

CHAPTER 3

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

GOAL 3.A. To protect, restore, and manage the coastal areas of the City of Niceville in a manner that protects natural systems, reduces risk to life and property from coastal hazards, and ensures public access to coastal resources.

Objective 3.A.1 - Continually protect, conserve or enhance coastal ecosystems including wetlands, estuarine systems, shorelines, and other significant natural features within the Choctawhatchee Bay watershed and adjacent water bodies.

Policy 3.A.1.1- The City shall assist in the application of and compliance with all state and federal regulations which pertain to endangered or rare species and will provide for protection of areas known to provide habitats for these species when issuing development orders.

Policy 3.A.1.2- New developments with the potential to impact the quantity or quality of natural resources will be required to obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental Protection, Northwest Florida Water Management District and/or U.S. Army Corps of Engineers) prior to the issuance of a final development permit by the City.

Policy 3.A.1.3 - The LDC shall include shoreline protection regulations, including the establishment of a shoreline protection zone.

Policy 3.A.1.4 - The City shall provide protection to the habitat of the Okaloosa Darter, federally threatened species residing in Rocky Bayou, by strictly enforcing the stormwater management and erosion control requirements; and by continuing to support the public acquisition of land around Rocky Bayou.

Policy 3.A.1.5 - The City will implement the recommendations found within the Boggy Bayou Restoration Assessment, completed in 2008. Recommendations include the exploration of maintenance activities to remove and discourage the growth of nuisance vegetation, implementation of additional stormwater policies for new developments, ongoing water sampling to identify problem areas, and possible maintenance dredging of the Bayou.

Policy 3.A.1.6 - The City will continue to take advantage of available funding sources for future stormwater improvements, including funding from any state or federal grant program.

Policy 3.A.1.7 - The City shall participate in the Choctawhatchee Basin Alliance and the Surface Water Improvement and Management (SWIM) programs to the extent that such programs affect activities of the City in it's their efforts to protect the Bay and Bayous.

Policy 3.A.1.8 - The City will maintain its Stormwater Master Plan and schedule stormwater retrofit capital projects as funding allows for design and construction. The City will seek grant funding for such projects in addition to local funding sources.

Policy 3.A.1.9 - The City will support the mandatory connection to central sewer for new development and will seek grant funding for septic to sewer conversions within the City limits.

Policy 3.A.1.10 - Support living shoreline projects and native vegetation buffers to stabilize eroding banks and improve habitat.

Objective 3.A.2 - Provide criteria and standards for shoreline land uses within the LDC. The standards shall include priority consideration for water-dependent or water-related uses.

Policy 3.A.2.1 - The LDC shall contain the standards necessary for construction or development of shoreline parcels.

Policy 3.A.2.2 - The LDC shall contain the zoning districts consistent with the Future Land Use Map contained herein that ~~which shall~~ provide land use criteria for shoreline uses.

Policy 3.A. 2.3- The LDC shall contain regulations for marina siting and the regulations shall include criteria such as:

- a. Land use capability and availability of support services;
- b. Existing ownership;
- c. Evacuation planning;
- d. Water quality and depths;
- e. Availability for public use;
- f. Economic need and feasibility;
- g. A requirement for all necessary regulatory agency permits prior to issuing construction (development) permits; and

Policy 3.A.2.4 - The City's Floodplain Management Ordinance shall contain special construction standards for shoreline land uses.

Objective 3.A.3 - Limit public expenditures that subsidize development in coastal high hazard areas.

Policy 3.A.3.1 - Coastal high hazard areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 3.A.3.2 - The City shall limit public expenditures within the coastal high hazard area to the provision of recreational opportunities, conservation of important natural resources, or to increase the public's access to the shoreline.

Policy 3.A. 3.3 - The City shall review and analyze general hazard mitigation strategy reports/plans produced by County, Regional, State or Federal agencies in order to determine if any grants should be pursued, or if any changes to the City's building, land use, stormwater management or other regulations are necessary or appropriate. The primary purpose of any changes made or grants applied for will be to reduce or eliminate the exposure of lives and property to natural hazards.

Policy 3.A. 3.4 - The City shall consider the relocation, mitigation or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed.

Policy 3.A.3.5 - The City considers the area of land south of Bayshore Drive from 11 Street to Flowering Path to be a adaptation action area as well as portions of Cedar Avenue, Palm Boulevard and Redwood Avenue that are traversing low lying natural floodways (Thomas Branch, Bass Branch and Sarah Ann Branch).

Policy 3.A.3.6 --Direct population concentrations away from coastal high hazard areas by maintaining the Future Land Use Map contained herein.

