

PROPOSED AMENDMENT TO

LAND DEVELOPMENT CODE ARTICLE 12

**REGARDING THE PREVENTION OF SEDIMENTATION
AND EROSION INTO WATERWAYS RESULTING FROM
DEVELOPMENT**

Prepared for the
July 23, 2015 meeting of the Board of County Commissioners

RECOMMENDATION:

That the board consider an amendment to the Land Development Code to more effectively prevent erosion and sedimentation into our waterways as a result of development.

BACKGROUND:

In April 2015, the Board of County Commissioners authorized staff to draft amendments to the Land Development Code as recommended in the “Shoreline Erosion and Sediment Control for Residential Development: Best Management Practices” report. The goal of these amendments is to establish simple, easy-to-implement minimum practices for development that will prevent erosion and sedimentation into waterways.

The proposed amendments are shown in strikethrough and underline format below.

12.01.00 COASTAL DEVELOPMENT/SHORELINE PROTECTION:

A. The following areas along the Gulf of Mexico and Santa Rosa Sound shall be considered within Shoreline Protection Zone-1:

1. The water-ward line shall run east-west along the line of mean high water.
2. The landward line shall run east / west at a location coterminous with the crest of the primary dune system extending along the Gulf-fronting shoreline of the Navarre Beach Planning Area. However, in no case shall any prohibitions apply landward of the Coastal Construction Control Line nor to any structure or activity permitted under F.S. 161.053 (5).
3. For sound-side properties the shoreline protection zone shall be the mean high tide line of Santa Rosa Sound.

B. Zone-2 is the Shoreline Protection Zone on Escambia Bay, Blackwater Bay, East Bay and the basins and bayous and shall be measured from the mean high water line to a point five (5) feet landward of the mean high water line.

C. Prohibitions - The following activities, unless specifically excepted, shall be prohibited within the shoreline protection zone:

1. Construction of buildings and structures, except for permitted minor structures;
~~Removal of vegetation for residential development is allowable by permit for vegetation five (5) inches and smaller in diameter.~~
3. 2. Planting of new vegetation except for native, salt-resistant species suitable

for beach and dune or area stabilization.

D. Shoreline Enhancement - All persons constructing elevated boardwalks on property located in the shoreline protection zone shall include in their plans, provisions to enhance and re-vegetate the dune system on their property.

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

B. Total impervious surface, including but not limited to buildings, houses, parking lots, garages, accessory buildings, driveways, pools and walkways is limited to 75 percent of the land area of the entire site.

C. ~~The development shall leave a minimum of 25 percent of the site as trees, shrubs, or other natural vegetation, or replace existing trees at a minimum ratio of 2:1. All development activities shall maintain erosion control measures so as to prevent sediment or erosion from leaving the development parcel and entering the adjacent waterbody.~~

D. ~~Point source and non point source discharges are prohibited, except for stormwater, which may be discharged only if it meets the following minimum standards:~~

~~2. Stormwater discharges shall provide off line retention or off line detention with filtration of the first one inch of run off.~~

Stormwater runoff must meet applicable local, state, and federal requirements for the type and extent of development proposed.

E. Siltation and erosion control measures shall be applied to stabilize sands and other un-vegetated areas during and after development. ~~Sediment settling ponds shall be installed for stormwater runoff prior to the creation of any impervious surfaces.~~ For lots or parcels that are cleared, silt screens erosion control barriers shall be placed between the development site and the water body to prevent erosion and siltation. ~~If red clay or clay sand mixtures are used as allowed in section "K" below, silt screens must be supplemented with hay bales.~~ Such measures must be in the form of two rows of silt fencing with hay bales between, two rows of hay bales with silt fencing between, or filter sock. Alternatively, the developer may proposed a method for controlling sediment that effectively prevents all sediment from entering the water body.

F. Any channels constructed shall be of a minimum depth and width capable of achieving the intended purposes. Sides of channels shall reflect an equilibrium shape to prevent slumping and erosion and to allow re-vegetation.

G. Any dredging shall be conducted at times of minimum biological activity to avoid fish migration and spawning, and other cycles and activities of wildlife.

H. Any spoil that results from dredging shall be disposed of at upland sites and stabilized within thirty (30) days, unless the spoil is causing turbidity or other problems, in which case the developer must stabilize the spoil immediately.

I. If dredging changes the littoral drift processes and causes adjacent shores to erode, the developer shall periodically replenish these shores with the appropriate quantity and quality of aggregate (sand).

J. ~~If no natural vegetation exists, strips of buffer vegetation shall be planted between development activities and the Shoreline Protection Zone. Such buffer may be composed of sod or native species of trees, shrubs, or groundcover. Buffers shall be a minimum of ten (10) feet wide.~~ Property owners are encouraged to utilize vegetation to control erosion and sedimentation whenever possible. Naturally-occurring vegetation, when it provides erosion and sedimentation control, is preferred. Native species that are appropriate for the particular location are encouraged for landscaped areas. Vegetation alone should be not relied upon to control erosion and sedimentation during construction and must be supplemented with protective barriers are necessary to accomplish the goal of retaining all soil on the development site.

K. Red clay and other discoloring materials are prohibited on Navarre Beach, consistent with section 12.05.00. The use of red clay ~~or clay-sand mixtures~~ is limited to foundations and driveways for parcels within and adjacent to Zone 2. Red clay ~~or clay-sand mixtures~~ used for driveway construction must be capped within seven (7) days. Red clay ~~or clay-sand mixtures~~ used for foundation construction must be capped within 45 days. White sand, oyster shell, limestone and white dolomite are among materials approved for fill or masonry mixes for new development or redevelopment projects on Navarre Beach.

