CONSERVATION ELEMENT *
GOALS, OBJECTIVES, AND POLICIES

**See Generalized Environmental Map Series (Land Use - Addendum)*

Goal 1: [C] (EFF. 7/16/90)

Preserve, protect, and conserve the ecological value and diversity of natural resources in Tallahassee and Leon County.

ENVIRONMENTAL MAPPING
Objective 1.1: [C] (EFF. 7/16/90)

Local government shall compile and maintain maps describing the natural resources of the county and information denoting environmental constraints to future development and use. The areas to be mapped shall include but not be limited to areas designated as conservation and preservation.

Policy 1.1.1: [C] (EFF. 12/7/99)

Upon adoption of this comprehensive plan, local government shall designate an appropriate entity responsible for the inventory of natural resources, the compilation of the maps, the maintenance and update of the information, and monitoring of the continued viability of conservation and preservation area. No rezoning or development shall be undertaken until the area included in the request is mapped and natural resources noted by either local government or the applicant and presented to the various commissions or committees required to act on the request.

Policy 1.1.2: [C] (EFF. 7/26/06)

Environmental features which have been delineated for special protection are broken into two categories—Conservation and Preservation. Environmental features within these two categories have more stringent development design or performance criteria associated with them. Conservation and Preservation features are intended to be depicted on the Future Land Use Map through a series of overlays. Large scale generalized environmental features maps are included within the data and analysis portion of the Conservation Element (Vol. 3) and the addendum of this Land Use Element. Smaller scale and more detailed environmental overlays are available for review and purchase at the Planning Department. Specific mapping of environmental features on-site shall be required prior to any development approval. (Conservation Element Policy 1.1.1.)

INTERGOVERNMENTAL COORDINATION
Objective 1.2: [C] (EFF. 7/16/90)

State and regional agencies shall coordinate and participate with local government on environmental planning, regulations and management techniques that affect the conservation and preservation of area natural resources.

Policy 1.2.1: [C] (EFF. 7/16/90)

Local government shall work with all applicable private, local, state and federal programs such as the Conservation and Recreation Lands program, Save Our Rivers, Surface Water Improvement and Management (SWIM), Land Acquisition Trust Fund program and others in the acquisition and maintenance of

unique vegetative communities, as well as protecting and enhancing surface and groundwater.

Policy 1.2.2: [C] (EFF. 7/16/90)

By 1991, involve other area governments, such as adjacent counties, regional, state and federal agencies, in the review process regarding ordinances and policies that affect surface waters and unique environmental communities shared by other jurisdictions.

Policy 1.2.3: [C] (EFF. 6/14/00; REV. EFF. 4/10/09)

In conjunction with the appropriate state, federal and regional agencies and property owners, local government shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices. These practices shall include, but not be limited to, the use of prescribed burns, the creation of defensible space buffers, vegetative maintenance, and the control or removal of invasive exotics.

In areas of wildfire hazard, the land development regulations shall require the provision of defensible space buffers surrounding new developments and multiple exits from large developments. To further the effectiveness of these practices, public awareness programs will be developed by 2010 to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property.

ENVIRONMENTAL REVIEW CRITERIA

Objective 1.3: [C] (City of Tallahassee only) (REV. EFF. 12/10/91)

By 1991, local government shall provide for the protection of natural resources by incorporating into the land development code stringent requirements for development within or adjacent to conservation and preservation areas.

Objective 1.3: [C] (Leon County only) (EFF. 7/16/90)

By 1991, local government shall provide for the protection of natural resources by incorporating into the land development code conservation and preservation environmental overlay districts which have more stringent requirements for development within or adjacent to them.

CONSERVATION AREAS

Policy 1.3.1: [C] (REV. EFF. 6/07/01; REV. EFF. 7/19/13)

The following natural features shall be identified and mapped prior to rezoning or development and be regulated as conservation areas:

a) Altered floodplains and floodways,
b) Altered watercourses and improved elements of the primary drainage system;
c) Altered wetlands;
d) Closed basins;
e) Significant grade areas 10%–20% (only required outside the Urban Service Area);
f) High quality successional forests;
g) Areas exhibiting active karst features;
h) Designated canopy road corridors.

