

Nassau County 2030 Comprehensive Plan Coastal Management Element (CEV) (CHZ) (WDU) Goals, Objectives and Policies

Coastal Environment Sub-Element (CEV)

Goal 5.0

~~The County shall manage, use, conserve and protect the coastal resources along with protecting human life from natural disasters. Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.~~

OBJECTIVE CEV.01

~~Upon Plan adoption,~~ The County shall protect, ~~and~~ conserve ~~and enhance~~ the remaining coastal barrier dunes and establish construction standards to minimize the impact of man-made structures on the dunes and beaches. ~~through implementing the following policies:~~

Policy 5.02A.01

~~The County will seek professional evaluation from DEP's Office of Beaches and Coastal Systems and the U.S. Army Corps of Engineers before permitting any coastal structure proposed for controlling beach erosion.~~

Policy 5.02A.02 CEV.01.01

No motorized vehicles will be allowed on dune systems except in an emergency situation as designated by the local civil defense agency.

Policy 5.02A.03

~~The County shall request a re-evaluation of the CCCL by the Florida Department of Environmental Protection at least once every five (5) years following the adoption of the 2000 EAR-based amendments.~~

Policy 5.02A.04 CEV.01.02

In order to help protect the primary and secondary dune system and mitigate the effects of a storm surge, criteria shall be incorporated in the Land Development Regulations Code ~~within one year of the adoption of the EAR-based plan amendment~~ that require the following:

1. Site plan review shall be required for all new beachfront construction.
2. Vegetated oak hammock and dune interface areas, where they exist, shall be preserved to ensure protection of primary and secondary dune

systems. Site plan review and on-site inspections during construction shall require that vegetated areas shall not be destroyed beyond 30 feet outside of the immediate building area.

3. Excavation shall be confined to construction zones containing building pads, drainage structures, parking and drives and recreational uses with maximum efforts made to minimize damage in all areas of the dune system.
4. Any excavation in the primary or secondary dune system shall not reduce existing crest elevations below twenty-six feet (26') mean sea level.
5. Any breaches or blowouts in the primary dune system shall be indicated on the site plan and shall be filled and revegetated per permits obtained through DEP.
6. Excavation of primary and secondary dunes shall be prohibited, unless there no other development alternatives on site.
7. In the event of unpermitted destruction or damage to dunes, the developer shall reconstruct or repair the damage to pre-construction conditions.

Policy ~~5.02A.04A~~ CEV.01.03

The County shall continue to recognize the Florida Department of Environmental Protection (DEP) Coastal Construction Control Line (CCCL), as established by Chapter 161.053, F.S. Construction encroachment, except for the following, shall be prohibited oceanward of the CCCL.

1. federal, state and locally permitted erosion control stabilization and beach renourishment projects;
2. the construction of dune cross-over structures and other minor structures;
3. public navigational projects, markers or other control structures;
4. maintenance and/or restoration of legal nonconforming structures not requiring greater than 50 percent reconstruction, per Federal Emergency Management Agency (FEMA) regulations;
5. use of emergency equipment and/or activities, such as removal of ordinance and debris, to protect life and/or loss of upland property;
6. structural and non-structural stabilization techniques to protect coastal buildings from a 25 year or less storm event.

OBJECTIVE ~~5.02B~~ CEV.02

~~Upon Plan adoption, The County shall strive to restore support the restoration of~~ altered beaches ~~through implementing the following policies: or dune systems.~~

Policy **5.02B.01** CEV.02.01

The County, in coordination with SAISSA and the City of Fernandina Beach, shall apply to appropriate State **DEP** agencies and the U.S. Army Corps of Engineers to acquire grant funding for the restoration of altered beaches or dunes on Amelia Island where such alteration occurs over time.

Policy **5.02B.02** CEV.02.02

The County shall request State of Florida Department of Environmental Protection (DEP) and the U.S. Army Corps of Engineers to notify them of any pending projects for dredging in the St. Marys channel in order to obtain joint agreements with appropriate public agencies to mitigate impacts to the beach area at Fort Clinch State Park and to enhance and renourish the public beaches of Amelia Island.

Policy 5.02B.03

~~Fill-in beach areas shall be restricted to materials characteristic of the beach, which are compatible with those currently in place.~~

OBJECTIVE **5.09** CEV.03

~~Upon Plan adoption,~~ The County will cooperate with federal and state agencies ~~(i.e., Corps of Engineers, DEP)~~ in the protection, enhancement, and restoration of the environmental quality of the coastal area. **through implementing the following policies:**

Policy 5.09.01

~~The County will continue to cooperate with DEP to improve and maintain water quality at the appropriate standards for particular water body classifications.~~

Policy **5.09.02** CEV.03.01

The County shall not issue a development permit prior to the review by the appropriate state and/or federal regulatory agencyies having jurisdiction for projects that **may** impact **the** coastal barrier islands, coastal wetlands, living marine resources or coastal habitat known to be supporting endangered or threatened species of plant or animal.

