 2
- Commercial
- Commerce Park
- Conservation
- Hwy Interchange
- Incorporated
- Industrial
- Mixed Use
- Public Use
- Residential 1
- Lakes & Wetlands

Current Zoning - Conservation  
CPA 24-01 - John & Cynthia Toole  
Parcel No. 30-1S-06-0132-001-001



A2

C

30-1S-06-0132-001-001

A1

SW 1 FEDERAL RD



Proposed Zoning - Agriculture-2  
CPA 24-01 - John & Cynthia Toole  
Parcel No. 30-1S-06-0132-001-001

FLUM LEGEND

- Agriculture 1
- Agriculture 2
- Commercial
- Commerce Park
- Conservation
- Hwy Interchange
- Incorporated
- Industrial
- Mixed Use
- Public Use
- Residential 1
- Lakes & Wetlands



30-1S-06-0132-001-001

A2

A1

SW 1 FEDERAL RD



**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FL      Regional Planning Council Item No.:41  
Review Date: 7/25/24      LocalGovernment: City of Cedar Key  
Amendment Type: Draft Amendment      Local Government Item No.:CPA 24-1  
State Land Planning Agency Item No.: 24-1ER

Date Mailed to Local Government and StateLand Planning Agency:7/26/24 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; Transportation Element; Infrastructure Element; Conservation and Coastal Management Element; Recreation and Open Space Element; Housing Element; Public School Facilities Element; Intergovernmental Coordination Element; Capital Improvements Element; Historic Preservation Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan and adds a Property Rights Element to the City Comprehensive Plan(see attached excerpts).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The City is bisected by State Road 24, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

There are areas of Regional Ecological Network and Salt Marsh, as well as Cedar Key Scrub State Reserve, located within the City which are identified and mapped as Natural Resources of Regional Significance in the regional plan. Nevertheless, significant adverse impacts are not anticipated to the Regional Network or Natural Resources of Regional Significance as the amendment does not result in a significant increase in allowable density or intensity of use.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendment?**

It is recommended that these findings be forwarded to the City and FloridaCommerce.

Yes  No   
Not Applicable



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN**



ELEMENT 2: TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

GOAL 2

To maintain the existing City roadway network and parking facilities, correct existing network deficiencies and provide economical, efficient, safe, and environmentally sound transportation facilities to ensure that the City area traffic operates above acceptable levels of service.

OBJECTIVE 2-1

Provide for a safe, convenient, and efficient motorized and non-motorized transportation system, by monitoring Annual Average Daily Traffic of State Road 24, when provided by Florida Department of Transportation or the County, to determine consistency with level of service standards or to identify deficiencies.

POLICIES:

- 2-1.1 The peak hour level of service standards for roads in the City is C as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.
- 2-1.2 As a general rule connections and access points of driveways and roads to the local highway network will be limited to a minimum spacing as follows (NB: There are no federal highways in the City.):

Functional Class	Minimum Spacing
Arterial	50 feet
Collector	40 feet
Local	20 feet

For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-97 and 17-97, Florida Administrative Code.

Specific design criteria for turn lanes, aprons, radii, and other design and construction standards will be incorporated into the subdivision regulations, zoning ordinance, and a public works manual.

- 2-1.3 All development proposals shall address and include provisions for safe and convenient on-site and off-site traffic flow, both pedestrian and vehicular; and shall provide for adequate standards for number of parking spaces, and aisle and space dimensions. Drainage, landscaping, curve radii, and construction materials shall be maintained as part of the subdivision regulations, zoning ordinance and/or public works manual, as appropriate.
- 2-1.4 The City Commission will consider the establishment of special tax district to provide paved streets in residential areas not subject to subdivision regulations.
- 2-1.5 The City will continue to allow for shared roadways for bicycle, golf carts (except on State Road 24), and motorized vehicles. Existing sidewalks will be maintained and new sidewalks will be required during new construction.
- 2-1.6 To the maximum extent feasible, the City will seek county, state, and federal funding for transportation improvements, including resurfacing and construction projects, sign or traffic signal installation, and development of a comprehensive system of bicycle paths and sidewalks.
- 2-1.7 The Cedar Key Police Department will continue to be responsible for safe evacuation of traffic during announced voluntary or mandatory evacuations.

#### OBJECTIVE 2-2

Exhibit 2-2, Future Traffic Circulation Map, is adopted, to depict the road system. No other facilities are planned in Cedar Key. The City will continue to coordinate land use categories on the Future Land Use Map series with the transportation system on the Future Transportation System map.

