

Conservation Element Goals, Objectives & Policies

Conservation Element Goals, Objectives and Policies

**163.3177(6)(d)
9J-5.013(2)**

CON Overall Goal

9J-5.013(2)(a)

Conserve, protect and appropriately manage the natural resources of the City of Bunnell to ensure the highest environmental quality possible.

Air Quality

CON Objective 1.1

9J-5.013(2)(b)(1)

The City shall meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection (FDEP).

CON Policy 1.1.1

The City of Bunnell shall cooperate with any local, state or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

CON Policy 1.1.2

The City shall attempt to reduce the potential fossil fuel emissions by adopting at a minimum the following means:

- a. Allow developments such as Planned Unit Developments, clustered and multi-use developments;
- b. Require vegetative buffers, where appropriate, along major transportation corridors to buffer residential land uses;
- c. Encourage non-motorized transportation by establishing and maintaining, bicycle paths, trails, sidewalks and pathways, where feasible; and
- d. Establish policies that promote residential interconnectivity via pedestrian, bicycle and walkable complete streets, including grid patterns in existing and new development.

CON Policy 1.1.3

The City shall report suspected air quality violations to FDEP.

CON Policy 1.1.4

The City shall support FDEP in its implementation and enforcement of the State and Federal air pollution laws, rules and regulations by placing conditions, where appropriate, on applicable development approvals, in accordance with law, to require developers to consult the FDEP on methods to control fugitive emissions.

CON Policy 1.1.5

The City of Bunnell shall require that industrial and commercial businesses in the City meet or exceed applicable federal and state air quality standards.

Surface Water

CON Objective 1.2

9J-5.013(2)(b)2

The City shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

CON Policy 1.2.1

9J-5.013(2)(c)1

The City shall continue to ensure the protection and enhancement of surface water quality.

CON Policy 1.2.2

9J-5.013(2)(c)1

The City shall work towards the enhancement of the Department of Environmental Protection and the St. Johns River Water Management District (SJRWMD) surface water quality testing program results by aiming for the development, operation and maintenance of cost effective and efficient potable water and wastewater systems that promote timely, orderly and efficient land development patterns while protecting the public health and environment.

CON Policy 1.2.3

9J-5.013(2)(c)1

The City shall develop a Stormwater Master Plan (stormwater management system) within three (3) years of adoption of this comprehensive plan. The design of Stormwater Master Plan (stormwater management system) shall meet the rules and criteria establish by the City of Bunnell, the SJRWMD, the Florida Department of Transportation (if applicable), and the Northeast Florida Regional Council.

CON Policy 1.2.3.1
9J-5.013(2)(c)1

After completion on an annual basis, the City shall identify those components of the Bunnell stormwater master plan that may be contributing to the degradation of surface water quality, and develop a priority listing for mitigating those elements.

CON Policy 1.2.3.2

The City shall require that all new development obtain a stormwater management permit and, as necessary, other required permits from the SJRWMD, FDEP and the U.S. Army Corps of Engineers (ACOE).

CON Policy 1.2.4
9J-5.013(2)(c)1

The City shall continue to support research activities by public agencies managing the Outstanding Florida Waters (OFW), both within and adjacent to the City, and their associated flood plains, shorelines, drainage ways and wetlands.

CON Policy 1.2.5
9J-5.013(2)(c)1

The City shall prohibit any point source pollution discharges into surface waters, including, but not limited to, lakes, ponds, rivers, streams, creeks, and wetlands.

Floodplain Protection

CON Objective 1.3
9J-5.013(2)(b)2

The City shall ensure long range protection of the functionality of the City's floodplains.

CON Policy 1.3.1
9J-5.013(2)(c)6

The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.

CON Policy 1.3.2
9J-5.013(2)(c)6

The City shall enforce land development regulations and amend the LDC as necessary to specify regulations for development within the floodplains and floodways.

