

## VI. GOALS, OBJECTIVES, AND POLICIES

**GOAL #4 - Preserve, protect, and enhance resources of the Coastal, Lakes, and River Areas and where appropriate, restrict development activities which would damage or destroy these resources, protect human life, and limit the public expenditure in areas subject to natural disasters.**

### Natural Resources

#### - Habitats and Wetlands

Objective 4.1            Protect native vegetative and ecological communities.

The components of this program are:

- Continued efforts to protect native vegetation and ecological communities. The primary emphasis shall be on, but not limited to, upland habitat for endangered and threatened species and other environmentally sensitive communities. The County will continue efforts to preserve and protect these communities by seeking dedications via the development process, fees-in-lieu of dedications to purchase land, and active coordination with federal, state, local, and regional agencies and/or private organizations to purchase these lands
- The adoption of standards requiring on-site preservation of native habitat implemented through the development review process

Policy 4.1.1            No subdivisions shall be approved unless all lots proposed for development contain upland areas large enough to support the proposed activity and all required buffers and preservation areas.

Policy 4.1.2            The County Land Development Code (LDC) shall contain requirements that native vegetation be utilized in required buffers, setbacks, and open spaces.

Policy 4.1.3            The County LDC shall contain requirements for filtering all runoff from lands adjacent to wetlands and water bodies.

Policy 4.1.4            Standards for signs along coastal, lakes, and river roadways and shores shall be adopted and enforced to preserve visual amenities.

**- Living Marine Resources**

Objective 4.2 Protect wildlife, living marine resources, and special habitats from adverse impacts of development and human activities. Continue to enforce the natural resource protection provisions in the LDC and related ordinances.

Policy 4.2.1 Coastal wildlife, living marine resources, and special habitats to include:

- Endangered, threatened, and species of special concern
- Bird Rookeries
- Bald Eagle and Osprey nesting locations
- Marine Grass Beds
- Fisheries
- Oyster Beds

Policy 4.2.2 Reserved

Policy 4.2.3 The County Land Development and Enforcement Codes shall protect wildlife; especially endangered, threatened and species of special concern.

Policy 4.2.4 Living marine resources: marine grass beds, fisheries, and oyster bars shall be protected and enhanced.

Policy 4.2.5 The unpermitted destruction of marine grass beds and oyster bars is prohibited.

Objective 4.3 Reserved

**- Resource Education**

Objective 4.4 Continue the ongoing program of public education to assist in the protection of estuarine, riverine, and lake natural resources.

Policy 4.4.1 The Community Development Division shall coordinate with the Division of Aquatic Services, the Marine Science Station, U.S. Fish and Wildlife Service (USFWS), and Florida Department of Environmental Protection (DEP) to prepare educational materials.

Policy 4.4.2 The educational materials shall be posted at each public access to estuarine, riverine, or lake waters and distributed to all libraries and schools. These materials shall also be posted at private/commercial access points with permission of the owner and

may be located at strategic points throughout waterbodies where appropriate.

## **Land Use**

### **- Water-dependent Land Uses**

Objective 4.5 Water dependent and water-related land uses have priority over all other land uses with exception to conservation, along shoreline areas. The Generalized Future Land Use Map (GFLUM) shall contain designated areas for coastal water-dependent and water-related land uses.

Policy 4.5.1 The priority ranking of shoreline land uses shall be:

- Water-dependent uses
- Water-related uses
- Non-water related uses

### **- Shoreline Performance Standards**

Policy 4.6.3 New marinas and multi-slip docking facilities must conform to the following criteria:

- Public use marinas are only allowed in marine commercial areas
- Must provide vehicular-trailer parking and sewage pump out facilities
- All proposed parking, dry storage and non-water dependent facilities must be built on upland areas
- Hurricane contingency plans shall be approved by the Community Development Director and Director of Emergency Management
- Shall comply with all applicable County Regulations and Policies
- Coastal and riverine wetlands and grass beds shall be avoided
- Economic need and viability shall be demonstrated
- Fueling facilities shall be designed to contain spills
- Water Circulation shall be maintained
- Any environmental disruptions will be mitigated
- Shall comply with the County Manatee Protection Plan
- Placement of new marinas/multi-slip docking facilities, multifamily docking facilities, and single family docking facilities exceeding one slip per 100 feet of shoreline shall

be prohibited from designated critical habitats of the West Indian (Florida) manatee