#### POLICIES:

- 2-2.1 Reserved
- 2-2.2 No additional roads will be constructed or paved until the existing system of local roads is brought up to acceptable standards.
- 2-2.3 The City will continue to implement a scheduling and priority system for paving, resurfacing, and general improvements based upon the following factors:
  - A. Number of residences and/or business affected,
  - B. Present road conditions,
  - C. Cost of improvements,
  - D. Public demand,
  - E. Presence of public utilities,
  - F. Projected future traffic volumes,
  - G. Mail routes,
  - H. Whether the road is connected to county or state roads,
  - I. Past and current safety problems,
  - J. Whether it is on evacuation route,
  - K. Whether arterial, collector or local road, and
  - L. Intergovernmental coordination with the Cedar Key Water and Sewer District County Road Department, and Florida Department of Transportation.

#### OBJECTIVE 2-3

The City shall continually coordinate the City transportation system with the Florida Department of Transportation. Adopted Work Program and transportation plans of Levy County.

#### POLICIES:

- 2-3.1 The state shall be requested to help maintain the existing boat channels in proper condition. Any facilities needed for boat transportation shall be provided, if deemed to be in the overall public interest. These facilities shall be provided in an environmentally sound manner.
- 2-3.2 Reserved
- 2-3.3 Efforts to obtain regular trucking service shall be supported by the City.

#### OBJECTIVE 2-4

The City shall ensure the protection of existing and future rights-of-way from building encroachment through land development regulations.



POLICIES:

- 2-4.1 The City shall ensure that land use decisions do not have a negative impact on the capacity of State Road 24 through including the following requirements in its land development regulations:
- A. Criteria to be considered in reviewing development applications.
  - B. Minimum standards for curb cuts, setbacks, frontage roads, etc., according to functional classification of the highway system.
- 2-4.2 Development and signs along roads shall be planned and constructed in a manner which does not impede or impair the safe and efficient flow of goods, people, or services through or within the City.
- 2-4.3 The City shall adopt continue to enforce existing regulations to protect any rights-of-way deemed necessary, require developers to provide well-constructed streets, prevent the installation of signs and buildings which impair the aesthetics and public safety, promote energy efficiency in transportation, and generally ensure that safe and convenient on-site traffic flow will be provided. Traffic plans will include sidewalks for pedestrians, bicycle paths, and parking for motorized and non-motorized vehicles.
- 2-4.4 The City Commission will regulate subdivisions to provide higher controls on residential development and the roads proposed therein.
- 2-4.5 The City will continue to maintain the existing system of local roads and to widen, where practical and economically feasible, those pavements which do not meet minimum width standards.
- 2-4.6 In accordance with Florida Statutes, Chapters 163.3180(5)(h)1.c. and 163.3180(5)(h)2, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- 2-4.7 Reserved
- 2-4.8 No internal combustion engine road traffic vehicles shall be routinely allowed on unbridged islands except as required for construction and maintenance.
- 2-4.9 Reserved
- 2-4.10 Developers or residents of unbridged islands approved for development by the Trustees of the Internal Improvement Fund or Florida Department of Environmental Protection shall be required to provide off-street parking and boat docking facilities in Cedar Key.
- 2-4.11 Developers shall provide good quality transportation systems involving a minimum of roadway.

OBJECTIVE 2-5

The City shall maintain parking standards to ensure that adequate and appropriately designed facilities are available, while also ensuring that parking requirements do not result in a negative impact on historic resources and the historic district.

POLICIES:

- 2-5.1 Asphalt, and/or concrete parking lots shall be landscaped to minimize adverse impacts related to aesthetics, energy conservation, safety, and environmental impact.
- 2-5.2 Reserved
- 2-5.3 The City will, in conjunction with business operators in the dock area, continue to develop and implement solutions to the parking problem in that area. To the extent feasible and appropriate, the business operators and dock users will be required to finance the solution.