Policy 5.09.03

~~The County will restrict development proposals, which could adversely impact the coastal area, both individually and cumulatively. New development on Amelia Island shall not be permitted unless there exists available central sewer capacity for connection.~~

Note: **HIGHLIGHTED TEXT** indicates changes made from Transmittal Draft of 5/10/2010 based upon the Objections, Recommendations, and Comments (ORC) Report issued by the Florida Dept. of Community Affairs (DCA) 7/13/2010

Policy 5.09.04

~~Projects which result in the loss of coastal resources will only be permitted in cases of overriding public benefit.~~

Policy 5.09.05 CEV.03.02

Development that will impact coastal wetlands shall comply with the regulations of the U.S. Army Corps of Engineers, SJRWMD, DEP ~~EPA~~ and other ~~state/federal~~-state, federal and regional agencies as appropriate.

Policy 5.09.06

~~Assure that new development does not interfere or restrict water from entering wetlands or estuaries to maintain normal biological productivity.~~

Policy 5.09.07

~~Development orders shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, lakes and wildlife habitat occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.~~

Policy 5.09.08 CEV.03.03

The County shall establish coordinating procedures with adjacent counties and municipalities to establish intergovernmental agreements for coordinating efforts in preventing estuarine pollution, controlling surface water runoff and protecting living marine resources.

Policy 5.09.08A

~~Lands considered for acquisition by the County as greenways and conservation/preservation areas shall include coastal lands vulnerable to hurricane impacts.~~

OBJECTIVE 5.10 CEV.04

Dredging and filling in the coastal areas shall be discouraged.

Policy 5.10.01

~~The construction of canals and other man-made navigable waterways shall not be approved by the County until all federal and state permits have been acquired.~~

Policy CEV.04.01

The County shall require all dredge and fill operations to utilize mitigation techniques and obtain all applicable federal, state and local permits.

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Policy ~~5.10.02~~ CEV.04.02

All approved dredge and/or fill activities shall be conducted in a manner, which minimizes adverse impacts on natural ecosystems, water quality, and allow for adequate flushing.

Policy ~~5.10.03~~ CEV.04.03

All dredge spoil material shall be placed on suitable disposal sites approved by all agencies with jurisdiction.

Policy ~~5.10.04~~ CEV.04.04

Approved best management practices, published by the Florida Department of Environmental Regulation, shall be used before, during and after construction to reduce siltation and erosion.

Policy ~~5.10.05~~ CEV.04.05

The County shall permit riprap landward of the mean high water line and Coastal Construction Control Line (CCCL) only on parcels of land adjacent to existing shoreline erosion structures. In other areas vegetative buffers should be utilized.

OBJECTIVE ~~5.11~~ CEV.05

~~Upon Plan adoption,~~The County shall implement the following policies to ~~protect, conserve or enhance~~ minimize the impact of new development on coastal wetlands, living marine resources, coastal barriers ~~and~~ wildlife habitat and historic/archaeological resources.

~~Policy 5.11.01~~

~~The County shall adopt land development regulations, which limit specific and cumulative impacts of development or redevelopment on coastal resources.~~

Policy CEV.05.01

Development orders in the coastal planning area shall be designed to protect the type, nature, and function of floodplains, wetlands, waterways, inlets, estuaries, and wildlife habitat that is occupied by endangered or threatened species by limiting encroachment, removal of native vegetation, pollution discharge, dredge and fill, drainage, or other impacts associated with development.

Policy CEV.05.02

Coastal resources and associated natural communities that support the health of the St. Marys-Nassau watershed and the associated estuarine systems should be priority areas for preservation. Preservation methods may include incentives such as transfer of development

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rights, mitigation credits, wetland and open space credits, conservation easements and or, through fee simple or less than fee acquisition.

Policy CEV.05.03

Proposed development projects in the coastal area shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on designated historic sites. When such construction or other development activity may impact adversely on a historic/ archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Board) before a permit is issued.

OBJECTIVE ~~5.13~~ CEV.06

~~Upon Plan-adoption,~~ The County shall maintain or improve the environmental quality of ~~its~~ the estuarine systems of the St. Mary's and Nassau Rivers through implementing the following policies:

Policy ~~5.13.01~~ CEV.06.01

Marinas and boat ramps shall be located in areas where they create a minimum adverse impact to water quality and existing marine habitat.

Policy ~~5.13.02~~ CEV.06.02

The County will seek professional evaluation regarding the impact upon environmental quality of estuarine systems prior to permitting any structure proposed for controlling bank erosion.