CON Policy 1.3.3
9J-5.013(2)(c)6

When development is proposed within a floodplain, to maintain reasonable use of and value of property, participation in the rural preservation program shall be encouraged.

CON Policy 1.3.4
9J-5.013(2)(c)6

The 100-year flood zone shall be delineated within the Future Land Use Map series, and its demarcation shall be determined by the most recent flood insurance maps prepared by the Federal Emergency Management Agency (FEMA).

CON Policy 1.3.5
9J-5.013(2)(c)6

The floodplain shall be reserved, undisturbed, for conservation, open space and passive recreational uses to preserve the natural flow of runoff as incentivized by the rural preservation program, unless such reservation denies all reasonable use of the property.

Conservation of Groundwater Resources

CON Objective 1.4
9J-5.013(2)(b)2

The City shall conserve and protect future and existing groundwater resources for potable water usage.

CON Policy 1.4.1
9J-5.013(2)(c)1

The City shall, in cooperation with the Flagler County, DEP and SJRWMD, continue to ensure the protection of groundwater quality and quantity.

CON Policy 1.4.1.1
9J-5.013(2)(c)4

The City shall cooperate with designated programs of Flagler County, SJRWMD and other such applicable agencies in the identification and protection of water recharge area to ensure aquifer depletion and contamination does not occur.

CON Policy 1.4.2
9J-5.013(2)(c)1

To reduce groundwater consumption and runoff related to landscape irrigation, the City shall require new development to use and/or preserve native drought-resistant vegetation, and reclaim as appropriate.

CON Policy 1.4.3
9J-5.013(2)(c)4

The City shall notify the SJRWMD of the presence of any abandoned free-flowing artesian wells identified within its jurisdiction and record their existence and follow Infrastructure Element Policy 5.1.11.

CON Policy 1.4.4
9J-5.013(2)(c)4

The City shall support, assist and cooperate with Flagler County and the SJRWMD in order to conduct water conservation programs.

CON Policy 1.4.5
9J-5.013(2)(c)1

The City shall continue to require all applicable development projects to obtain SJRWMD Stormwater Management Permits.

CON Policy 1.4.5.1
9J-5.013(2)(c)1

Within one year of the scheduled submission date of this plan, the City shall require all potential occupants of industrial parks to have an approved wastewater reuse plan, for proposed projects before a development order is issued to begin construction.

CON Policy 1.4.5.2
9J-5.013(2)(c)4

The City shall continue to explore opportunities to expand the reuse water system in conjunction with wastewater improvements and/or expansions (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.5.3
9J-5.013(2)(c)4

The City shall require connection to the reuse water system if central service is available. If service is not available, the City shall require connection within one year from the date that central service becomes available (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.5.4
9J-5.013(2)(c)4

Within one year of the adoption of the City's Water Supply Plan the City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water and storm drainage systems to serve their developments (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.6
9J-5.013(2)(c)1

Areas shown as unidentified wetlands uses will be required to obtain a Department of Environmental Protection (FDEP) jurisdiction determination of possible wetland areas located within the project area before a development order is issued for construction.

CON Policy 1.4.7
9J-5.013(2)(c)4

The city shall enforce (cooperate with the SJRWMD in enforcing) any water shortage emergency declared by SJRWMD and shall provide for local water shortages.

CON Policy 1.4.7.1
9J-5.013(2)(c)4

The City shall continue to explore the development of alternative water supplies to meet future needs (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.7.1.1
9J-5.013(2)(c)4

When improving or expanding the City's water systems the City shall evaluate feasible alternative water supply sources (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.7.1.2
9J-5.013(2)(c)4

The City shall continue to cooperate and participate with the DCA, SJRWMD, or any other regional entity, including the Flagler County Water Supply Plan Cooperators group in order to plan and develop future alternative water supply sources (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.8
9J-5.013(2)(c)4

The City shall continue to expand and explore water conservation efforts in conjunction with the DCA, SJRWMD, and any other regional or local entities to continue to maintain a low per capita consumption of potable water (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.9
9J-5.013(2)(c)4

