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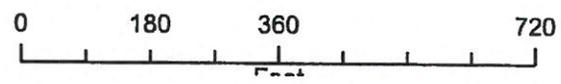
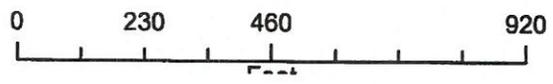
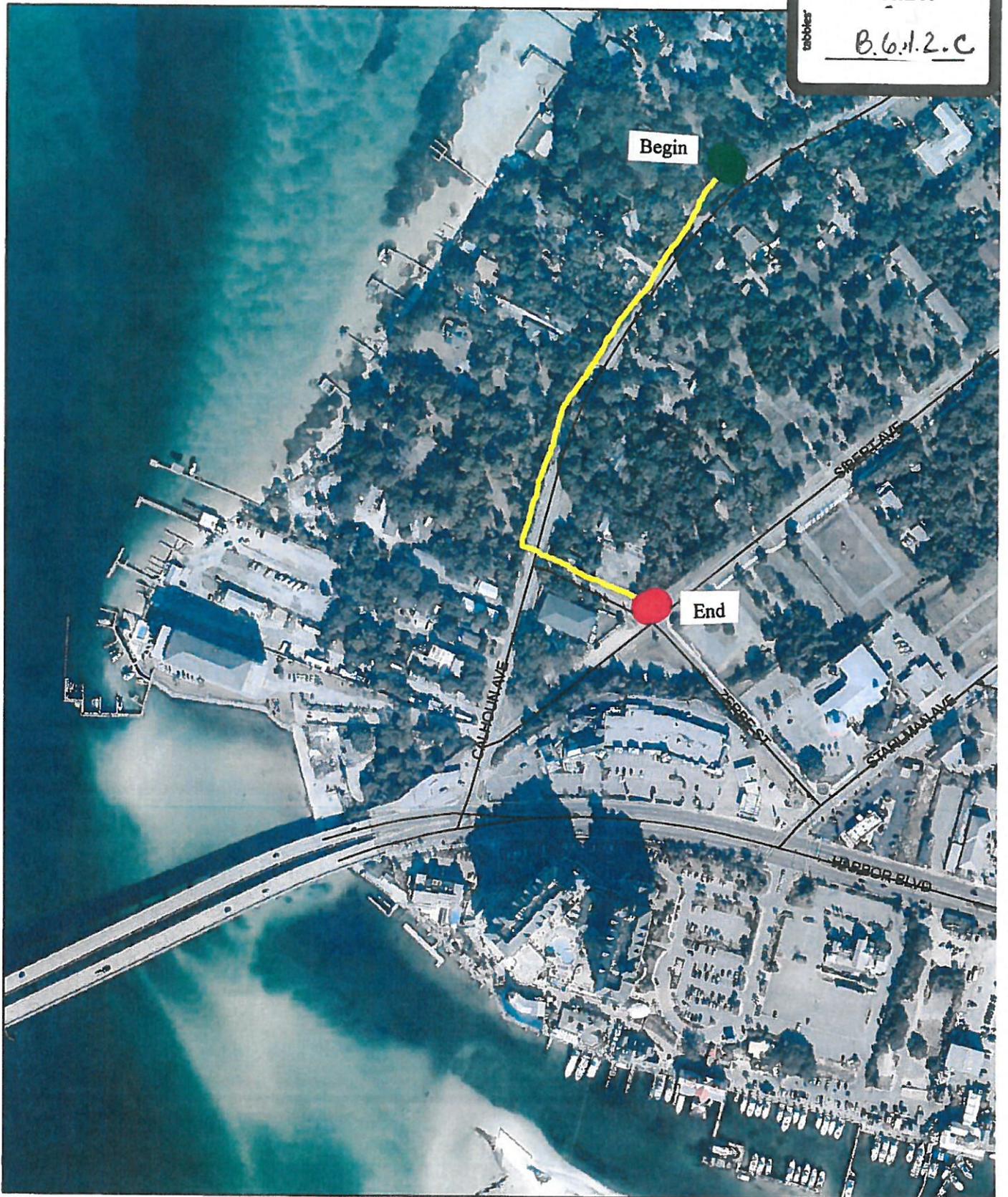


EXHIBIT
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EXCERPTS FROM CHAPTER 5 – CONSERVATION ELEMENT
CITY OF DESTIN – COMPREHENSIVE PLAN: 2020 GOPS

OBJECTIVE 5-1.4: PROTECT NATURAL RESOURCES. The City shall conserve and protect the remaining natural resources in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation. All future development or redevelopment of land shall be consistent with the Comprehensive Plan and the LDC.