OBJECTIVE 2-6

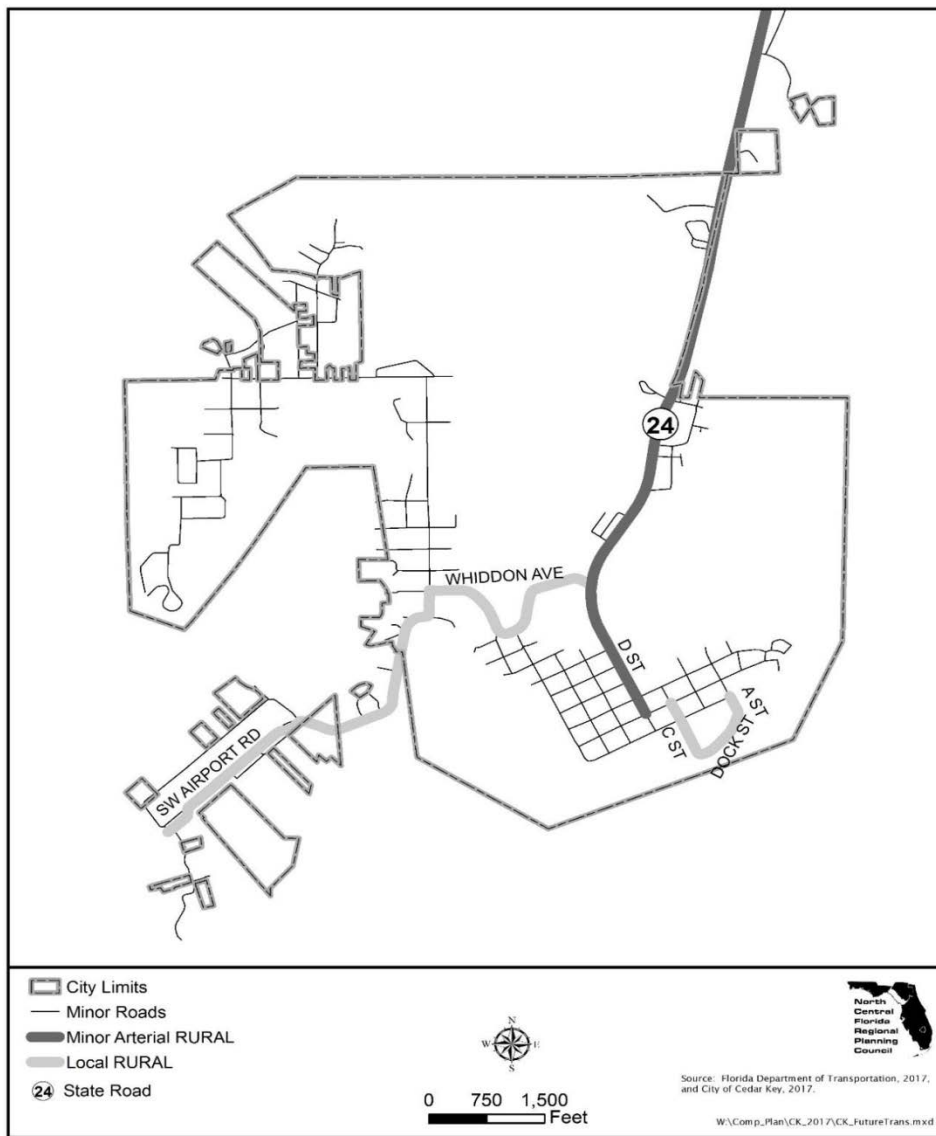
The City will continue to encourage the continued operation of the George T. Lewis (Cedar Key) Airport at its present location.

POLICIES:

- 2-6.1 The City endorses and supports the Withlacoochee Regional Planning Council Hurricane Loss Study (1987) finding that this airport is not a major facility and therefore does not require relocation.
- 2-6.2 In accordance with OBJECTIVE 2.3 of this element, the City shall coordinate with and communicate to the Board of County Commissioners this OBJECTIVE to continue the operation of the airport at its present site in order to assure the economic welfare and public convenience benefits to the area.

Words **bolded and underlined** have been added.  
Words **bolded and struck through** have been deleted

### Exhibit 2-2 Future Traffic Circulation Map 2028



## ELEMENT 4: CONSERVATION AND COASTAL MANAGEMENT GOALS, OBJECTIVES, AND POLICIES

### GOAL 4

To conserve, protect, restore and use the natural resources of the City in a manner which will sustain the working/fishing village character and shoreline of the City for future generations and to protect human life, manage and protect coastal resources, limit the use of public funds for private developments within Coastal High Hazard Area and restrict development which has a negative impact on coastal zones.

#### OBJECTIVE 4-1 Air Quality

The City will maintain air quality that meets or exceeds minimum air quality standards in accordance with state and federal standards.

#### POLICIES:

- 4-1.1 The City will maintain an ordinance which incorporates, meets, or exceeds minimum air quality standards at state and federal levels.
- 4-1.2 Industrial land use shall be located where it minimizes impact on current air quality standards.

#### OBJECTIVE 4-2 Water Quality and Quantity

The City will conserve, protect, and appropriately use groundwater and surface water resources in a manner that does not degrade the quality or quantity of those resources.

#### POLICIES:

- 4-2.1 The City will make provisions to restrict any activities and land uses known to adversely affect the quality and quantity of water sources: including natural groundwater recharge areas and surface waters.
- 4-2.2 Land uses which require large water withdrawals from the Floridan aquifer will be carefully weighed against public benefit before approval is granted by the City or district.
- 4-2.3 The City shall review the reports of, the Florida Department of Environmental Protection, the Suwannee River Water Management District, the Florida Department of Agriculture and Consumer Services, and the County regarding monitoring groundwater quality and levels.
- 4-2.4 Where public acquisition of privately-owned coastal properties would help protect adjacent surface waters from stormwater runoff and other negative impacts resulting from development that could otherwise occur, public acquisition of the sites shall be pursued.
- 4-2.5 The City shall protect the quality of all surface waters, including designated Outstanding Florida Waters, through the regulation of all new development.
- 4-2.6 The Land Development Code shall provide for the reduction or elimination of practices which degrade the quality of estuarine and coastal waters.
- 4-2.7 All development or redevelopment shall be required to provide connection to the central sewer treatment facility meeting effluent quality standards and disposal requirements of Florida Department of Environmental Protection.