The Water Supply Work Plan shall identify long-term water supply strategies consistent with programs relating to the City's consumptive use permit, as modified from time-to-time, the SJRWMD Water Supply Plan, and the Five-year schedule of Capital Improvements Plan (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.10
9J-5.013(2)(c)4

The City in cooperation with the Flagler County Cooperative Extension Services, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resource Conservation Services and the SJRWMD shall provide technical assistance to agricultural operations and other irrigation water users in the design of low-volume irrigation systems (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11
9J-5.013(2)(c)4

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources within the city limits (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.1
9J-5.013(2)(c)4

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of clustered development, attached dwelling units and other innovative land development techniques to decrease water use. These techniques shall include, but not be limited to the following:

- a. preservation of native vegetation on site;
- b. use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- c. limitation of the amount of impervious surface (such as parking areas) within significant recharge areas;
- d. water reuse for irrigation purposes;

- e. use of water saving devices and plumbing fixtures that encourage retrofitting of water saving devices and ultra-low flow fixtures;
- f. implementation of water loss prevention programs;
- g. encourage the use of lower quality sources of water first including reclaimed water stormwater, and reuse water; and
- h. maintain a base rate for water usage, as well as, a conservation billing rate structure (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.2
9J-5.013(2)(c)4

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.3
9J-5.013(2)(c)4

The City shall encourage low water use landscape for both residential and commercial development (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.4
9J-5.013(2)(c)4

The City shall require all large volume irrigation users, such as golf course developments (excluding agricultural uses), to reuse wastewater effluent for spray irrigation, if reuse is unavailable at the time of development the development shall participate within one-year of the infrastructure becoming available (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.5
9J-5.013(2)(c)4

Within one year of the adoption of the City's Water Supply Plan the City shall require developers to provide reclaim system installation with the provision or extension of sanitary sewer, potable water and storm drainage systems to serve their developments (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.6
9J-5.013(2)(c)4

The City shall require any potable water/wastewater utility provider to include reuse lines in utility construction (Ordinance 2007-57, adopted December 2, 2008).

CON Policy 1.4.11.7
9J-5.013(2)(c)4

The City shall routinely conduct water audits to determine water loss, and enforce the SJRWMD's applicable landscape irrigation rule, as amended from time to time (Ordinance 2007-57, adopted December 2, 2008).

Wellfield Protection

CON Objective 1.5
9J-5.013(2)(b)2

Protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety of potable water supplies.

CON Policy 1.5.1
9J-5.013(2)(c)1

The City shall establish a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

- A. Wellfield protection areas shall be identified surrounding each public potable water supply well or wellfield in the City.
- B. For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.

CON Policy 1.5.2
9J-5.013(2)(c)1

Until wellfield protection areas are established for each public water supply well, the following standards shall apply in the areas surrounding such wells:

- A. Each public water supply well shall be protected by a 200 foot zone of exclusion within which no new development approvals will be granted.
- B. The following new uses or expansions of existing uses shall be prohibited in the vicinity of each public water supply well;
 - 1. Hazardous materials manufacturing, use or storage; and
 - 2. Septic systems.

Soils and Minerals

CON Objective 1.6

9J-5.013(2)(b)3

The City shall appropriately manage soils data and protect against soils erosion and uses inconsistent with soils.

CON Policy 1.6.1

9J-5.013(2)(c)6

The City shall require that an erosion and sediment control plan be submitted prior to commencement of any development activities; that erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and that all disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

CON Policy 1.6.2

9J-5.013(2)(c)6

The City shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the City's jurisdiction.

CON Policy 1.6.3

9J-5.013(2)(c)6

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CON Policy 1.6.4

9J-5.013(2)(c)1

The City shall work towards the enhancement of the St. Johns River Water Management District's (SJRWMD) Surface Water Improvement Plan by promoting (via the Flagler County's Agricultural Extension Service), the use of U.S. Department of Agriculture, Natural Resources Conservation Service and Florida Department of Agriculture Best Management Practices to control sediment and erosion.