Policy 5-1.4.1: Designate Conservation Land Resources. The Future Land Use Map series delineates conservation land resources as environmentally fragile natural resources whose value warrants long-term preservation. Such areas may include coastal shoreline areas, upland and wetland vegetative communities supporting endangered or threatened species and wetlands. All conservation land resources shall either remain undeveloped or shall undergo "restricted development". "Restricted development" shall be defined as those options allowed by the development rights and restrictions stipulated in the Comprehensive Plan and LDC.

Policy 5-1.4.2: Implement Environmental Policies. Policies in this Element for managing environmentally sensitive natural systems, including, but not limited to, the Destin Harbor, Choctawhatchee Bay, and Gulf of Mexico, and other environmentally sensitive resources shall be carried out through performance standards in the LDC. These and other natural resources identified on the FLUM series shall be protected and/or preserved pursuant to goals, objectives, and Policies established in this Element. In addition, the LDC shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. This LDC shall also provide for wetland preservation consistent with the requirements and regulations of the NFWFMD, FDEP, and the Corps of Engineers.

Policy 5-1.4.3: Continue Intergovernmental Coordination and Natural Resource Management. The City shall coordinate with the NFWFMD, the West Florida Regional Planning Council (WFRPC), Okaloosa County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems. The methods for coordinating with other local government, state, federal, and private plans/programs for conservation of natural resources shall be incorporated into the City's planning process detailed in the LDC.

Policy 5-1.4.4: Regulate Development to Promote Natural Resource Conservation. The City shall use the best available technical criteria and information to maintain and update as needed the adopted Ordinances, pursuant to recommendations of the Northwest Florida Coast Resource Management Plan, relating to Water Saving Devices, Stormwater Management, White Sands Protection, Shoreline Protection, Flood Damage Prevention and Landscape Development. These ordinances shall continue to ensure that future development is compatible with the functioning and carry capacity of existing natural systems and resources conservation.

Policy 5-1.4.5: Require Site Plan Review. The City shall continue to require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. The City shall ensure that during the site plan review process it shall enforce qualitative and quantitative performance criteria consistent with the Comprehensive Plan policies governing the preservation of open space and vegetation.

Policy 5-1.4.6: Protect Flora and Fauna Having Special Status. Development activities shall not adversely impact wildlife and plants that are endangered, threatened, or species of special concern, as listed on the Federal or State inventory of designated "endangered or threatened" species, or "species of special concern." The City shall further protect wildlife and plants, including wildlife habitat, by promoting public acquisition and the dedication of conservation easements or reservations. Applicants for development proposed on undeveloped land must submit a field survey from a professional biologist, or other similar professional, evaluating presence of any listed species.

Policy 5-1.4.8: Enforce Land Development Regulations. The City shall continue to enforce land development regulations that protect and conserve the natural functions of existing vegetative communities, fauna, flora, soils, fisheries, floodplains, and other natural resources, and shall also continue to coordinate with state and federal environmental agencies regarding potential impact to natural resources under state or federal jurisdiction or purview.

OBJECTIVE 5-1.7: PROTECT NATIVE VEGETATION AND MARINE HABITATS. The City shall protect and retain major vegetative communities, marine habitats, and endangered and threatened plant species. Vegetative communities include the beach and dune community and wetlands. Marine habitats include sea grass beds and other living marine resources.

Policy 5-1.7.1: Implement Protection of Vegetative Communities. Site design for development applications shall give priority to preserving areas with existing mature trees and native vegetation before replacing them with commercially-raised plants and trees. Open space requirements placed on site design shall be located in a manner that protects existing trees and native vegetation. The landscape standards and acceptable planting materials incorporated in the City's Land Development Code shall promote the use of native plant species and prohibit the planting of exotic plants known to create nuisances. All open space areas where existing trees and vegetation are not preserved shall be replanted predominantly with native trees and vegetation. Where vegetative communities and marine habitats cannot be preserved, a restoration plan shall be prepared and implemented to compensate for the loss of vegetation and to enhance stabilization of fragile slopes and/or shorelines impacted by development.

Policy 5-1.7.2: Preserve Native Plant Communities. New development shall preserve beach and shoreline vegetation, wetlands, and vegetative habits known to serve as nesting areas for endangered or threatened species, and shall conserve native plant communities containing “rare” or “endangered” species. Where reasonable use of property cannot occur without impacting such areas, the City will coordinate with the Florida Wildlife Conservation Commission regarding appropriate mitigation measures.