4-2.8 Low impact development practices shall to the extent practicable and allowed by the Suwannee River Water Management District be promoted by the implementing land development regulations. Low impact development is intended to promote development practices that maintain or replicate the pre-development hydrologic regime.

All development approved by the City that implements low impact development stormwater management techniques shall provide the City with proof that a responsible entity, such as a home owners association or Community Development District, will permanently provide for proper maintenance of the low impact development facilities. Low impact development is a site design strategy for maintaining or replicating the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent hydrologic landscape. Hydrologic functions of storage, infiltration, and ground water recharge, plus discharge volume and frequency are maintained by integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of flow paths and runoff time. Other low impact development strategies include, but are not limited to, the preservation/protection of environmentally sensitive site features such as wetlands, wetland buffers and flood plains. The City shall adopt Land Development Regulations promoting the use of appropriate practices. Such practices may include, but are not limited to:

- A. Clustering of development.
- B. Bioretention areas or "rain gardens."
- C. Grass swales.
- D. Permeable pavements.
- E. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- F. Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access.
- G. Avoidance of curb and gutter where appropriate.
- H. Minimization of impervious surfaces through use of shared driveways and parking lots.
- I. Reduction in impervious driveways through reduced building setbacks.
- J. Reduction in street paving by providing reduced street frontages for lots.
- K. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each low impact development component.
- L. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- M. Reuse of stormwater.
- N. Use of "Florida Friendly" plant species and preferably native species for landscaping.
- O. Use of low volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

OBJECTIVE 4-3 Soils, Native Vegetative Communities, and Wetlands

The City shall protect environmentally sensitive land, soils, and native vegetative communities, including wetlands.

POLICIES:

- 4-3.1 Any area identified as a "natural reservation" in the future will be designated a conservation area by amendment of this plan. A natural reservation is an area designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately-owned land managed by a state agency on either a voluntary or a short-term contractual basis.
- 4-3.2 The City shall, protect native vegetation, including, but not limited to trees, mangroves, and marsh grasses, and cooperate with Levy County in identifying, conserving, protecting or preserving unique vegetative communities in contiguous areas to assure that development does not degrade the environment, impair aesthetics, damage coastal resources or deny reasonable property rights and uses.
- 4-3.3 The City shall discourage the use of non-native vegetation. Invasive exotic plant species (such as the Brazilian Pepper) which compete with native vegetation, shall be required to be removed from development sites and replaced with native plant species to prevent soil erosion and encourage habitat that is supportive of native plant and animal species.
- 4-3.4 The City shall establish a permitting requirement for the removal of protected native vegetation. A permit may only be issued if determined necessary to allow access to the water and may only allow removal of the minimum needed for water access. In addition to those species listed in Rule 5B-40, Florida Administrative Code, "Regulated Plant Index", protected native vegetation shall include smooth cordgrass, black needle rush, saltgrass, glasswort, and saltwort.
- 4-3.5 Native vegetation within 50 feet of wetlands or waters contiguous to shellfish, harvesting areas, stone crab breeding areas, American Bald Eagle nesting grounds or Outstanding Florida Waters or aquatic preserves shall be preserved. Docks or walkways to allow access to water or wetlands may be permitted consistent with Florida Department of Environmental Protection guidelines.
- 4-3.6 Not less than 25 percent of on-site native vegetation, exclusive of wetlands or areas seaward of the coastal construction setback line shall be preserved. Upland vegetation communities and wildlife habitat shall be identified and a plan for protection prepared.
- 4-3.7 When needed to stabilize the shoreline, minimize flood or storm damage, filter non-point source pollutants, and provide wetlands wildlife habitat, proposed shoreline development and redevelopment in areas that lack wetland vegetation shall be planted with native wetland vegetation to create the required native vegetation buffer zone. If site elevation is too high for wetland vegetation, then a buffer zone of upland plants shall be required.