Policy 1.3.2: [C] (REV. EFF. 7/1/04; REV. EFF. 7/26/06; REV. EFF. 1/7/10; REV. EFF. 7/19/13)

Potential development within areas of the conservation overlay district shall exhibit best environmental management practices with the emphasis on designing with nature. Assessed impact upon natural resource determines density and/or intensity within a prescribed range within which the parcel is located. Planned development is required for approval. Strict performance requirements will be applied. The major criterion for approval shall be the continued functioning, with minimum disturbances, of the ecosystem, which the development is impacting.

Conservation area development criteria are as follows:

a) **Altered floodplains and floodways** – Development will be allowed in these areas as long as it does not impede water flow or displace volume (development will be allowed at the density consistent with the land use category). Density can be transferred out of these areas at a density reflective of the density permitted by the existing land use category.

b) **Altered watercourses and improved elements of the primary drainage system** – No development allowed in these areas, development density will be transferred out of these areas at a density reflective of the density permitted by the existing land use category.

c) **Altered Wetlands (City of Tallahassee Only)** – May only be used for a stormwater treatment facility if wetlands are degraded. Design of any stormwater facility shall result in the re-establishment of the undisturbed portion of the wetland.

d) **Closed basins** – These areas will be permitted to develop only to the extent that there is sufficient stormwater capacity within the basin. Development will be permitted reflective of the density allowed by the existing land use category.

e) **Significant grade areas (10-20%)** – The intent of protecting sloped areas of ten percent and above is to maintain local topography, prevent erosion, protect water quality, and maintain existing vegetation. However, in order to help direct development and growth to inside the Urban Service Area and further the protection of lands outside of the Urban Service Area, significant grade regulations are not required by the Comprehensive Plan within the Urban Service Area. Land development regulations may provide protection appropriate for more compact urban development inside the Urban Service Area for significant grades near wetlands, water bodies, watercourses, floodways, floodplain, and karst.

   Areas outside the Urban Service Area shall be regulated by this policy and development will be allowed at a density reflective of the density permitted by the existing land use category. Development density can be transferred to areas that are not environmentally sensitive at the density allowed by the existing land use category. It is not the intent of this policy to regulate man made slopes. Development outside the Urban Service Area will be permitted provided the following are done:

   (1) Minimize any topographical changes. Minimal grade changes typically associated with site development include those necessary for the safety of a building, parking area, road right-of-way, handicapped access, or associated utilities, including stormwater management system.

(2) A minimum of 50% of the grade must be left undisturbed or have an approved vegetation management plan and shall be placed so as to provide downhill buffers, protect forested areas, and buffer other conservation or preservation areas.
(3) Small areas (¼ acre or less) of severe grade areas located within significant grades may be regulated using the criteria for significant grades.
(4) The implementing LDRs shall address erosion, local topography, water quality and existing vegetation as appropriate.

f) **High quality successional forest** – If the entire site is high quality successional forest, the site may be developed at the allowed density with no more than 20% disturbance of the site. Those areas designated to remain natural shall be selected in a manner that protects or enhances adjacent or other on-site natural features. Development density can be transferred to non-environmentally sensitive areas at the density allowed by the existing land use category. If the transfer option is not used, development may be permitted at a density of one (1) unit per two (2) acres.

g) **Areas exhibiting active karst features (sink holes)** – No untreated stormwater will be allowed to enter active karst features. Stormwater discharged to active karst features must meet the following criteria:

(1) Runoff must be treated to comply with Sec. 17-25.700(2) F.A.C.;
(2) Discharge rate and volume shall not exceed predevelopment rate and volume;
(3) The area within the uppermost contour of an active sink, as determined by standard geotechnical evidence in consideration of soil types, slopes, vegetation, topography and geologic features shall remain natural. A transitional buffer from the uppermost contour may also be required;
(4) There will be no discharge of water to an active karst feature from any land use, which uses, produces or generates as waste any listed Resource Conservation and Recovery Act material or listed Environmental Protection Agency priority pollutant.