Policy 5-1.7.3: Remove Undesirable Exotic Vegetation. Owners or applicants for development or redevelopment must remove all nuisance and invasive exotic plant species from the site prior to the issuance of a certificate of occupancy.

OBJECTIVE 5-1.8: PROTECT FISHERIES, WILDLIFE, AND WILDLIFE HABITATS. The City shall protect seagrass beds, wetlands, shellfish propagation and harvesting areas; and habitats of endangered or threatened species from the adverse impacts of development by regulating the location, density, and intensity of those activities that cause the adverse impact.

Policy 5-1.8.1: Manage the Impacts of Development on Fisheries. The City shall coordinate with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the FDEP, and the NFWFMD, as appropriate, in reviewing the implications of development proposals, including proposed subdivisions and site plan review petitions. Such coordination shall be designed to identify potentially adverse impacts of proposed development on marine habitats, seagrass and fisheries as well as means to avoid or reduce such impacts.

Policy 5-1.8.2: Protect Wildlife and Wildlife Habitats. Prior to development or land clearing on property containing undisturbed vegetative communities, a survey shall be conducted to identify presence of any endangered, threatened, or species of special concern. The survey shall be conducted by a professional biologist or similar profession as part of the development review process. If such survey identifies the presence of classified wildlife or plant species, a mitigation plan shall be prepared and submitted to the Florida Wildlife Conservation Commission for its review. The City shall further protect wildlife and wildlife habitats by promoting public acquisition and the dedication of conservation easements or reservations. The City shall coordinate with public interest groups in distributing educational pamphlets designed to promote knowledge and awareness of endangered and threatened species.

“REPLENISH OR PROTECT COASTAL OR MARINE RESOURCES”

EXCERPTS FROM CHAPTER 6 – COASTAL MANAGEMENT
CITY OF DESTIN – COMPREHENSIVE PLAN: 2020

GOAL 6-1: COASTAL MANAGEMENT. RESTRICT DEVELOPMENT ACTIVITIES THAT WOULD DAMAGE OR DESTROY COASTAL RESOURCES, PROTECT HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

OBJECTIVE 6-1.1: PROTECT COASTAL RESOURCES, WETLANDS, ESTUARIES, LIVING MARINE RESOURCES, AND WILDLIFE HABITATS. Coastal resources, wetlands, water resources, living marine resources, coastal barrier and wildlife habitats, and other natural resources shall be protected, conserved, and enhanced through implementation of the following policies.

Policy 6-1.1.1: Conservation through Land Acquisition. The City shall annually evaluate opportunities to acquire coastal lands and wetlands through state and/or federal conservation land acquisition grant programs.

Policy 6-1.1.2: Protect Living Marine Resources, Coastal Wetlands, and Seagrass Beds. Development shall not cause degradation of coastal wetland habitats and seagrass beds. The City shall accomplish this through implementation of site design and stormwater management facilities that prevents runoff from lowering water quality within Choctawhatchee Bay, Destin Harbor, the City’s bayous, or the Gulf of Mexico below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C. Commercially operated marinas with in-water vessel storage shall be prohibited along Choctawhatchee Bay from Cobb’s Point eastward to Indian Bayou. When evaluating sites for public boat launching facilities, the City will give highest priority to shoreline areas designated by the State Division of Aquaculture as prohibited for shellfish harvesting. Only after the City has determined that no sites are viable for public boat launch facilities within prohibited shellfish harvesting areas, shall consideration of other shoreline areas be considered.

Policy 6-1.1.3: Protect Coastal and Estuarine Environmental Quality and the Shoreline. The City shall not approve a development order until it has evaluated the potential impact identified by the applicant and other public entities having jurisdiction over the impacted resources. The applicant shall bear the burden of demonstrating that adverse impacts on natural resources of the coastal area will be prevented and that all applicable State and/or federal regulatory measures shall be or have been satisfied. The development review process shall involve all local, regional, State, and federal entities with jurisdictional authority. All development shall:

- A. Protect fish and wildlife habitat.
- B. Prevent degradation of water quality and estuaries.

- C. Manage surface water run-off.
- D. Protect living marine resources.
- E. Reduce exposure to natural hazards.
- F. Ensure adequate public access.
- G. Preserve White Sands.