- 4-3.8 The City shall maintain regulations to protect wetlands, as identified by establishing a jurisdictional line according to State law, from physical or hydrologic alteration and to ensure that:
- A. Site plans for new development identify the location and extent of wetlands on the property.
  - B. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development.
  - C. Where alteration of wetlands is permissible as set forth in Policy 4-3.9, site plans shall provide for restoration of disturbed wetlands or the creation of new wetlands to mitigate any wetland destruction.
  - D. Where wetland mitigation is required, mitigation activities shall be provided within the City limits.
- 4-3.9 Development activity shall not be authorized in wetlands or wetland buffers except when all of the following conditions are met:
- A. The applicant has taken every reasonable step to avoid adverse impact to the wetland and buffer; and
  - B. The applicant has taken every reasonable step to minimize adverse impact to the wetland and buffer; and
  - C. The applicant has provided appropriate mitigation for adverse impact to the wetland and buffer; and
  - D. The applicant shows that one of the following circumstances applies:
    - 1. Minimal impact activity; or
    - 2. The development activity is a water dependent activity and the public benefit of the activity substantially outweighs the adverse environmental effects.; or
    - 3. All economically beneficial or productive use of the property is otherwise precluded.
  - E. Notwithstanding the above, development activity may be allowed in any isolated poor quality wetland that is less than 0.5 acre in size, provided that the development activity is allowed by the rules of the Suwannee River Water Management District.
- 4-3.9a The City shall protect wetlands through the establishment of a minimum 15-foot, average 25-foot wetland buffer.
- 4-3.10 Mangrove, wetland, and seagrass areas within the City shall be deemed environmentally sensitive, in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The City shall afford protection to all these resources regardless of size.
- 4-3.11 The location of mangrove and wetland areas shall be identified at the time of site development review on a site-by-site basis.
- 4-3.12 Permit applications for elevated piers, docks, and walkways of no more than four feet in width within mangrove, seagrass and wetland areas shall comply with the following:

- A. All piers, docks and walkways shall be constructed on pilings.
  - B. No pier, dock, or walkway shall be located on submerged land, which is vegetated with seagrasses except as is necessary to reach navigable waters. The docking terminus shall not be located over a seagrass bed.
  - C. A permit or letter of exemption from Florida Department of Environmental Protection.
- 4-3.13 The City shall consider topographic, hydrologic, and vegetative cover factors affecting soil erosion in the site plan review of proposed development.

**OBJECTIVE 4-4 Fisheries, Marine Habitat, Wildlife and Wildlife Habitat**

The City shall conserve, provide for appropriate use of, and protect fisheries, marine habitat, wildlife, and wildlife habitat with special attention to the continued viability of fisheries of economic importance to the area, including shellfish and crustaceans and their habitat.

**POLICIES:**

- 4-4.1 The Land Development Code shall include provisions to protect sensitive coastal areas and saltmarshes in the area. Such provisions may:
- A. Require clustering of dwelling units away from sensitive portions of ecological communities.
  - B. Discourage the fragmentation of sensitive coastal areas and saltmarshes by limiting use to water-dependent uses, prohibiting dredge and fill activities, and providing for restoration of wetlands.
  - C. Require buffering of sensitive ecological areas through setback regulations, limitations on land area coverage and density-intensity standards which decrease population concentrations in sensitive areas.
- 4-4.2 All ecological communities and wildlife, especially endangered, threatened or species of special concerns, shall be identified, managed and protected by:
- A. Directing development away from sensitive ecological communities.
  - B. Limiting densities or intensities of land use in sensitive areas.
  - C. Controlling land uses which would fragment or divide sensitive areas.
- 4-4.3 The City shall protect endangered and threatened species and ecologically vulnerable areas through the use of, but not limited to:
- A. Conservation easements,
  - B. Land development regulations,
  - C. Fee simple acquisition through private, state, or federal grants or voter referendum for tax funds,
  - D. Any other funding or regulatory mechanisms consistent with local, state, and federal laws.



4-4.4 The habitat of any endangered species shall be totally preserved in the manner prescribed in Policy 4-4.3. Only development which increases the carrying capacity of the habitat will be permitted in accordance with a management plan endorsed by the Florida Department of Environmental Protection or the Fish and Wildlife Conservation Commission.

4-4.5 Regulations to protect manatees shall include boating speed limits and marina siting criteria in state-designated critical manatee habitats.

**OBJECTIVE 4-5 Protection of Unbridged Coastal Islands**

The City shall not allow any future development on off-shore islands, as development would be inconsistent with natural processes and constraints and would infringe upon overall public welfare and/or natural environment.

**POLICIES:**

4-5.1 Development of unbridged coastal islands shall not be allowed.

4-5.2 No public funds shall be used to provide services or infrastructure which support development of unbridged coastal islands. Prohibited public fund uses shall include, but shall not be limited to sewer, water or drainage systems; roads, parking or other transportation systems; recreational, marina or docking facilities; on-site solid waste collection and on-site fire or police protection.

**OBJECTIVE 4-6 Dredge and Fill Activities**

The City shall limit dredge and fill activities in the coastal area to maintenance dredging. Additional activities should occur only under circumstances supported by the Suwannee River Water Management District, the United States Army Corps of Engineers, and the Florida Department of Environmental Protection.

**POLICY:**

4-6.1 The City will minimize dredge and fill activities within the City and ensure that necessary activities (such as the maintenance of navigable water channels and the City marina) pose the least possible adverse environmental, social, and economic impacts.