CON Policy 1.6.5

9J-5.013(2)(c)2

Mining activities shall be regulated by the land development code so that they shall not adversely affect the quality of air, groundwater, surface water and land and wildlife.

CON Policy 1.6.5.1

A mining operation water use plan must be prepared and approved before mining operations are permitted.

CON Policy 1.6.5.2

Phasing of extractive activities shall be used as a device to assure that only small areas are affected by such activities at one time.

CON Policy 1.6.5.3

Buffers shall be established and maintained between mining activities and adjacent existing and future uses to achieve an aesthetically pleasing landscape compatible with those land uses.

CON Policy 1.6.5.4

A reclamation plan shall be approved by the City or appropriate state environmental agency before mining activities are permitted.

CON Policy 1.6.5.5

Mining shall be prohibited in areas where listed species are known to inhabit.

Environmentally Sensitive Areas

CON Objective 1.7

9J-5.013(2)(b)3

9J-5.013(2)(b)4

The City shall conserve protect and appropriately use and protect wildlife, native wildlife habitat and environmentally sensitive areas.

CON Policy 1.7.1

9J-5.013(2)(c)9

The City shall seek to increase its conservation areas, through land acquisition, when possible, incentives for protective easements, and other mechanisms through the rural preservation program acreage to ensure the preservation of natural communities and listed animal species habitat.

CON Policy 1.7.2

9J-5.-13(2)(c)5

9J-5.013(2)(c)6

The City shall work closely with the Florida Fish and Wildlife Conservation Commission (FFWCC) and private landowners to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as species of special concern.

CON Policy 1.7.3

9J-5.013(2)(c)5

The City shall notify the FFWCC of the presence of any roosting, nesting or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

CON Policy 1.7.4

9J-5.013(2)(c)3

The City's Land Development Code (LDC) shall establish regulations to ensure the protection of areas of native vegetation, wildlife habitat and endangered and threatened species, including the following:

- Developers shall be required to identify wildlife habitat and endangered and threatened species as part of the development review process, and they shall be required to submit mitigation measures for review as part of the City's development review process.
- The City shall require proposed development to utilize and preserve existing topographic contours to the maximum extent feasible in project design.
- The City shall require proposed development to assess the potential of creating or adding to greenway corridors within their project to adjacent land or adjacent jurisdictions in an effort to incrementally build protected corridors.

CON Policy 1.7.5

9J-5.013(2)(c)5

9J-5.013(2)(c)6

The City shall regulate the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife:

- The removal, excavation or dredging of soil, sand, gravel, minerals, organic matter or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns or flood retention characteristics;
- The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;

- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The undertaking of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

CON Policy 1.7.6
9J-5.013(2)(c)3
9J-5.013(2)(c)6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CON Policy 1.7.7
9J-5.013(2)(c)6

The City shall cooperate with federal and state environmental and wildlife preservation agencies in their efforts to protect fish populations within the City's lakes and to promote environmental management activities that enhance fish propagation through natural processes or by managed fish restocking.

CON Policy 1.7.8
9J-5.013(2)(c)6

Annually, the City shall obtain updated maps from FFWCC showing the locations of unique natural areas and of habitat for endangered and threatened species and species of special concern.

CON Policy 1.7.9
9J-5.013(2)(c)8

The City shall coordinate with Flagler County to ensure the protection of environmentally sensitive areas that cross jurisdictional boundaries.

CON Policy 7.10
9J-5.013(2)(c)6

The City will encourage the restoration of degraded natural areas through the restoration of natural communities, restoration of natural hydrology and removal of non-native vegetation through the development review process.

CON Policy 1.7.11
9J-5.013(2)(c)7

The City shall protect any natural preservation property identified in the recreation and open space element.