Objective 3.A.4 - Continue to implement the post-disaster redevelopment plans to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 3.A.4.1 - Update the Okaloosa County Local Mitigation Strategy (LMS) regularly to reflect best practices in disaster preparedness and climate adaptation.

Policy 3.A.4.2 - The City shall continue its participation in the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

Objective 3.A.95 - Increase public access to the Niceville waterfront shoreline.

Policy 3.A.5.1- The City will continue to maintain City owned shoreline or open space access sites and provide adequate parking facilities for each site.

Policy 3.A.5.2 - The City will continue to seek all available federal and state financial assistance to increase public access to the shoreline.

Policy 3.A.5.3 - Encourage the redevelopment of underutilized waterfront areas for public benefit, including marinas, boat ramps, parks, and passive recreational uses.

Goal 3.B - Properly manage , restore and conserve the important natural resources within the City.

Objective 3.B.1 - Continually protect air quality.

Policy 3.B.1.2 - New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Department of Environmental Protection or the U.S. Environmental Protection Agency prior to authorization of a development permit by the City.

Objective 3.B.2 - Conserve, appropriately use and protect the quality and quantity of water sources and of waters that flow into the bay or bayous.

Policy 3.B.2.1 - The City shall implement recommendations of the City of Niceville Water System Facilities Plan. Elements of this Plan for infrastructure improvements and water conservation programs are defined and funded in the approved Capital Improvement Plan. Water conservation measures include expanding the reclaimed water system so that reclaimed water can be used for irrigation instead of potable water; and continuing to educate the public on water conservation issues.

Policy 3.B.2.2 - In cooperation with the Northwest Florida Water Management District, the City shall implement any emergency water conservation plans necessary to protect water sources during periods of insufficient supply.

Policy 3.B.2.3 - The City shall implement the Northwest Florida Water Management District's Regional Water Supply Plan- demonstrating full consideration of the most current NFWMD Regional Water Supply Plan when proposing and/or amending the Water Supply Facilities Work Plan.

Policy 3.B.2.4- The City will continue to expand and encourage the use of reclaimed water in the City in order to discourage the use of potable water for irrigation purposes and thus reduce the dependence on the Floridan aquifer.

Objective 3.B.3 - Continually conserve and protect earth resources (soils, minerals and vegetation).

Policy 3.B.3.1 - The City will continue to maintain an environmentally sensitive lands inventory which shall include, but not be limited to, floodplains as identified in the National Flood Insurance Program (NFIP) by the Federal Emergency Management Agency; wetlands under the jurisdiction of the Department of Environmental Protection or the U.S. Army Corps of Engineers; and the areas identified by the Florida Natural Areas Inventory.

Policy 3.B.3.2 - Extraction of minerals or other natural resources shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur. For the purposes of this policy, "compatible with adjacent uses" shall be defined

as being conducted only within industrial zones of the City or incidental to approved construction within the City. Minimal degradation shall be determined by the appropriate regulatory agencies.

Policy 3.B.3.3 -The Land Development Code shall contain provisions for open space and buffer requirements that encourage the maintenance of or planting of native vegetation.

Policy 3.B.3.4 - The LDC shall include provisions for the preservation and protection of native vegetation and certain trees during development or construction activities.

Policy 3.B.3.5 - The City shall continue its practice of requiring identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice shall continue to be implemented through the issuance (or denial) of a business license based upon an adequately completed application form containing the hazardous materials information on the form.

Objective 3.B.4 - Conserve, appropriately use and protect fisheries, fishery habitats, wildlife habitats and other marine or wildlife resources in or near the City.

Policy 3.B.4.1 - The City shall assist in the implementation of and compliance with all state and federal regulations which pertain to endangered and rare species and will provide protection for the integrity of areas known to provide habitats for such species when issuing development orders.

Policy 3.B.4.2 - The City shall cooperate with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, or other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the City.

Objective 3.B.5 - Conserve and protect the natural functions of wetlands within the City of Niceville. Wetlands, for the purpose of this section, shall be defined as those areas that fall under the jurisdiction of the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection utilizing the Florida Unified Wetland Delineation Methodology (Chapter 62-340 F.A.C.) .

Policy 3.B.5.1 - No development activities shall be undertaken in within a jurisdictional wetland without the proper permits from the Florida Department of Environmental Protection-

Policy 3.B.5. 2 - Special design standards will be included in the LDC. These design standards include the retention or creation of buffers between all development and all jurisdictional wetlands, waterbodies, and natural watercourses, the restoration of any

portion of required buffer damaged during construction, and other protective measures as necessary to prevent significant adverse effects on a protected wetland.

Policy 3.B.5.3 - To alleviate any hardship caused by development restrictions on the use of environmentally sensitive areas, the clustering of residential or commercial development within the nonsensitive portions of the project site shall be permitted.