**OBJECTIVE 4-7 Water-Dependent and Water-Related Uses**

The City shall provide that shoreline areas designated for commercial use shall give priority to water-dependent uses over water-related uses and shall limit future development of remaining undeveloped shoreline to water-dependent, water-related or residential uses.

**POLICIES:**

4-7.1 Development permitted within the remaining undeveloped commercial shoreline area shall be limited to the following as an adopted priority:

- A. Water-dependent users.
- B. Aquaculture and commercial fishing.
- C. Marinas.
- D. Other public use water-oriented recreation.
- E. Water-related uses.

- F. Commercial establishments that supply fishing or marine supplies or services directly associated with water-dependent uses.
  - G. Tourism-related business which provides user access to water-dependent uses.
  - H. Tourism-related business which provides users with scenic water views as an integral part of the business activity (i.e., restaurants, motels).
- 4-7.2 Shoreline use outside of commercial areas shall be restricted to conservation, recreation, or low-density residential uses.
- 4-7.3 Marinas and multi-slip docking facilities allowed as part of a water-dependent or water-related use shall meet the following criteria and requirements:
- A. Location of the marina shall not cause an expansion of the area closed to shellfish harvesting as established by the Florida Department of Agriculture, Shellfish Harvesting Classification Maps, revised September 5, 2005.
  - B. A manatee protection plan.
  - C. Adequate depth for ingress and egress without disturbing productive or vegetated bottoms.
  - D. Adequate parking on existing uplands.
  - E. A stormwater management plan.
  - F. A documented spill containment or clean-up plan.
  - G. Sewage connections for live-aboard uses.
  - H. Sufficient distance from existing facilities to avoid cumulative impacts.
- 4-7.4 Land Development Codes will designate the appropriate locational and performance standards for water-related commercial and recreational facilities, to include but not be limited to, setbacks and lot coverage.

**OBJECTIVE 4-8 Shoreline Protection**

Protection of the shoreline shall be achieved by establishing a coastal construction setback line, adopting coastal construction regulations and standards, limiting the construction of seawalls, and initiating beach and marsh restoration studies and plans.

**POLICIES:**

- 4-8.1 A minimum coastal construction setback line of 50 feet from the mean high water line will be maintained on any land adjoining all surface waters. In addition to the 50-foot setback line, an additional setback may be required to protect water-dependent vegetation located landward of the coastal construction setback line. An area 10 feet landward of the 50-foot setback line will be required when water-dependent vegetation is present. Bona fide aquaculture and commercial fishing operations, docks, and accessways will be exempt from this setback requirement. The coastal construction setback line may be interpreted as the average distance from the mean high water line to the side(s) of enclosed structures which face the water.
- 4-8.1a The mean high water line shall be established at the time of proposed development or redevelopment. Such line shall be depicted on a recent survey of the proposed development

- parcel. The survey shall be consistent with the requirements of the Coastal Mapping Act as set forth in Florida Statutes.
- 4-8.2 The Land Development Code may permit hardship variances, including zero setback from road frontage, in those instances where application of the coastal construction setback line would deny any use of lands platted before adoption of this plan and which would constitute a "taking."
- 4-8.3 The use of vertical coastal armoring shall be limited to the protection of existing endangered structures identified by a certified engineering plan or to approved beach restoration or preservation structures. Rip rap shall be placed at the toe of all replaced bulkheads and seawalls. Coastal armoring is a manmade structure designed to prevent erosion or to protect structures from the effects of coastal wave and current action; examples include seawalls, bulkheads, revetments, riprap and retaining walls. Vertical coastal armoring has a water ward slope steeper than 4 to 1.
- 4-8.4 Shoreline modification and construction will be regulated through appropriate City ordinances and regulations to protect water quality, natural habitats and adjacent shore areas. These regulations may include, but not be limited to: storm-water run-off and retention standards; limitations on shoreline modifications; minimum setbacks; requirements for the use of docks and piers for shallow water access rather than dredging and filling, etc.
- 4-8.5 The City shall, where appropriate, consult federal, state, and county agencies in developing and implementing comprehensive plans for stabilization, modification, or restoration of coastal shorelines.
- 4-8.6 Proposed shoreline uses shall meet the following criteria:
- A. The proposed land use must be appropriate considering all adjoining land uses.
  - B. Upland support services shall be available and adequate to serve the proposed use at or above adopted level of service standards.
  - C. A hurricane contingency plan shall be provided for City nonresidential use.
  - D. Ownership shall be documented.
  - E. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of the 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. Public use or access shall be required if the City determines that it would be in the public interest to do so and that requiring public use or access meets the rough proportionality test set out in *Dolan v. City of Tigard*, 512 U.S. 374 (1994).
- 4-8.7 Where natural environments have been degraded, especially shoreline environments, the City shall take steps to promote the restoration and enhancement of these areas through such measures as preparation of resource management plans and cooperating with other private and/or governmental agencies. Where such sites are privately owned, public acquisition shall be considered.
- 4-8.8 Highest priority for public acquisition shall be given to coastal properties the purchase of which would promote the following goals:

