



COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

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Goals:

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

Properly manage growth, redevelopment, conservation, public access, infrastructure, and hazard mitigation in coastal areas to protect, maintain, restore, and enhance the natural function, environmental quality, scenic character, working waterfronts, water-dependent uses, and economic value of Levy County's coastal and estuarine resources; reduce vulnerability to storm surge, flooding, sea-level rise, erosion, wildfire, and other natural hazards; support resilient public infrastructure and post-disaster recovery; and ensure appropriate public access to beaches, shorelines, waterways, and coastal recreation areas consistent with public safety, environmental protection, and the carrying capacity of coastal resources.

Objective 1: Coastal Resource Protection

~~Recognize and conserve the unique environmental characteristics of the Levy County Coastal Zone through land use planning and the implementation of land development regulations that protect marine life and coastal habitats from the adverse impacts of growth and development.~~
Recognize, conserve, restore, and enhance the unique environmental, scenic, cultural, recreational, and economic characteristics of the Levy County Coastal Zone through coordinated land use planning, resilient redevelopment, public facility planning, and land development regulations that protect marine life, coastal habitats, estuarine systems, working waterfronts, water quality, and natural flood protection functions from the adverse impacts of growth, redevelopment, and natural hazards.

Coastal Resource Protection

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

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

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

Policy 1.4 Levy County land development regulations shall require that endangered and/or pristine coastal marsh habitats are buffered from development impacts through coastal setback standards and open space requirements.

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

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



Endangered and/or Pristine Coastal Marsh Habitats

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

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

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

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

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

Policy 1.12 The County will encourage the use of the best available data, including floodplain mapping, storm-surge modeling, vulnerability assessments, sea-level rise information, water-quality data, habitat mapping, and state or regional resource management plans, when evaluating coastal land-use changes, development approvals, capital improvements, hazard mitigation projects, and post-disaster redevelopment activities.

Policy 1.13 The County should encourage nature-based solutions and natural infrastructure, including wetlands, marshes, living shorelines, oyster habitat where appropriate, dunes, native vegetation, floodplains, open space, and conservation lands, to protect water quality, reduce erosion, maintain habitat, buffer storm surge, and improve coastal resilience.

Policy 1.14 Development and redevelopment within the Coastal Zone should be designed to avoid, minimize, or mitigate adverse impacts on coastal wetlands, marshes, mangroves, seagrasses, estuarine systems, coastal wildlife habitat, and other environmentally sensitive resources, consistent with applicable federal, state, regional, and local requirements.

Policy 1.15 The County shall recognize the Big Bend Seagrasses Aquatic Preserve, Suwannee Sound, Cedar Keys, Waccasassa Bay, coastal marshes, tidal creeks, estuarine waters, and associated marine habitats as regionally significant coastal resources that support fisheries, wildlife habitat, manatee and sea turtle habitat, water quality, shoreline stabilization, recreation, aquaculture, and Levy County's nature-based economy.

Policy 1.16 The County shall coordinate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, water management districts, federal agencies, adjacent local governments, and other resource management partners to support the protection, monitoring, and restoration of seagrass beds, coastal marshes, tidal flats, oyster habitat where present, estuarine waters, and other living marine resources within and adjacent to the Levy



County Coastal Zone, and to promote public awareness of these resources.

Objective 2: Barrier Islands

~~Ensure that all future development on barrier islands does not alter or adversely impact the natural functions and environmental quality of coastal resources.~~ Ensure that future development, redevelopment, infrastructure repair, public access improvements, and hazard mitigation activities on barrier and offshore islands avoid or minimize adverse impacts on natural coastal processes, environmental quality, public safety, evacuation, and coastal resilience.

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

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

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

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

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

Policy 2.6 The County shall discourage new or expanded development patterns on barrier islands and offshore islands that would increase public hazard exposure, require inefficient public infrastructure investment, impair natural coastal processes, or adversely affect evacuation and emergency response capabilities.