h) **Designated canopy roads** (REV. EFF. 6/28/02) – Development can be permitted at a density consistent with the density allowed by the existing land use category, provided that the following are done:

(1) No clearing may occur in the canopy road zone (CPZ) (100 feet from center line of the road) unless authorized for legal access (provided no other alternative exists), or for the health, safety or welfare of the public or, for linear sidewalk improvements when practical given the unique attributes of the particular site as approved by the local government provided they meet the following criteria:
   (a) Clearing in the canopy road zone will be kept to a minimum.
   (b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
   (c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.

(2) Any part of the canopy road zone that is cleared or has trees removed from it must be widened by the same amount that was removed;

(3) A full analysis of the impact of a development on the affected canopy road must be submitted at the time of development review;

(4) Joint access to canopy roads will be utilized unless there is no alternative. New cuts into canopy roads must be designed to serve more than one property development

Conservation Areas Summary Chart (REV. EFF. 1/7/10; REV. EFF. 7/19/13)

Table 5: Conservation Areas Summary Chart

	Transfer	Develop
Altered Floodplains and floodways	Density per land use category	Density per land use if (1)*
Altered Wetlands (City only)	Density per land use category	May only be used for storm-water treatment facility if wetlands are degraded **
Altered watercourses, improved elements of primary drainage system	Density per land use	None
Closed basin	Density per land use	Density per land use if (2)*
Significant grades (6) (10-20%)	Density per land use	Density per land use if (3)* or 1 unit per acre
High quality successional forest	Density per land use	Density per land use if (4)* or 1 unit per acre
Active karst features	Density per land use. No untreated storm-water, *meet all additional criteria.	Density per land use. No untreated stormwater, *meet all additional criteria.
Designated Canopy Roads	Density per land use	Density per land use if (5)* or 1 unit per acre. 100 ft. zone applies.

*footnotes
(1) Provided it does not increase flow or displace volume.
(2) There must be sufficient stormwater capacity within the closed basin.
(3) Provided:
  a) Topographical changes are minimized.
  b) 50% of grade left undisturbed (or under approved vegetation management plan)
  c) Small areas of severe grades within significant grades may be treated as significant grades.
(4) Provided development is clustered and there is no more than 20% disturbance of the site.
(5) Provided all requirements are met, i.e., 100 foot zone, authorized access with no alternative or health safety and welfare of public, analysis of impact, joint access.
(6) The Comprehensive Plan only regulates significant grades outside of the Urban Service Area.
**Design of the stormwater facility shall result in the re-establishment of the undisturbed portion of the wetland.

Policy 1.3.3: [C] (EFF. 7/26/06; REV. EFF. 7/19/13)

In all cases the transfer of development to non-environmentally sensitive areas is preferable. Density transfer shall be within the parcel; no off-site transfer is permitted. Transfer of development density to non-environmentally sensitive areas will be allowed up

to the density permitted by the future land use category in which the parcel is located. The amount of density transfer may be limited by other applicable requirements and ordinances implemented during the development review process, such as requirements for stormwater retention, open space and landscaping, buffer, setbacks, parking, transportation access and any concurrency requirements. If there is no area on the site suitable for transfer, development will be allowed at one unit per acre unless otherwise stated. Where open space requirements are part of the land development code, 50% credit may be given for conservation areas that are preserved. In no case can the density on the developable portion of the site be more than double the allowed density of the Land Use category in which the parcel is located.

PRESERVATION AREAS

Policy 1.3.4: [C] (REV. EFF. 12/10/91; RENUMBERED EFF. 7/26/06, REV. EFF. 7/19/13)

The following natural features shall be identified and mapped prior to rezoning or development and be regulated as preservation areas:

a) Wetlands and waterbodies and water courses;
b) Severe grades over 20% (only required outside of the Urban Service Area);
c) Native forests;
d) Undisturbed/undeveloped 100 year floodplain; and
e) Areas of environmental significance
f) Habitats of endangered, threatened and species of special concern.