Policy 6-1.1.11: Enforce the Bay Shoreline Protection Zone. Within the Bay Shoreline Protection Zone established under Policy 5-1.5.6, the land shall consist of preserved native vegetation, including canopy, understory, and ground cover. No more than 40% of the area within the zone may be used for accessory uses/structures or impervious s

“RESTORE, IMPROVE OR PROTECT WATER QUALITY.”

EXCERPTS FROM CHAPTER 4 – PUBLIC FACILITIES
CITY OF DESTIN – COMPREHENSIVE PLAN: 2020 GOPS

GOAL 4-4: DRAINAGE. PROVIDE A DRAINAGE PROGRAM WHICH WILL REDUCE STORMWATER POLLUTION AND PROVIDE REASONABLE PROTECTION FROM FLOOD DAMAGE.

OBJECTIVE 4-4.1: IMPROVE WATER QUALITY. The City shall improve water quality occurring in runoff by eliminating fifty percent (50%) of the total suspended solids (TSS) and twenty-five percent 25% of nutrients (total nitrate, total phosphorus) (based on 1987 levels) from the Harbor by 2020. Water quality in the Bay, the Gulf, the Bayous, and lakes shall be monitored and appropriate actions taken based on monitoring results.

Policy 4-4.1.1: Program Surface Water Quality. The City shall program stormwater management improvements as part of its local street improvements program; work through the NFWMD and Florida Department of Transportation (FDOT) to properly operate and maintain cyclonic treatment structures for Harbor Boulevard outfalls; review public projects performed within all drainage basins for compliance with the City ordinance; prepare a drainage study of all drainage basins that will include recommended water quality improvements, estimated construction costs, and capital improvements program.

Policy 4-4.1.2: Evaluate Surface Water Quality. The City will continue to monitor water quality and provide continuous cooperation and communication with FDOT and Florida Department of Environmental Protection (FDEP) regarding maintenance needed (when such maintenance is the responsibility of the FDEP or FDOT), continue considerations of alternative design schemes outfalls associated with the State drainage system, and other activities designed to reduce or eliminate pollutants, litter and debris from reaching Destin Harbor and other water bodies through the outfalls. The studies contemplated herein may be accomplished pursuant to the study performed pursuant to Policy 4-4.2.6.

OBJECTIVE 4-4.2: OPTIMIZE EXISTING STORMWATER CAPABILITIES. Correct existing facility deficiencies and maximize their use.

OBJECTIVE 4-4.3: COMPLY WITH NPDES. Permit existing facilities to meet the United States Environmental Protection Agency’s Nonpoint Discharge Elimination System (NPDES) Phase II requirements.

Policy 4-4.3.1: Meet NPDES Requirements. Provide all required submittals to the NPDES Phase II permitting authority, the FDEP, by all required submittal dates.

EXCERPTS FROM CHAPTER 5 – CONSERVATION ELEMENT
CITY OF DESTIN – COMPREHENSIVE PLAN: 2020

OBJECTIVE 5-1.5: MAINTAIN AND IMPROVE SURFACE WATER QUALITY AND QUANTITY. The City shall assist in maintaining and improving the environmental health of the Choctawhatchee Bay and its bayous, the Gulf of Mexico, Destin Harbor, and local lakes. The City shall also assist in improving and preserving the ambient water quality of Class II waters (shellfish harvesting and propagation areas) in order to protect the economic and social well-being of the citizens of the City.

Policy 5-1.5.1: Water Quality, Surface Water Management, and Land Use. Stormwater facilities and site development shall be designed to prevent runoff from lowering water quality within Choctawhatchee Bay, Destin Harbor, the City's bayous, or the Gulf of Mexico below the minimum conditions necessary to maintain State classifications as established in Chapter 62-302, F.A.C.

Policy 5-1.5.5: Reduce Soil Particulates and Silt Entering Choctawhatchee Bay, Bayous, and the Gulf Waters. Soil and silt material introduced to Choctawhatchee Bay, Harbor, and Gulf of Mexico through stormwater runoff shall be reduced through the following actions or requirements:

- A. Soil erosion and sediment created by wind or rain shall be reduced at construction or land clearing sites through the implementation of soil erosion prevention techniques applying best management practices that retain soils onsite to the greatest extent practical.
- B. Property owners shall maintain existing vegetation consistent with landscape plans approved by the City, including the revegetation of cleared land and the replacement of trees, plants and lawn grass, in order to reduce erosion resulting from exposed or disturbed soils affected by wind or rain.