Policy ~~5.13.03~~ CEV.06.03

Construction sites, which border estuarine systems must control surface water run-off during and after construction activities to a level equal to or less than that, which occurred prior to construction.

~~Policy 5.13.04~~

~~New development on the barrier island will require central water and sewer hook-up when available before a building permit or development order to proceed will be issued.~~

Policy ~~5.13.05~~ CEV.06.04

Marinas that ~~cater to~~ have live-aboard craft shall be equipped with sewage pump-out and collection systems for vessels.

Policy ~~5.13.06~~ CEV.06.05

On an ongoing basis, The County shall ~~request that coordinate with~~ the ~~FDEP~~ Florida Department of Environmental Protection (DEP) and the Florida Fish and Wildlife Conservation Commission to periodically review its the policies of the Coastal Management Element and provide recommendations for improving County protection of the Ft. Clinch State Park and Nassau-St. Johns River Marshes Aquatic Preserves . ~~These recommendations, upon approval by the Board of County Commissioners shall, through the amendment process, be made part of the Coastal Management Element.~~

Policy ~~5.13.07~~ CEV.06.06

~~The County Building Official shall coordinate with~~ The County Department of Health ~~to shall~~ ensure that septic tanks and septic tank drainfields are located at setback distances prescribed by appropriate Administrative Codes.

Policy ~~5.13.08~~

~~The County hereby adopts the State designation of Class III and II waters as defined in the 1996 Water Quality Assessment for the State of Florida (305(b) Report), as the minimum water quality standard for the waters of the Coastal Zone (exclusive of the Aquatic Preserves) of Nassau County. The County will regulate development within the Coastal Zone consistent with DEP water management objectives for maintaining the Class III and II designations. Class III waters are suitable for "Recreation, propagation, and maintenance of a healthy, well-balanced population of fish and wildlife." Class II waters are held to a higher quality standard.~~

Policy ~~5.13.09~~ CEV.06.07

Nassau County shall limit the amount of stormwater discharge into the waters of the coastal ~~zone~~ planning area by:

1. Requiring all new development in the coastal ~~zone~~ planning area to utilize on-site retention or detention methods consistent with the provisions of the Stormwater Management Sub-Element prior to discharge;
2. Requiring new development in the coastal planning area to utilize natural drainage features, ~~such as impounded and unimpounded wetlands and swales,~~ to the maximum extent possible for stormwater management;
- ~~3. Requiring all new development to retain, at minimum, the first one (1) inch of stormwater runoff.~~

Policy ~~5.13.10~~

~~The County shall require all dredge and fill operations to utilize proper mitigation techniques and devices, in addition to obtaining all applicable federal, state and local permits.~~

OBJECTIVE 5.14

~~Upon Plan adoption, the County shall provide for the protection, preservation or sensitive reuse of historic resources through implementing the following policies:~~

~~Policy 5.14.01~~

~~Historic resources shall be protected through designation as historic sites by the state or County. Such designated sites shall require site plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process, that the proposed activity will not degrade or destroy the historical/archaeological significance of the site.~~

~~Policy 5.14.02~~

~~Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be nonconforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is, or can be made, compatible with adjacent land uses.~~

~~Policy 5.14.03~~

~~Proposed development projects shall be reviewed at the time of issuing a building permit or development order to determine potential impacts on known historic sites. When such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the County Planning and Zoning Board) before a permit is issued.~~

OBJECTIVE ~~5.15~~ CEV.07

~~Upon Plan adoption, t~~ The County shall establish level of service standards, areas of service and phasing of infrastructure in the coastal area that help to protect the coastal environment and character through implementing the following policies:

Policy CEV.07.01

The County shall review its Land Development Code and make revisions as necessary to control development in the coastal planning area in a manner that will be compatible with existing water-dependant uses, will reduce vulnerability to hurricane forces and will protect natural resources.

Policy CEV.07.02

New development on Amelia Island will require connection to a central water and sewer system when capacity is available before a certificate of occupancy will be issued.

Policy 5.15.01

~~Levels of Service for potable water, sanitary sewer, drainage, and solid waste specified in the Public Facilities Element shall pertain also to the County's coastal area. Levels of Service for roads as specified in the Traffic Circulation Element shall pertain also to the County's coastal area.~~

Policy 5.15.02

~~Potable water and sanitary sewer service areas within the unincorporated areas of the barrier island shall be served by Nassau County through the governmentally County-owned utility, Nassau-Amelia Water.~~

Policy 5.15.03

~~Potable water and sanitary sewer infrastructure shall be phased into operation on the barrier island as development proceeds. Such phasing will follow the requirement of 9J-5.0055(2)(a) since no construction is permitted on the island without hook-up to a centralized sewer system.~~