Policy 1.3.5: [C] (REV. EFF. 12/10/91; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.6: [C] (REV. EFF. 12/7/99; REV. EFF. 7/26/06; REV. EFF. 7/19/13)

Development approval within the preservation areas shall be restricted to extremely low density and intensity type projects due to the environmental constraints present. Alteration due to development would result in destruction or severe degradation of the natural resource function. As a result, these areas are unsuitable for all but extremely low-density development for one or more of the following reasons:

(1) To prevent degradation of water quality.
(2) To prevent degradation of freshwater storage capabilities.
(3) To prevent the degradation of biological productivity.
(4) To prevent damage to property and loss of life due to flooding.
(5) To prevent degradation of the viability and diversity of native plants and animals and their habitats.
(6) To assure the conservation of irretrievable or irreversible resources.

Preservation areas development criteria are as follows

Table 6: Preservation Areas Development Criteria

Preservation Areas	Transfer	Develop
Wetlands, water bodies, water courses*	Density per land use	1 unit per 40 acres
Severe grades (only required outside of the Urban Service Area)	Density per land use	1 unit per 40 acres**
Native forest	Density per land use	1 unit per 40 acres

Preservation Areas	Transfer	Develop
Areas of environmental Significance	Density per land use	1 unit per 40 acres
Undisturbed/undeveloped 100 year floodplains	Density per land use	1 unit per 40 acres
Habitat of endangered, threatened, or species of special concern	Density per land use	1 unit per 40 acres, management plan

* Footnote: Any portion of a site within a water body, which is also a preservation area, shall be excluded when calculating a transfer.

**Footnote: When an area of significant grades contains within its boundaries small fragments of severe grades, the criteria for development within significant grades may be authorized. (EFF. 6/07/01)

Policy 1.3.7: [C]

(REV. EFF. 9/19/91; RENUMBERED EFF. 7/26/06)

Development must be clustered away from preservation areas on to non-environmentally sensitive portions of the site. Clustering development outside conservation areas shall be the preferred option and shall be implemented through the use of density incentives to be applied on-site.

Policy 1.3.8: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.9: [C]

(EFF. 7/26/06)

When preservation features are present, the transfer of density to non-environmentally sensitive portions of the site will be required. Development can be transferred at the same density allowed by the existing land use category. If there is no area suitable for density transfer, development can be allowed at one (1) unit per 40 acres. In no case, can the density on the developable portion of the site be more than double the allowed density of the land use category in which the parcel is located. The amount of density may also be limited by other applicable requirements and ordinances such as the requirements for stormwater retention, open space and landscaping, buffers, setbacks, parking, transportation access and any concurrency requirements. This may result in substantially less density than the maximum density allowed by the land use category in which the parcel is located.

Policy 1.3.10: [C]

(REV. EFF. 7/16/90; RENUMBERED EFF. 7/26/06)

A site plan review will be required for all projects which have 40% or more of their acreage located in the preservation or conservation overlay districts. The land development code shall include procedures for public notification and comment on such development plans.

Policy 1.3.11: [C]

(REV. EFF. 6/7/01; RENUMBERED EFF. 7/26/06)

A procedure will be developed as part of the land development regulations that will allow minor deviation, not to exceed 5%, from development standards associated with conservation and preservation overlay districts where the applicant can demonstrate to the satisfaction of the Commissions or their designee that the functions of the preservation or conservation area are not substantially impacted and all reasonable efforts have been made to incorporate or design around the protected resource. This procedure will include provisions for

professionally based environmental analysis of development proposals and shall provide for review of permitting and land development decisions by the local government, other appointed boards or committees or professionals designated by the local government.