Policy 5-1.5.6: Enforce the Bay Shoreline Protection Zone. The Bay Shoreline Protection Zone includes those properties along the waterfront of Choctawhatchee Bay, Marler Bayou, Joe's Bayou and Indian Bayou. For all lots platted or created after December 22, 1992, this area is defined as a 100-foot buffer that begins at the mean high-water line and extends landward 100 feet. For all lots platted or created prior December 22, 1992, this area is defined as a 50-foot buffer that begins at the mean high-water line and extends landward 50 feet. The buffer zone shall consist of preserved native vegetation, including canopy, understory, and ground cover. If there is no native vegetation on the site, a planted vegetative buffer shall be required upon development of the site. Principal habitable structures shall locate outside the Bay Shoreline Protection Zone. If the principal habitable structure cannot be situated outside the Bay Shoreline Protection Zone because of depth of lot depths, right-of-way easements, utility easements, or access easements, the maximum setback achievable shall be provided but shall not be less than 50 feet for lots created after December 22, 1992 and 25 feet for lots created prior to December 22, 1992. Uses allowed within the Bay Shoreline Protection Zone shall be limited to conservation, water-dependent, water-related or accessory uses and structures.

Policy 5-1.5.8: Ensure Stormwater Design Compatibility with Natural Systems. Stormwater retention/detention areas shall be designed and landscaped to appear as a natural water body. Any stormwater detention or retention areas located near any estuary or estuarine systems or other water bodies within the corporate limits of the City shall be designed so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation. The LDC shall include design criteria and landscape requirements for stormwater retention/detention facilities.

Policy 5-1.5.11: Support Water Quality Sampling. The City will continue to support improved programs for ongoing water quality sampling needs to be better organized and expanded to other parts of the City with the assistance of Destin Water Users, Choctawhatchee Bay Alliance, and the NFWMD for the comprehensive water quality system to be implemented.

EXCERPTS FROM CHAPTER 6 – COASTAL MANAGEMENT
CITY OF DESTIN – COMPREHENSIVE PLAN: 2020 GOPS

OBJECTIVE 6-1.2: REDUCE ADVERSE IMPACTS TO WATER QUALITY IN COASTAL WATERS. The City shall reduce adverse impacts to water quality within Destin Harbor, Choctawhatchee Bay, the Gulf of Mexico, and adjacent bayous through implementation of the following activities:

Policy 6-1.2.1: Implement Stormwater System Improvements. Continue refinement and implementation of the Stormwater Master Plan for the City. The City shall incorporate recommended improvements annually into its Five-Year Schedule of Capital Improvements. When prioritizing stormwater improvements for available funding, the City shall take into consideration those improvements that contribute to reducing the volume of stormwater runoff entering coastal waters.

Policy 6-1.2.2: Prohibit Stormwater Runoff into Coastal Waters. Channeling run-off directly into coastal water bodies shall be prohibited.

Policy 6-1.2.6: Monitor Federal Standards. The City, in coordination with Destin Water Users (DWU), will monitor new and evolving EPA requirements pertaining to stormwater runoff and treatment.

Policy 6-1.2.7: Require pump-out facilities. The City shall explore opportunities for a pump-out program.

“ENHANCE ENVIRONMENTAL RESILIENCE”

EXCERPTS FROM CHAPTER 5 – CONSERVATION ELEMENT CITY OF DESTIN – COMPREHENSIVE PLAN: 2020 GOPS

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Policy 5-1.4.7: Manage Stormwater Runoff. Upon Plan adoption, the developer/owner of any site shall be responsible for managing onsite runoff unless the City has otherwise established or approved a stormwater master plan that serves multiple properties. All new development shall comply with adopted level of service standards for surface water management.

Policy 5-1.4.8: Enforce Land Development Regulations. The City shall continue to enforce land development regulations that protect and conserve the natural functions of existing vegetative communities, fauna, flora, soils, fisheries, floodplains, and other natural resources, and shall also continue to coordinate with state and federal environmental agencies regarding potential impact to natural resources under state or federal jurisdiction or purview.

Policy 5-1.4.9: Evaluate Opportunities for Land Acquisition. The City shall annually consider the availability of state and federal grant programs for the acquisition of conservation lands or shoreline areas. Within two years of Plan adoption, the City shall coordinate with the FDEP, the Florida Department of Community Affairs, or other appropriate state agencies regarding grant programs and state funds for acquisition of undeveloped land along shoreline areas.

Policy 5-1.4.13: Protect Natural Resources. The LDC shall continue to contain provisions that promote the natural function of identified wetlands, lakes, bayous, bays, harbors, or the Gulf.