Policy 2.7 When redevelopment or repair is authorized on barrier or offshore islands, the County should encourage resilient site design, flood-resistant construction, protection of native vegetation, minimization of impervious surfaces, and preservation of natural shorelines and habitat functions.

Objective 3: Beach and Dune Protection

~~Adopt land development regulations that protect beaches or dunes, establish construction standards which minimize the impacts of man-made structures on beach or dune systems and restore altered beaches or dunes.~~ Maintain land development regulations and coastal construction standards that protect beaches, dunes, shorelines, marshes, and related coastal systems; minimize the impacts of human-made structures on coastal processes; and encourage the restoration of altered or degraded coastal systems where feasible.

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

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



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

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

Policy 3.5 The County should encourage beach, dune, marsh, shoreline, and native vegetation restoration projects that improve habitat, reduce erosion, protect public access, and support natural coastal resilience, where such projects are consistent with applicable state and federal permitting requirements.

Objective 4: Historic and Archaeological Site Protection in the Coastal Zone

~~Provide for protection, preservation, or sensitive reuse of historic resources by requiring all proposed development to address historic and archaeological preservation.~~ Provide for the protection, preservation, documentation, public awareness, and sensitive reuse of historic and archaeological resources in the Coastal Zone by requiring proposed development and redevelopment to address historic and archaeological preservation in accordance with applicable law and state review procedures.

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

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

Policy 4.3 Known archaeological and historic sites, as shown on the Florida Master Site File, located within proposed development must be incorporated into "greenbelt", open space, or other low intensity activity areas that will protect the physical and informational integrity of these resources.

Policy 4.4 Post-disaster redevelopment, shoreline stabilization, infrastructure repair, public access projects, and other coastal construction activities should be reviewed for potential impacts to known or likely historic and archaeological resources, including resources identified in the Florida Master Site File or through agency coordination.

Objective 5: Coastal Resources Protection/ Development Impacts

~~Land development regulations will be adopted and utilized to limit both specific and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, springs and springsheds, karst features, wildlife habitat, living marine resources and beach and dune systems.~~ Land development regulations and development review procedures will be maintained and updated, as appropriate, to avoid, minimize, or mitigate specific and cumulative impacts of development and redevelopment upon wetlands, water quality, water quantity, springs and springsheds, karst features, aquifer recharge areas, wildlife habitat, living marine resources, estuarine systems, shorelines, beaches, dunes, floodplains, and coastal hazard areas.



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

Policy 5.2 The County shall coordinate coastal development review with the Future Land Use Element, Conservation Element, Infrastructure Element, Capital Improvements Element, and with applicable water management district, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, and federal agency requirements.

Policy 5.3 The County may consider cumulative impacts on water quality, stormwater runoff, septic suitability, flood storage, shoreline stability, habitat connectivity, and public facility capacity when evaluating Future Land Use Map amendments, rezonings, development approvals, and redevelopment proposals within the Coastal Zone.

Water Withdrawals

Policy 5.2 4 Formally request each Water Management District to restrict or prohibit inter-county water transfers, via a vote by the Commissioners on a resolution to that effect. This was accomplished via Resolutions 95-23 and 97-20.

Policy 5.3 5 Prohibit activities that are known to cause saltwater intrusion into the Levy County freshwater aquifer.

Policy 5.4 6 The County will, through the land use plan and Future Land Use map, provide for relatively low density throughout most of the Coastal Zone as a means of minimizing the consumptive use of water.

Policy 5.5 7 The Commission will oppose inter-county water transfers which might cause saltwater intrusion.

Policy 5.6 8 The County will support, through the Standard Plumbing Code, efforts by the Water Management Districts to implement water conservation through reductions in per capita use.

Dredge and Fill

Policy 5.7 9 Dredge and fill activities in the Coastal Zone shall be limited primarily to maintenance dredging. Additional activities may be considered by the County and if supported by the U.S. Army Corps of Engineers. Prior permitting by the appropriate regulatory agencies and the County shall be required as a part of adopted land development regulations.