The land development regulations (LDRs) may provide additional flexibility from the minor deviation limits established in this policy for existing or new public sector infrastructure projects that will become a component of linear public sector infrastructure systems. The LDRs shall establish criteria specifically for this additional flexibility, including evaluation of alternatives, minimizing and mitigating impacts to the environmental features. Examples of linear infrastructure systems include transportation systems such as roads, bikeways and sidewalks; water and sewer distribution and collection systems; stormwater conveyance and impoundment systems; and gas and electric distribution and transmission systems. The added regulatory flexibility will also apply to ancillary components or subsystems of linear infrastructure systems, which functionally must be located adjacent to or near the linear systems.

Policy 1.3.12: [C]

(REV. EFF. 9/19/91; RENUMBERED EFF. 7/26/06)

When there are no non-environmentally sensitive areas on which to cluster on a parcel, the allowable density must be clustered in the portion of the site that will have the least impact on the natural resource being impacted.

Policy 1.3.13: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.14: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

Policy 1.3.15: [C]

(REV. EFF. 7/1/04; RENUMBERED EFF. 7/26/06; DEL. EFF. 7/19/13)

Reserved

INTERGOVERNMENTAL IMPLEMENTATION STRUCTURE

Objective 1.4: [C]

(EFF. 12/10/91)

By 1993, local government will establish a unified single agency focused on environmental and natural resource protection and management that will help conserve, protect, and enhance the natural resources in Tallahassee and Leon County.

Policy 1.4.1: [C]

(EFF. 7/16/90)

The duties of this coordinated natural resources agency may include but not be limited to:

a) Administering the Environmentally Significant Land Acquisition Program;
b) Implementing a program to assist private landowners in better managing their lands for the preservation of natural resources;

c) Sponsoring countywide environmental education programs;
d) Determining the environmental effects of subdivisions, site plans, rezoning and land use changes by establishing an environmental assessment process that ensures maximum restriction and mitigation of development impacts on natural resources;
e) Developing area-wide resource management plans and studies for wildlife, native plants, surface water restoration, closed basin needs, and endangered, threatened and species of special concern as well as restoration plans needed to maintain wetlands, native forests, and wildlife populations in conjunction with state and regional agencies;
f) Administering the environmental permitting, enforcement, and compliance process unless otherwise delegated;
g) Violations of environmental ordinances shall include the most stringent penalties which may include restriction of future development opportunities;
h) Developing and maintaining a comprehensive monitoring program for natural and native vegetation, surface waters and other natural resources;
i) Coordinate with local government and citizens groups to develop an urban forest management plan;
j) Working with the forestry community to improve and implement "silviculture best management practices" and their impacts on wildlife and wildlife habitat;
k) Coordinating with the stormwater utility regarding surface water quality.

ENVIRONMENTAL LAND PROTECTION PROGRAMS

Objective 1.5: [C] (REV. EFF. 7/1/94)

By 1995, establish an incentives program for those landowners and developers who protect important wildlife habitats and natural resources within Leon County.

Policy 1.5.1: [C] (EFF. 7/16/90)

Undisturbed native or successional forest communities of at least five acres in size that are placed under some form of conservation instrument, will be eligible for this program.

Policy 1.5.2: [C] (EFF. 7/16/90)

Incentives shall be developed for landowners and developers who are eligible for this program. They may include conservation easements, adjusted property appraisals, participation in available state and federal programs and other forms of compensation and benefits such as density adjustments.

ENVIRONMENTAL LAND ACQUISITION

Objective 1.6: [C] (REV. EFF. 8/17/92)

By 1994, local government shall establish an environmentally significant land acquisition program.

Policy 1.6.1: [C] (REV. EFF. 8/17/92)

Develop, fund and implement an environmentally significant land acquisition program at the level indicated through available funding.

Policy 1.6.2: [C] (REV. EFF. 8/17/92)

Within one year of the establishment of an environmentally sensitive land acquisition program and any acquisition selection committee a survey shall be initiated to determine the community's definition of greenspace and preservation/conservation lands and the community's objectives for acquisition of such lands. Purchasing criteria shall then be developed which reflect those objectives, and these criteria shall be the standards used by the local government in developing their acquisition program. These may include habitats of listed species, environmentally significant lands that are not sufficiently represented on other protected lands in the county, and habitats and vegetative communities (e.g., upland communities) that are not well protected through regulatory processes.