- Construction materials used in shoreline or submerged land construction shall minimize environmental impacts and the best available technology shall be used. Examples of construction standards which are consistent with minimizing environmental impacts are: heavy grade PVC pipe filled with concrete, wood pilings minimally treated, galvanized steel or iron pilings, cantilever dock facilities, floating docks with sealed injected solid foam (may contain CFC's), and dry storage
- Pump-out facilities shall be contained in all marinas, multi-slip, and multifamily residential docking facilities, which are connected to a permitted package, or regional wastewater sewage treatment facility

### Coastal, Lakes, and River Water Quality

- Objective 4.7 Improvement and maintenance of estuarine and coastal riverine water quality. Water quality in the coastal area shall meet or exceed the "good" water quality index (Environmental Protection Agency [EPA] established in the 305 (b) Technical Report, DEP, 1994.) Water quality in the Lakes and River Area shall be consistent with policies of the Conservation Element.
- Policy 4.7.1 No new point sources shall be permitted in waters of the Coastal, Lakes, and River Area except where mandated by the EPA and DEP.
- Policy 4.7.2 Reserved
- Policy 4.7.3 In order to reduce the amount of untreated stormwater effluent, the County shall prepare a strategic plan to retrofit appropriate areas.
- Policy 4.7.4 The volume, velocity, and timing of river and stream flows into estuarine waters shall not be artificially altered from their long-term seasonal ranges.
- Policy 4.7.5 Roadways and bridges shall not interfere with surface water flows and should be built with appropriate measures to avoid degrading water quality. Causeways shall not be built.

**Archaeological and Historic Resources**

- Objective 4.8            The protection, preservation, and sensitive reuse of historic resources shall be implemented through the policies below and development of a comprehensive analysis and plan by 2009.
- Policy 4.8.1            The Community Development Division shall prepare a Historic and Archaeological Analysis Report in 2009.

**Hurricane Evacuation**

- Objective 4.9            The County shall maintain or reduce hurricane evacuation times by requiring that new developments not degrade the existing evacuation Level of Service (LOS).
- Policy 4.9.1            Maintain and improve the County's Hurricane Evacuation sections of the Peacetime Emergency Plan and coordinate the integration of existing evacuation deficiencies into the regional and local evacuation plans.
- Policy 4.9.2            The Geographic Resources and Community Planning Division shall prepare periodic reports at least every seven years on the population at-risk for use in evacuation planning.
- Policy 4.9.3            The Hurricane Evacuation Level of Service Standard for Out of County evacuation is sixteen (16) hours for a Category 5 storm event.
- Policy 4.9.4            All roadway improvements along the County's evacuation network shall include practicable remedies for flooding problems.
- Policy 4.9.5            No new hurricane shelters shall be located within the Category 5 hurricane evacuation area.
- Policy 4.9.6            The hurricane vulnerability zone consists of the evacuation areas, from the Tropical Storm through the Category 5 Hurricane Evacuation Zone, as identified in the Storm Tide Atlas in the *2010 Statewide Regional Evacuation Study, Withlacoochee Region (SRES)*.
- Policy 4.9.7            Development orders issued for developments of regional impact shall contain conditions which require mitigative measures for impacts on hurricane shelter capacity and hurricane evacuation times for developments which generate a number of evacuating vehicles greater than the evacuation traffic capacity on designated hurricane evacuation routes.

- Policy 4.9.8 All proposed Comprehensive Plan Amendments and new developments within the CHHA must meet the following criteria:
- a. The adopted LOS for “out of county” hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale.
  - b. A 12 hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of a development contemplated by the proposed comprehensive plan amendment is available; or
  - c. Appropriate mitigation is provided that will satisfy Policy 4.9.8 (a). or (b). Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities.
  - d. County shall enter into a binding contract with the developer detailing any required mitigation.
  - e. If the LOS for the host evacuees has not been established the LOS shall not exceed 16 hours for a category 5 event.
- Policy 4.9.9 Citrus County shall assess and adopt regulations in the hurricane vulnerable zone which: (1) limit new development in coastal areas and additional mobile home units; and/or (2) allow new development in coastal areas provided that mitigating measures are established which do not increase hurricane evacuation times; (3) promote land acquisition; and/or (4) establish a fee in lieu program and use those funds generated by fees to support future shelter development..
- Policy 4.9.10 The County shall utilize the American Red Cross (ARC) 4496 Standards for Hurricane Evacuation Shelter Selection, which includes standards for shelter location, capacity, inventory, and interior safety criteria during hurricane associated hazards.
- Policy 4.9.11 The County shall conduct evacuation traffic analysis using the planned distribution of the County's buildout population. To facilitate this task, the County will utilize a transportation network modeling system. Transportation network modeling shall also be utilized to monitor the impact of large residential projects and of ongoing development on hurricane evacuation times.
- Policy 4.9.12 In order to increase public awareness of hurricane hazards, the County shall provide emergency preparedness information and educational opportunities to the public.