Policy 5.8-10 Dredge and fill activities within the coastal area shall be regulated to ensure that necessary activities pose the least possible adverse environmental, social and economic impacts. As defined here, "necessary" means dredging existing navigation channels or filling to reconstruct eroded uplands where such erosion threatens public infrastructure.

Policy 5.9-11 Development which requires dredging, filling and/or artificial waterways will be permitted based on the following criteria:

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



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

Roads, Pipelines and Utilities

Policy 5.10 ~~12~~ Provide appropriate services to applicable areas of the coastal zone that ultimately reduce undesirable second and third order consequences such as pollution and excessive run-off from roadways, high maintenance costs for local governments and long-term destruction of natural resources.

Policy 5.11 ~~13~~ The County will meet needs for pipelines, transportation and utilities while minimizing adverse social and environmental impacts associated with providing these services, e.g., avoiding wetlands where possible, elevating roadways, or mitigating loss of ecosystems, as examples.

Policy 5.12 ~~14~~ Public access to coastal areas will be improved to enhance the use and provide more recreational opportunities while upholding the rural character of the area. Actions to implement this policy may include, but ~~not be~~ are not limited to, ~~the identification of~~ identifying existing or potential access points, the types of improvements needed and their costs ~~thereof~~, and priorities.

Policy 5.13 ~~15~~ Utility and transportation service corridor analyses in undeveloped areas shall consider suitability of adjacent lands for urbanization where possible, with routing being designed to influence growth into favorable areas and away from ecologically sensitive areas.

Policy 5.14 ~~16~~ Energy-related facilities such as power plants, solar collectors, or nuclear power source shall not disrupt environmental areas existing in the Coastal Zone, and further, should minimize the installation of transmission or reception lines that may impact existing aquatic systems.

Sewage Treatment

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

Policy 5.17 Ensure that water quality, groundwater, springs, estuaries, coastal wetlands, and marine resources are not degraded by improper wastewater treatment, failing onsite sewage treatment and disposal systems, inadequate stormwater management, or other point and nonpoint sources of pollution.

Policy 5.16 ~~18~~ Septic tanks shall be planned for use only in low density areas where central collection and treatment facilities are not feasible and soils are suitable for such use.

Policy 5.17 ~~19~~ For urban subdivisions and high density use areas, septic tanks shall not be considered as a long-range answer to sewage disposal and should be replaced with a central system as soon as possible.

Policy 5.18 ~~20~~ The County will request that the appropriate Water Management District, Florida Department of Environmental Protection in Levy County Environmental Health recommend increased minimum setbacks from surface waters, or elevations above the water table, that can be adopted by the County for use within the 100-year floodplain.



Policy 5.19 21 Florida Department of Environmental Protection in Levy County Environmental Health will distribute septic tank operating and maintenance instructions to owners of such systems as the instructions become available from the local health department or the state.

Policy 5.20 22 All non-residential development within the Spring Protection Zone (SPZ), and all residential development with a density greater than one dwelling unit per three (3) acres proposed for location within the SPZ, shall be required to provide a high level of wastewater treatment in accordance with **Objective 6 and policies 6.1, 6.2, and 6.3 of the Springs Protection Element.**

Policy 5.23 The County should coordinate with the Florida Department of Environmental Protection, the Florida Department of Health, water management districts, municipalities, and utility providers to address wastewater treatment, septic system suitability, nutrient reduction, and connection to central sewer, where available or otherwise required by law, within coastal, springshed, and water resource protection areas.

Policy 5.24 Development and redevelopment in coastal areas should incorporate stormwater management and low-impact development practices to reduce runoff volume, improve water quality, protect natural drainage patterns, and prevent untreated discharge into wetlands, surface waters, estuaries, or sensitive recharge areas.

Insect Control

Policy 5.21 25 Minimize conflicts between mosquito/arthropod control projects and resource management while providing necessary control of target species.

Policy 5.22 26 All projects requiring water management and/or habitat modification, or pesticide usage shall be referred to, reviewed by, approved by, and regulated by the appropriate state, federal or regional agency.