CON Policy 1.7.12

In an effort to protect and enhance wetlands, surface waters, listed species, large range mammal habitat, natural hydrologic connections, and large expanses of native vegetation the concept of a greenway corridor shall be encouraged throughout the City. Greenway corridors shall be a part of an incentive-based method for protecting natural resources and shall be implemented by goals, objectives and policies within the Future Land Use and Conservation Elements and the future land use map series.

CON Policy 1.7.13

The creation of greenway corridors shall be implemented by the Comprehensive Plan and the Future Land Use Map Series in an effort to identify generalized locations of ecologically significant areas within the City.

- Policies regarding greenway corridors have been designed to:
 1. Protect Category I wetlands and required wetland buffers;
 2. Protect surface and ground water quality;
 3. Protect listed species and large range mammal habitat;
 4. Protect flood storage and floodplain capacity;
 5. Provide for site analysis including, but not limited to, soil suitability, topographic relief, and geologic characteristics; and,
 6. Provide protected, natural corridors which facilitate wildlife movement, conserve natural hydrologic connections, and which link to other protected areas such as parks, conservation lands, and water bodies.
- The Future Land Use Map Series shall be used in its entirety to illustrate generalized potential corridor locations. Actual boundaries will be established during the development review process. The potential corridor shall be reviewed to determine the appropriate boundaries in relation to a proposed development based upon site-specific information and features and other related data. At a minimum, the greenway corridor(s) shall include:
 1. Category I wetlands and associated buffers;
 2. Surface waters;
 3. 100 year floodplain;
 4. Significant habitat;
 5. Significant geologic features; and
 6. All lands under permanent protection agreements.
- In addition to the Future Land Use Map Series, data from the Florida Fish and Wildlife Commission (FWC). Florida Natural Area Inventory (FNAI), or other recognized conservation organizations shall be used to determine appropriate areas for inclusion in the greenway corridor(s). The following features will also be considered during the development review process in order to achieve the required conservation acreage:
 1. Category II wetlands and associated buffers;
 2. 500 year floodplain;
 3. Steep slopes;
 4. Large-range mammal habitat;

5. Listed species habitat;
 6. Prime agriculture land; and,
 7. Land that provides a connection between areas of high ecological value.
- Management plans shall provide for the retention of the natural function of the ecologically significant lands within the greenway corridor and shall be required for all developments containing these resources. Management strategies for greenway corridors shall be developed by landowners in conjunction with planned developments and may include, but are not limited to:
 1. Prescribed burning;
 2. Control of invasive species;
 3. Agriculture and Silviculture activities according to BMPs, with particular emphasis on maintenance and improvement of water quality, and the function of natural systems;
 4. Provision for listed species habitat needs, including restricting, at appropriate times, intrusions into sensitive feeding and breeding areas; and,
 5. Cooperative efforts and agreements to help promote or conduct certain management activities, such as cleanups, maintenance, public education, observation, monitoring and reporting.
 - The City shall facilitate planning across multiple parcels or jurisdictions that protect greenway corridors.

CON Policy 1.7.14

Through the Comprehensive Plan the City shall create options and incentives, such as, but not limited to, the rural preservation program and development transfers to maintain open space and potential greenway corridors, and to maximize preservation of wetlands, floodplains, associated uplands, and areas referred to in FLU Policy 1.1.6, and the Conservation Element.

Hazardous Waste

CON Objective 1.8

The City shall coordinate with the appropriate agencies that ensure that sources of hazardous wastes are identified and monitored.

CON Policy 1.8.1

9J-5.013(2)(c)10

The City shall continue to utilize the City and the County's fire and emergency management services and the state emergency response commission for hazardous materials for its monitoring of hazardous waste generators within the City.

CON Policy 1.8.2
9J-5.013(2)(c)10

The City shall coordinate with Flagler County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

CON Policy 1.8.3
9J-5.013(2)(c)10

The City shall endeavor to train its employees to identify and inspect wastes before they are taken to waste disposal facility sites.