- Policy 4.9.13      Lands within hurricane vulnerable areas, particularly low-lying and shoreline areas shall be targeted for public acquisition to protect the natural and beneficial functions of floodplains.
- Policy 4.9.14      The County should not improve or build public facilities which encourage growth in the Coastal High Hazard Area, except for necessary public services for existing developments or resource based recreation facilities.
- Policy 4.9.15      A hurricane mitigation fund shall be established to provide the resources needed for hazard mitigation projects in the adopted Local Mitigation Strategy.
- Policy 4.9.16      The County shall consider the adoption of a shelter mitigation impact fee to provide funds for construction of the additional shelter capacity needed as a result of growth.
- Policy 4.9.17      All new mobile home parks and mobile home subdivisions shall be required to construct a hurricane shelter that meets ARC 4496 standards to shelter at least 70% of the residents of the subdivision. Such shelters shall not be located within the hurricane vulnerability zone. (per Policy 4.9.5) Alternatively, the developer may pay a fee to the shelter mitigation fund.
- Policy 4.9.18      The County shall require all new shelters meet the ARC 4496 Shelter Guidelines as outlined in Appendix A of the Comprehensive Plan.

**Post-disaster and Coastal High Hazard Area**

**Coastal High-Hazard Area**

- Objective 4.10      The County shall direct population concentrations away from the Coastal High-Hazard Area through appropriate regulations in the Land Development Code.
- Policy 4.10.1      The County shall continue to amend its building codes to reflect coastal hazard concerns and the amendments to the Southern Standard Building Code.
- Policy 4.10.2      New sanitary sewer facilities and on-site sewage systems in the Hurricane Surge Areas (vulnerability zone) and areas subject to freshwater flooding shall be flood proofed and equipped with back flow preventors, respectively.

- Policy 4.10.3 The Coastal High Hazard Area shall incorporate all lands and waters which lie within the Category 1 Hurricane Evacuation Zone. Such area is generally based upon the surge zone as depicted in the *2010 Statewide Regional Evacuation Study, Withlacoochee Region (SRES)*. The Coastal High Hazard Area boundary shall be shown on the Land Development Code Atlas.
- Policy 4.10.4 Reserved
- Policy 4.10.5 Population concentration shall be directed away from the Coastal High Hazard Area.
- Policy 4.10.6 The County shall relocate or replace infrastructure located in the Coastal High Hazard Areas to limit public losses from various events including, but not limited to, storm damage, hurricanes, severe flooding, abandonment of facilities and/ or structures, and tornadoes.
- Policy 4.10.7 Lands within hurricane vulnerable areas, particularly low-lying and shoreline areas subject to storm surge shall be targeted for public acquisition to protect the natural and beneficial functions of floodplains.
- Policy 4.10.8 The LDC shall contain additional disaster preparedness requirements for new developments whose residents might have limited mobility and/or demand specialized facilities.
- Policy 4.10.9 No new Institutional Occupancy uses (i.e., the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted, including, but not limited to; hospitals, nursing homes (24-hour care for 6 or more people), psychiatric hospitals, jails, detention centers, reformatories, pre-release centers and other residential restrained or supervised care facilities) shall be allowed within the Coastal High Hazard Area unless the location has direct access to a Principal Arterial roadway. Existing facilities shall not expand beyond the density/intensity approved as of January 01, 2004 unless an overriding public need can be demonstrated and the site directly accesses a Principal Arterial roadway.



Policy 4.10.10 New construction or expansion of R-4 residential occupancy uses, as defined by the latest edition of the Florida Building Code, are not allowed anywhere within the Coastal High Hazard Area unless the site has direct access to a Principal Arterial roadway:

Policy 4.10.10A. New construction or expansion of R-2 residential occupancy uses, as defined by the latest edition of the Florida Building Code, are not allowed within the Coastal High Hazard Area unless all minimum standards of the LDC are met, the proposed development is compatible with surrounding development, the development's access, internal design, and general location do not impede the evacuation of its residents or neighbors, and the project does not negatively impact area evacuation clearance times:

Policy 4.10.10B. New construction or expansion of the R-1 and R-3 residential occupancy uses, as defined by the latest edition of the Florida Building Code, are allowed within the Coastal High Hazard Area.