Policy 5.27 Development, redevelopment, dredging, filling, shoreline modification, public access improvements, boating facilities, and water-dependent uses in the Coastal Zone should be reviewed for potential impacts on seagrass beds, coastal marshes, tidal creeks, estuarine water quality, manatee habitat, shellfish habitat, and other living marine resources. Where applicable, the County shall coordinate the review with appropriate state and federal resource agencies.

Policy 5.28 The County should coordinate land-use planning, stormwater management, wastewater planning, septic system management, agricultural best management practices, and watershed protection efforts to reduce nutrient loading, sedimentation, turbidity, colored dissolved organic matter, and other pollutants that may adversely affect coastal waters, seagrass beds, shellfish areas, estuarine habitat, and the Gulf of Mexico.

Objective 6: Estuarine Water Quality

~~Maintain or improve estuarine environmental quality.~~ Maintain, improve, and restore estuarine water quality, seagrass habitat, coastal wetlands, shellfish and aquaculture resources, fisheries, and the ecological functions of watersheds discharging into Levy County estuaries and the Gulf of Mexico.

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

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



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

Policy 6.4 The County will coordinate, where appropriate, with state, regional, federal, municipal, and adjacent county partners regarding estuarine water quality, aquatic preserve management, seagrass protection, shellfish and aquaculture resources, stormwater management, and watershed-based restoration priorities.

Policy 6.5 The County should encourage watershed and site design practices that reduce nutrient loading, sedimentation, trash, erosion, and other pollutants from entering estuaries, rivers, wetlands, and coastal waters.

Policy 6.6 The County shall support watershed-based strategies to protect estuarine water quality, including coordination with basin management action plans, total maximum daily load programs, stormwater management, agricultural best management practices, septic and wastewater improvements, water management district initiatives, and resource agency monitoring programs that reduce pollutant loading in rivers, springs, estuaries, seagrass beds, and coastal waters.

Objective 7: Shoreline Protection

Minimize adverse impacts of shoreline modification structures on existing shorelines. Minimize adverse impacts of shoreline modification while encouraging shoreline stabilization, restoration, and adaptation approaches that protect water quality, habitat, public safety, coastal access, and natural shoreline functions.

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

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

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

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

- a. The proposed land use must be compatible with all adjoining land uses.
- b. Upland support services shall be available and adequate to serve the proposed use at or above minimum acceptable service levels.
- c. A hurricane contingency plan shall be provided by any non-residential use.
- d. Ownership shall be documented.
- e. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of water quality, water depth, marshes and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.



- f. Availability for public use and access shall be documented.
- g. A market analysis shall document both the economic need and economic feasibility.

Policy 7.5 Where shoreline stabilization is necessary and appropriate, the County should encourage living shorelines, natural infrastructure, marsh restoration, native vegetation, or hybrid approaches before relying solely on hard shoreline armoring, except when site conditions, public safety, water-dependent uses, or the protection of existing infrastructure require another approach consistent with applicable permitting requirements.

Policy 7.6 Shoreline modification and stabilization activities should be designed to avoid or minimize adverse impacts on adjacent properties, public access, navigation, water quality, wetlands, seagrasses, oyster habitat where present, and other coastal resources.

Objective 8: Water Dependent Uses

~~Provide criteria or standards for prioritizing shoreline uses, giving priority to water dependent uses adopted as part of the land development regulations.~~ Provide criteria and standards for prioritizing water-dependent uses, working waterfronts, public access, aquaculture, fisheries, marine-related recreation, and other uses that depend on access to coastal waters, while protecting coastal resources and minimizing conflicts with adjacent land uses.

Policy 8.1 The land development regulations shall establish performance standards to prioritize shoreline uses based on the following standards:

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

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

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

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

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

Policy 8.6 A minimum construction setback line of seventy-five (75) feet will be maintained on any land adjoining surface water including rivers and the Gulf of Mexico. Water dependent structures such as boats, wharfs, marinas, etc., will be exempt from this setback requirement.