Coordination with Land Use Plan

CON Objective 1.9
9J-5.013(2)(b)2
9J-5.013(3)(a)

The City shall maintain and enforce the future land use plan adopted in the Comprehensive Plan, and land development regulations that include performance criteria designed to protect and conserve surface waters, floodplains, groundwater resources and wetlands from physical and hydrologic alterations and direct incompatible land uses away from these resources.

CON Policy 1.9.1
9J-5.013(3)(a)

The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined by the Comprehensive Plan shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established based upon an onsite field survey by a professional biologist or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.

CON Policy 1.9.2
9J-5.013(3)(b)

Future land uses which are incompatible with the protection and conservation of surface waters, floodplains, groundwater resources and wetlands and their functions shall be directed away from these resources.

CON Policy 1.9.3
9J-5.013(3)(b)

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of the City's resources are land use factors which shall be considered when directing incompatible land uses away from wetlands.

CON Policy 1.9.4
9J-5.013(3)(b)

Land uses shall be distributed in a manner that minimizes the effect and impact on the City's resources.

CON Policy 1.9.5
9J-5.013(3)(b)

The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other goals, objectives and policies in the comprehensive plan, like the future land use plan, rural preservation program and future land use map series.

CON Policy 1.9.6
9J-5.013(3)(b)

The policies of the Conservation Element shall not be construed to prevent timbering operations so long as timbering operations utilize best management practices specified in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry to minimize the effects of the wetlands.

CON Policy 1.9.7
9J-5.013(3)(b)

Silviculture activities shall follow the best management practices outlined in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry.

CON Policy 1.9.8
9J-5.013(3)(b)

Through the future land use plan, rural preservation program and the future land use map series, the City will encourage the establishment of a greenway corridor to encourage the preservation of as much open space as possible and to cluster development away from the City's resources.

Conserve and Appropriately Use Energy

CON Objective 1.10

9J-5.013(2)(b)5

The City shall increase its efforts toward sustainable development by developing strategies to reduce greenhouse gas (GHGs) emissions and to implement energy-efficiency measures, where feasible.

CON Policy 1.10.1

9J-5.013(2)(c)11

The City shall promote awareness of environmental issues related to the built environment by developing environmental education content for the City's website, including making available environmental GIS data and other data such as aerial photography, air quality index and water quality testing results from natural water bodies. The website shall also include "Green Building" benefits and highlight sustainable initiatives of the local government.

CON Policy 1.10.2

9J-5.013(2)(c)11

The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

CON Policy 1.10.3

9J-5.013(2)(c)11

The City shall consider developing a "Green Building" program to promote the use of sustainable and environmentally friendly practices in design and construction.

CON Policy 1.10.4

9J-5.013(2)(c)11

The City shall consider obtaining the Green Local Government certification under the Florida Green Building Coalition.

CON Policy 1.10.5

9J-5.013(2)(c)11

The City will encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs, as appropriate and financially feasible.

CON Policy 1.10.6
9J-5.013(2)(c)11

The City shall conduct audits of every City facility at least once every five (5) years to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The City may create a central database, or other appropriate system, to track electric and other utility costs.

CON Policy 1.10.7
9J-5.013(2)(c)11

The City will encourage redevelopment in the downtown area to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.

CON Policy 1.10.8

The City has established the Community Redevelopment Area (CRA) as the energy conservation area of the City in conjunction with the future land use map series to demonstrate potential open spaces.

Wetlands

CON Objective 1.11

The City of Bunnell will protect and manage wetlands and the natural functions of wetlands in accordance with Section 163.3177(6)(d).F.S., and Rule 9J-5.013(3) F.A.C., by implementing the following policies:

CON Policy 1.11.1

1. Category I wetlands will meet one of the following criteria and will be classified as Conservation land use category.
 - a. Any wetland of any size that has a direct hydrological connection to a lake or navigable water course and is located adjacent to such water course.
 - b. Any isolated uninterrupted wetland 250 acres or larger.
 - c. Any wetland of any size that provides critical habitat for Federal and/or State-listed threatened or endangered species.
2. Category II wetlands will meet all of the following criteria:
 - a. Isolated and disturbed wetlands that are five acres or more.
 - b. Wetland that are less than 250 and do not otherwise qualify as a Category I wetlands.