- A. The provision of public access to the waterfront, especially to public waterbodies, beaches, and other protected shoreline areas.
- B. The provision of public outdoor recreation activities including nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, picnic areas, and the like.
- C. The preservation of historical or archeological sites.
- D. The preservation of native upland, wetland, and aquatic vegetation.
- E. The preservation of listed animal species or the habitat of listed animal species.
- F. The enhancement or restoration of shoreline ecosystems.
- G. The protection or improvement of surface water quality.
- H. The linking together or adding to other publicly owned lands.
- I. The creation of a new greenway, or the addition to an existing greenway.
- J. The prevention of development that might be harmful to the marine environment.
- K. The furtherance of resource protection plans of other governmental agencies such as aquatic preserve management plans, Surface Water Improvement and Management plans, habitat conservation plans, manatee protection plans, and estuarine sanctuary plans.

4-8.9 Any public or private individual, group, firm, or agency that disturbs or degrades the natural resources of the shoreline of the City without proper permits shall fully restore them to their original condition. This shall be regulated by City and/or local ordinances and/or state and federal rules.

4-8.10 The City shall promote leaving shorelines in their natural state and where that is not practicable, support the use of living shoreline practices, where appropriate, as the preferred method of shoreline management. Living shorelines involve the use of nonstructural shoreline stabilization measures and habitat restoration techniques to reinforce the shoreline, minimize coastal erosion, and maintain coastal processes while protecting, restoring, enhancing, and creating natural habitat.

The implementation of any Comprehensive Plan policies or land development regulations addressing living shorelines should:

- 1. Promote practices that minimize or eliminate the use of vertical hard materials as typically used in bulkhead and seawall construction;
- 2. Maximize the use of soft alternatives such as native vegetation plantings and local, naturally occurring materials;
- 3. Provide incentives to promote either leaving shorelines in their natural state or the use of living shoreline practices;
- 4. Encourage the use of certified living shoreline contractors, if and when a state or national certification program is created.

- 4.8.11 The City hereby incorporates by reference the "Cedar Key Living Shoreline Master Plan," as periodically updated, as a guidance tool that identifies shoreline best management practices based on existing biophysical conditions and permitting requirements. The Cedar Key Living Shoreline Master Plan can be found at [http://bit.ly/LivingShorelineMappingTool\\_CedarKey](http://bit.ly/LivingShorelineMappingTool_CedarKey)
- 4.8.12 The City shall utilize the Cedar Key Living Shoreline Master Plan as the basis for seeking a regional general permit or other form of administrative delegation from the Florida Department of Environmental Protection to allow local approval of living shoreline installations.
- 4.8.13 The City shall work with stakeholders to pursue private and public funding sources for the implementation of living shorelines.
- 4.8.14 The City shall promote implementation of the Cedar Key Living Shoreline Master Plan through public education and outreach, including demonstration projects and technical support to landowners seeking to install living shorelines.
- 4.8.15 Where vertical coastal armoring is authorized for the protection of existing endangered structures pursuant to Policy 4-8.3, a living shoreline shall also be installed waterward of the structure, where the biophysical conditions, navigational requirements, maritime infrastructure or other spatial constraints allow for it. Biophysical conditions that allow for living shorelines are:
1. Moderate or low exposure to wind and wave energy and
  2. Suitable elevations for the survival of marsh vegetation and oysters. Data layers produced as part of the Cedar Key Living Shoreline Master Plan define such conditions and can be used as a reference.
- 4.8.16 Landowners who install living shorelines may petition the City to reduce the coastal construction setback line established in Policy 4-8.1 by no more than the total width of the constructed living shoreline, where width refers to the distance between the most waterward installed living shoreline feature and the Mean High Water Line, averaged along the length of the Living Shoreline.

**OBJECTIVE 4-9 Coastal High Hazard Area**

The City shall limit population concentrations to that which is shown on the Future Land Use Map in the Coastal High Hazard Area and shall reduce hazards to life and property.

**POLICY:**

- 4.9-1 The City hereby designates as Coastal High Hazard Area those areas identified as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes computerized storm surge model and will direct population concentrations away from these areas and relocate or replace non-essential infrastructure away from these areas. To the extent practicable, the City will limit public expenditures that subsidize development within the Coastal High Hazard Area.

**OBJECTIVE 4-10 Hurricane Evacuation**

Evacuation time for a category three storm or greater shall be clearance of the islands seaward of No. 4 bridge within eight hours of an evacuation order.