Existing undeveloped subdivisions and groupings of lots are encouraged to cluster dwellings rather than develop typical lots and homesites in order to minimize the overall footprint of development. Such clustering shall not increase density.

Policy 4.10.11 No new mobile home parks shall be developed within the Coastal High Hazard Area (CHHA) nor shall any existing mobile home park within the CHHA be expanded beyond the number of dwelling units approved as of January 01, 2004. Existing mobile home parks may continue and dwelling units may be maintained, repaired, or replaced as needed, appropriate, and consistent with all other provisions and ordinances. Any replacement unit shall be elevated in compliance with current regulations. No lot or parcel within the CHHA, which currently does not allow mobile homes, shall be permitted to change to allow mobile homes.

- Policy 4.10.12           The County shall limit the height of structures within the Coastal High Hazard Area. Residential structures shall be limited to no more than two stories above the base flood or finished floor elevation. Areas under elevated residential structures may be used only for parking of vehicles, limited dead storage, and access to the structure, not finished living area. Nonresidential structures shall be limited to four stories above finished grade. Industrial facilities, electric power generation and transmission facilities, mining operations, agricultural operations, dry boat storage at marinas, and Seven Rivers Community Hospital are exempt from this provision. Construction or expansion of exempted facilities shall require the assurance of compatibility with surrounding development and may require additional buffers, setbacks, and similar measures.
- Policy 4.10.13           Recreational Vehicle (RV) parks, campgrounds, resorts, motels, hotels, and similar temporary lodging facilities are commercial uses. Such uses shall not be allowed to convert to permanent residential uses. No increase in residential dwelling unit densities within the Coastal High Hazard Area shall be allowed.

**Post-Disaster Redevelopment**

- Policy 4.11.8           To ensure that the property rights of current residents of the CHHA are protected, the County shall authorize redevelopment of up to the actual built density/intensity in existence on the property prior to the natural disaster notwithstanding the maximum permitted density/intensity adopted in the GFLUM and LDC Atlas. All such redevelopment shall meet current federal, state, and local construction and development review standards if feasible.

**Public Access**

- Objective 4.12           Increase public access to Coastal, Lakes, and River shoreline areas. A public access study shall be completed by 2009.

**Infrastructure**

- Objective 4.13           The LOS standards, areas of service, and phasing of infrastructure in the Coastal, Lakes, and River areas shall be implemented through requirements in the Infrastructure Element and additional standards under this objective shall be incorporated in the County LDC.

Policy 4.13.1 Infrastructure shall be available to serve the development or redevelopment in the Coastal, Lakes, and River areas at densities designated by the GFLUM and shall be consistent with coastal resource protection and the maintenance safe evacuations.

Policy 4.13.2 No development shall be permitted in the coastal area until the required infrastructure, based on adopted LOS's, are available to serve the proposed area to be development or redeveloped.

**Intergovernmental Coordination**

**- Coastal, Lakes, and River Resources**

Objective 4.14 An intergovernmental coordination mechanism shall be established to manage coastal, lakes, and river resources affecting or affected by City of Crystal River and the City of Inverness.

Policy 4.14.1 The County shall develop joint planning and management programs with the Cities of Crystal River, Inverness, Yankeetown, Inglis, and Dunnellon and the Counties of Hernando, Marion, Sumter, and Levy to:

- Ensure adequate water-dependent and water-related land uses
- Prevent water pollution
- Control and retrofit stormwater runoff and inadequate facilities
- Protect living marine resources
- Reduce exposure to natural hazards
- Ensure public access

**- Resource Protection Plan**

Objective 4.15 The County shall implement appropriate portions of existing resource management plans and establish a mechanism to coordinate with applicable agencies operating/managing resources.

Policy 4.15.1 The County shall assist and coordinate in the development and adoption of resource and management plans for natural reservations and preservation areas.

Policy 4.15.2 The Community Development Division shall continue to coordinate all proposals for change of land use, or extension of infrastructure, adjacent or through natural reservations and preservation areas with appropriate public/private agency (ies).

**- Hazard Mitigation Program**

- Objective 4.16      The County shall minimize future losses to Citrus County residents from all disasters by reducing the risk to people and property.
  
- Policy 4.16.1      The County will pursue a continuing effort to reduce hazards in accordance with the plans, programs, and activities identified in the Citrus County Local Mitigation Strategy, Adopted by the Citrus County Board of County Commissioners on April 26, 2005 by Resolution No. 2005-085.