Policy 8.7 The County shall encourage the preservation of working waterfronts, commercial fishing, aquaculture, water-dependent recreation, and marine-related businesses where such uses are compatible with coastal resource protection, public access, hazard mitigation, and surrounding land uses.

Policy 8.8 The County should coordinate with the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, local governments, boating access partners, and resource agencies to promote responsible boating practices, seagrass awareness, propeller scarring prevention, signage at boat ramps, and educational materials for residents and visitors using coastal waters.

Objective 9: Public Access to Beach and Shorelines

~~Increase the amount of public access to the beach or shorelines consistent with estimated public need and with the character and capacity of the land.~~ Maintain and improve public access to beaches, shorelines, waterways, parks, boat ramps, fishing areas, and coastal recreation areas consistent with estimated public need, public safety, accessibility, hazard mitigation, environmental protection, and the character and carrying capacity of the land.

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

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

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

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

Policy 9.5 Public access improvements in the Coastal Zone should be designed to be resilient to flooding, storm surge, erosion, and other coastal hazards, and should avoid or minimize impacts to wetlands, dunes, marshes, wildlife habitat, cultural resources, and adjacent private property.

Policy 9.6 The County should consider accessible design, signage, parking, pedestrian safety, emergency access, water quality protection, and low-impact stormwater design when planning new or improved coastal access facilities.

Policy 9.7 Public access improvements to beaches, shorelines, boat ramps, paddling trails, fishing areas, observation areas, and working waterfronts should be designed to protect coastal resources, manatee habitat, seagrass beds, shoreline vegetation, water quality, cultural resources, and the rural coastal character of Levy County.

Objective 10: Infrastructure in the Coastal Zone

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



~~area.~~ Establish standards for levels of service, service areas, phasing, maintenance, resilience, and long-term fiscal responsibility for infrastructure in the Coastal Zone, with an emphasis on limiting public expenditures that subsidize unsafe or inappropriate development in Coastal High Hazard Areas while maintaining essential services and public access.

Policy 10.1 Levels of service for coastal infrastructure shall be provided consistent with guidelines set forth in the Capital Improvement Element.

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

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

Policy 10.4 Public infrastructure improvements in the Coastal Zone should be evaluated for exposure to storm surge, flooding, erosion, sea-level rise, repetitive loss, and long-term maintenance costs, using the best available data and in coordination with the Capital Improvements Element and Local Mitigation Strategy.

Policy 10.5 When repairing, replacing, or upgrading public infrastructure in the Coastal Zone, the County should consider elevation, floodproofing, relocation, redundancy, natural infrastructure, low-impact stormwater design, and other resilience measures where feasible and fiscally responsible.

Policy 10.6. Extension of public infrastructure within the Coastal High Hazard Area should be limited to facilities necessary for public health, safety, recreation, water-dependent uses, resource protection, maintenance of existing development, or other uses determined consistent with the Comprehensive Plan.

Objective 11: Solid Waste Disposal

~~Develop long range solid waste disposal programs that protect water quality, wildlife habitat, public health, safety, welfare and the economic well-being of the County.~~ Develop and maintain long-range solid waste, debris management, recycling, and post-disaster debris disposal programs that protect water quality, groundwater, wildlife habitat, public health, safety, welfare, coastal resources, and the economic well-being of the County.

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

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

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

Policy 11.4 The County should coordinate post-disaster debris management, hazardous waste handling, recycling, staging areas, and disposal operations to avoid or minimize impacts on



wetlands, floodplains, coastal waters, public access areas, conservation lands, and adjacent residential communities.

Objective 12: Hazard Mitigation

~~Prepare and adopt a post-disaster redevelopment plans which reduce or eliminate the exposure of human life and public and private property to natural hazards.~~ Maintain hazard mitigation and post-disaster redevelopment policies, procedures, and coordination mechanisms that reduce or eliminate exposure of human life, public property, private property, public infrastructure, and natural resources to coastal flooding, storm surge, erosion, wildfire, sea-level rise, and other natural hazards.