3. Jurisdictional wetland lines will be field verified for Category I and Category II wetlands.

CON Policy 1.11.2

No development will be allowed in areas assigned Conservation land use category, except the following uses:

1. Existing uses within wetland areas may continue, but shall not be allowed to expand except as provided for elsewhere in this Comprehensive Plan and the City Land Development Regulations, subject to permitting by St. Johns River Water Management District (SJRWMD) or Florida Department of Environmental Protection (DEP).
2. Activities designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.
3. New development and redevelopment that shall have no significant impact on the wetlands such as passive recreation, trails, wooded boardwalks, construction of wildlife management shelters, discharge structures from upland developments, utility crossings; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement or maintenance.
4. Allow for Insect Control Structures, storm water management structures, as well as Utility installation with temporary impacts to the wetlands.
5. Setbacks shall be of 25 feet average with 15 feet minimum from the jurisdictional wetland line. Setbacks of less than 25 feet must be justified.

CON Policy 1.11.3

The fragmentation of large wetland community associations shall be discouraged by allowing for density transfers, conservation easements, transfer of development rights, fee simple acquisition, and encouraging development clustering away from the wetlands and the use of planned unit development as tools to enhance conservation.

CON Policy 1.11.4

The City will discourage any disturbance or development in wetlands. The City will encourage development away from wetland areas by providing Development Transfer Rights from affected wetlands to the adjacent properties. The densities transferred from the wetland areas shall be at the densities allowed to the adjacent receiving properties.

CON Policy 1.11.5

All wetlands on any proposed development site must be identified and classified as part of the City's application process prior to the issuance of development orders which permit site alteration.

CON Policy 1.11.6

The City shall adopt a Wetlands Designation Map prior to the City's Evaluation and Appraisal Report due date of 2010. Wetlands area will be delineated based on the procedures contained in Section 373.421(1) F.S. The precise delineation of these areas shall be determined through site-specific studies and field determination through the permitting and review process.

CON Policy 1.11.7

City of Bunnell shall coordinate with the FDEP and SJRWMD to identify and regulate wetland areas under their respective jurisdiction. When Category II wetlands that are being utilized by listed species for nesting or reproduction are proposed for alteration, the proposal must be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.

CON Policy 1.11.8

Removal, encroachment and alteration of Category II wetlands are presumed to be allowed pursuant to the requirement of SJRWMD or FDEP, and shall be in compliance with the following policies.

1. Appropriate justification for the proposed alteration is provided to the City;
2. Such activity complies with the requirements of all Federal, State and regional agencies claiming jurisdiction over wetland alteration;
3. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;
4. Setbacks shall be 25 feet average with 15 feet minimum from the jurisdictional wetland line. Setbacks of less than 25 feet must be justified;
5. The following activities are permitted in wetland setback areas provided they are consistent with a permit obtained from the agency with jurisdiction over the wetland;

Construction of boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance.

CON Policy 1.11.9

The City shall retain in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that if reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD. Verification of permit approval from these agencies as required shall be a condition of a final development order by the City.

CON Policy 1.11.10

The purpose of mitigation is to offset environmental impacts for the public good. Mitigation activities approved by federal, state or regional agencies are supported by the City. Mitigation shall be as permitted by the SJRWMD. Prioritization of mitigation shall be as determined by SJRWMD current policies or as amended in the future.

CON Objective 1.12

9J-5.013(2)(b)

The City will work towards establishing an education and outreach program related to the City's resources.

CON Policy 1.12.1

Through education and outreach the City will encourage public participation, possible land acquisition opportunities and intergovernmental coordination.

CON Policy 1.12.2

The City will encourage the protection of recreational and historic resources, as well.