POLICIES:

- 4-10.1 The City will provide a disaster preparedness plan that will be implemented along the City shoreline in the event of a hurricane or other natural or man-induced disaster.
- 4-10.2 A plan for the expeditious, effective, and coordinated efforts of federal, state, and local agencies describing those actions to be taken in the identification, organization, and mobilization of resources necessary to assist City residents before, during, and after a natural disaster. This plan will be updated and implemented by the City Commission as necessary. Said plan is hereby adopted as a part of the City Comprehensive Plan by reference.
- 4-10.3 A hurricane evacuation time of eight hours shall be considered an additional Level of Service standard and the specific and cumulative impacts of development on evacuation time shall be considered before issuing development permits. Fifty percent of Functional Population shall be the base criteria for estimating vehicle evacuation needs.

OBJECTIVE 4-11 Post-Hurricane Recovery and Redevelopment

Upon plan adoption, the City/County Local Peacetime Emergency Plan shall provide for immediate response to post-hurricane conditions and shall establish priorities for recovery and redevelopment consistent with this plan.

POLICIES:

- 4-11.1 The City Commissioners, along with the City and the County Building Official, the County Emergency Manager, and the Chair of the Board of County Commissioners, will act as a redevelopment task force and shall hear and decide all requests for immediate post-disaster repair needed to protect public health and safety.
- 4-11.2 Immediate post-hurricane cleanup and repairs required to protect public health and safety shall be the first priority and shall include:
  - A. Repairs to the sewage, potable water, and public utility facilities.
  - B. Removal of debris and an assessment of the safety of roads, bridges, and habitable structures and posting of warning notices on substantially damaged structures.
- 4-11.3 Permitting for long-term redevelopment other than for minor repairs to make structures habitable, shall be deferred until identified priorities have been met.
- 4-11.4 Structures with substantial damage (over 50 percent of pre-storm appraised structure value) shall meet all development and construction standards, regulations and amendments thereto before being permitted for redevelopment.
- 4-11.5 Existing structures over submerged lands which are substantially damaged shall provide evidence of continued compliance with or renewal of state title land records for a determination of then current state owned submerged land rules.

OBJECTIVE 4-12 Public Access to Shoreline

The City shall, without exception, retain existing shoreline access areas; promote public access to shoreline by prohibiting encroachment on public access areas; and increase public access through development of pocket parks at City-owned street end locations on the shoreline.

POLICIES:

- 4-12.1 City-owned parking facilities as identified herein shall be maintained and improved to assure public access to beaches and shorelines.
- 4-12.2 Limited access to the shoreline will be improved to increase public use and provide more recreational opportunities while upholding the City's adopted vision as a fishing village. Actions to implement this policy may include, but are not limited to, the identification of existing or potential access points, the types of improvements needed and costs thereof, and priorities.
- 4-12.3 The City will seek to increase public access opportunities at locations owned or controlled by the City.
- 4-12.4 The City will seek increased recreation facilities on lands owned or managed by other political jurisdictions (e.g., government-owned islands), where such lands offer a potential for increased public access. Any such uses shall be compatible with and shall not specifically or cumulatively degrade the natural functions of the land or surrounding marine resources and shall be consistent with the management plans of other agencies.

OBJECTIVE 4-13 Reduce Flood Loss and Flood Insurance Claims

The City shall identify site development techniques and best practices to help reduce losses due to flooding and claims made under flood insurance policies.

POLICIES:

- 4-13.1 Site development techniques and best practices that may be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.
- 4-13.2 The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 6th Edition of the Florida Building Code, as amended, and the City's Flood Damage Prevention Regulations, as amended.
- 4-13.3 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preserves areas.

OBJECTIVE 4-14 Consistency with Flood Plain Management Regulations

The City shall require development to be consistent with flood-resistant construction requirements.

POLICIES:

- 4-14.1 Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the 6th Edition of the Florida Building Code, as amended, and applicable flood plain management regulations set forth in 44 Code of Federal Regulations Part 60.

4-14.2 The City shall apply to the Federal Emergency Management Agency to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.

OBJECTIVE 4-15 Best Practices Development and Redevelopment Principles, Strategies and Engineering Solutions

POLICIES:

- 4-15.1 The City shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood zone designations established by Federal Emergency Management Agency. For purposes of this policy, real property is defined as land and structures affixed to the land.
- 4-15.2 The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration, as the basis for development and redevelopment in areas of the City that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.
- 4-15.3 Redevelopment of existing dwelling units located in the Coastal High Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- 4-15.4 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.
- 4-15.5 The City will adopt land development regulations that include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash flood, stormwater runoff and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.



**ELEMENT 11: PROPERTY RIGHTS GOALS, OBJECTIVES, AND POLICIES**

**GOAL 11**

**Recognize and respect judicially acknowledged and constitutionally protected private property rights.**

**OBJECTIVE 11-1**

**In local decision making, the City shall consider the statement of rights as enumerated in Policy 11-1.1, Policy 11-1.2, Policy 11-1.3, and Policy 11-1.4.**

**POLICIES:**

**11-1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**

**11-1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**

**11-1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.**

**11-1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.**