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

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

Policy 12.3 The County shall continue to coordinate the Coastal Management Element with the Local Mitigation Strategy, emergency management plans, floodplain management regulations, capital improvements planning, and post-disaster recovery procedures.

Policy 12.4 The County should use the best available data on hazards, vulnerabilities, flooding, storm surge, repetitive loss, sea-level rise, and infrastructure exposure to identify mitigation projects, prioritize funding, guide redevelopment, and reduce long-term public and private risk.

Policy 12.5 The County should pursue state, federal, regional, and local funding opportunities for hazard mitigation, resilient infrastructure, shoreline restoration, stormwater and drainage improvements, property acquisition, elevation, floodproofing, and nature-based solutions.

Objective 13: Hurricane Evacuation

~~Maintain or reduce hurricane evacuation times in the Coastal Zone.~~ Maintain or reduce hurricane evacuation times in the Coastal Zone and coordinate land use, transportation, public sheltering, emergency access, public information, and development decisions to protect public safety during hurricane, storm surge, flooding, wildfire, and other emergency events.

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

Policy 13.2 Limit development to low densities and intensities within the 100-year flood elevations and areas identified as Environmentally Sensitive Lands consistent with development standards and guidelines specified in Future Land Use Element Policy 1.1, ~~1-2~~ 1.6, 2.2, ~~2-6~~ 3.2 and the adopted Future Land Use Map series.

Policy 13.3 The County defines its Coastal High Hazard Area (CHHA) as the area that is identified and adopted as the area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm



surge model. Development shall be limited in these areas, and non-essential infrastructure will be relocated/replaced away from these areas, when it is feasible.

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

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

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

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

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

Policy 13.9 The County shall coordinate with municipalities, adjacent counties, emergency management agencies, FDOT, the Levy County School District, and regional partners to maintain and improve evacuation routes, shelter capacity, emergency access, public communication, and post-disaster response capabilities.

Policy 13.10 Proposed amendments to the Future Land Use Map or development approvals in the Coastal High Hazard Area should be evaluated for potential impacts on evacuation clearance times, emergency access, shelter demand, roadway capacity, and the ability to maintain public safety during evacuation events.

Policy 13.11 The County should continue to direct population concentrations away from Coastal High Hazard Areas and other areas subject to repeated flooding or storm surge, consistent with the Future Land Use Element, Capital Improvements Element, Local Mitigation Strategy, and applicable law.

Objective 14: Redevelopment

~~Restrict post-disaster redevelopment to activities that reduce or eliminate repetitive loss and future risk to human life and property from natural disaster.~~ Guide post-disaster redevelopment, repair, reconstruction, and public infrastructure investment in coastal areas toward activities that reduce repetitive loss, improve resilience, protect natural resources, maintain public access where appropriate, and reduce future risk to human life and public and private property from natural disasters.

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

Policy 14.2 Levy County will create 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 floods, 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.

Policy 14.3 Levy County 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 designations established by the Federal Emergency Management Agency. For purposes of this policy, *real property* is defined as land and structures affixed to the land.

Policy 14.4 The County identifies the populated areas of Gulf Hammock, Fowler's Bluff, Rosewood and Sumner as most vulnerable to increased coastal flooding associated with sea level rise due to their elevation in low-lying areas, location within the Coastal High Hazard Area (CHHA), and propensity to inundation/flooding.

Policy 14.5 Levy County 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 (NOAA), as the basis for development and redevelopment in areas of the county that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff, and sea level rise.

Policy 14.6 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.

Policy 14.7 The County shall continue to consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

Policy 14.8 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.

Policy 14.9 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 most recent adopted edition of the Florida Building Code and the County's Flood Damage Prevention Code, as amended from time to time.

Policy 14.10 The County 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 preservation areas.

Policy 14.11 Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy 14. 12 Construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes, shall be consistent with chapter 161, Florida Statutes.



Policy 14.13 The County shall continue to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.

Policy 14.14 Only roads, electric utilities, water and sewer, and water-dependent public facilities are considered to be "essential" infrastructure, which as such, may be modified or repaired regardless of the degree of damage. Other, non-essential infrastructure shall be removed or relocated if located within the "V-Zone".

Policy 14.15 In areas of repeated damage, redevelopment shall conform to Federal Emergency Management Agency (F.E.M.A.), Coastal Construction Setback and other adopted County construction standards.

Policy 14.16 Any inter-agency or local peacetime hazard mitigation reports shall be incorporated into this plan element within one year of their receipt by the County.

Policy 14.17 A local floodplain management ordinance and various standard construction codes shall be utilized in hazard mitigation.

Policy 14.18 Development permits will not be issued except in accordance with the future land use plan and under conditions which assure that infrastructure is phased to coincide with the development.

Policy 14.19 The Levy County Planning and Zoning Department, in conjunction with the Engineering Department, shall be the agency responsible for reviewing and coordinating with regional, state, and federal resource planning and management plans, and aquatic preserve management plans. The Levy County Planning and Zoning Department and the Engineering Department shall advise the County as to any actions needed relative to either coordinating with or implementing the:

- a. Big Bend Seagrasses Aquatic Preserve Management Plan.
- b. Suwannee River Basin Management Action Plan (Lower Suwannee River, Middle Suwannee River, and Withlacoochee River Sub-basins)

Policy 14.20 Local ordinances will be adopted which require the retention of coastal vegetation as an integral part of all development proposals.

Policy 14.21 Local ordinances will be adopted which minimize soil erosion from construction sites.

Policy 14.22 Post-disaster redevelopment should encourage rebuilding that reduces vulnerability through elevation, floodproofing, relocation where feasible, use of resilient materials, improved stormwater management, protection of natural systems, and compliance with the Florida Building Code, floodplain management regulations, and other applicable standards.

Policy 14.23 The County should evaluate repetitive loss areas, substantially damaged structures, vulnerable public facilities, evacuation constraints, and infrastructure exposure when prioritizing mitigation, acquisition, elevation, relocation, drainage, shoreline, and redevelopment strategies.

Policy 14.24 The County should coordinate with Cedar Key, Yankeetown, Inglis, Fanning Springs, Dixie County, Citrus County, state and federal agencies, water management districts, and conservation partners on coastal redevelopment, hazard mitigation, public access, resource



protection, and infrastructure resilience across jurisdictional boundaries.

Policy 14.25 The County should encourage redevelopment practices that protect coastal vegetation, reduce erosion, preserve open space, restore damaged natural systems, maintain water quality, and support the long-term resilience of coastal communities and working waterfronts.

Policy 14.26 The County shall recognize coastal wetlands, marshes, tidal creeks, floodplains, seagrass beds, oyster habitat where present, shorelines, conservation lands, and other natural systems as natural infrastructure that can reduce flood risk, improve water quality, support fisheries and wildlife habitat, protect public access, and strengthen coastal resilience.

Policy 14.27 The County should use the best available coastal data, including storm surge and floodplain mapping, sea-level rise information, aquatic preserve management information, seagrass mapping and monitoring data, vulnerability assessments, Local Mitigation Strategy data, and state or federal coastal resource information, when evaluating coastal land use, infrastructure, public access, hazard mitigation, and redevelopment decisions.

County Attorney Review Note: The 2050 Coastal Management Element revisions are intended to provide planning-level direction for coastal resilience, natural resource protection, public access, infrastructure coordination, hazard mitigation, and redevelopment review. Policies that may affect development rights, post-disaster repair, redevelopment, public infrastructure investment, or application requirements should be reviewed by the County Attorney for consistency with applicable state and federal law, including SB 180/Chapter 2025-190, Chapter 163, Chapter 161, floodplain management requirements, vested rights, and property-rights protections.



Levy County Storm Surge Zones/Flood Risk