Policy 1.6.3: [C] (EFF. 7/16/90)

The land acquisition program shall cooperate with other public and private land acquisition programs to ensure that monies are spent in an efficient manner.

Goal 2: [C] (EFF. 7/16/90)

Protect and enhance natural surface water bodies to provide for fishable and swimmable uses.

STORMWATER MANAGEMENT
Objective 2.1: [C] (REV. EFF. 12/7/99)

By 2004, local government shall coordinate the various elements of their overall stormwater program through a unified plan to ensure the efficient and effective provisions of stormwater regulations, enforcement, planning, maintenance, operations, and capital improvements.

Policy 2.1.1: [C] (REV. EFF. 12/10/91; REV. EFF. 12/24/10)

By 1992, or within six months from receiving the final Water Management District Study, whichever occurs later, the local government shall adopt by ordinance and begin implementation of a watershed approach to water resource protection. This will result in the implementation of a single comprehensive stormwater management plan, which, by 1995, results in improvements to water quality in degraded water bodies and maintenance of water quality in all other water bodies. The plan shall include but not be limited to streambank and shoreline buffers, preservation of natural vegetation, design and maintenance standards for on-site management systems, retrofit of existing development not in compliance with the Comprehensive Plan. As an interim measure, all design and water quality standards set forth in FAC 17-25 and 17-3 must be met as the required LOS for stormwater quality. The LOS for flooding must also be met as required in the Stormwater Sub-Element of the Comprehensive Plan.

Policy 2.1.2: [C] (EFF. 7/16/90)

By 1993, local government shall establish a permitting system and a periodic inspection of the stormwater management system to assure the system operates in accordance with its design specifications.

Policy 2.1.3: [C] (EFF. 7/16/90)

By 1992, the local government shall require, where appropriate, that on-site stormwater management systems be functional prior to the beginning of building construction.

Policy 2.1.4: [C] (EFF. 7/16/90)

By 1992, local government shall develop standards for stormwater runoff from impervious areas and policies for meeting those standards. Incentives will be developed for the use of alternatives to paving, for limiting parking areas to code minimums and other alternatives that improve stormwater quality.

Policy 2.1.5: [C] (EFF. 7/16/90)

Require parking areas in excess of minimum code requirements to be of pervious material unless determined by local government that pervious material would be more damaging to the environment.

Policy 2.1.6: [C] (EFF. 7/16/90)

By 1991, local government shall review existing code requirements for parking and set minimum and maximum standards that are more oriented toward reducing impervious surface.

Policy 2.1.7: [C] (City of Tallahassee) (EFF. 12/14/04)

Existing developed sites, which do not achieve the level of stormwater treatment required by the comprehensive plan, shall be addressed in accordance with the provisions of Policy 1.5.4[SM] (City of Tallahassee).

Policy 2.1.7: [C] (Leon County) (REV. EFF. 12/7/99)

Local government shall develop a program for retrofitting developed areas which lack adequate facilities for treating stormwater runoff by defining and implementing a sequence of intermediate milestones necessary to achieve the retrofit objective. Local government shall fund and initiate a work program to quantify water quality problems, costs and mitigation methods. Using this information it shall develop more specific retrofit objectives with due consideration to costs, methodology and the community's willingness to financially support implementation. Policies shall be adopted into the comprehensive plan that reflect those objectives including program funding targets. Local government shall then develop, fund, and initiate a water quality enhancement program which will achieve the retrofit goals on the established schedule.

Policy 2.1.8: [C] (EFF. 7/16/90)

By 1992, adequate management, technical, and administrative staff shall be secured by local government to carry out the provisions of this Conservation Element.

Policy 2.1.9: [C] (REV. EFF. 6/28/02)

Regional stormwater facilities may be located within the Lake Jackson special Development Zone and the lake's undisturbed 100 year floodplains, wetlands and native forest for the purpose of addressing existing stormwater problems provided the following criteria are met:

1. All other reasonable options have been considered, and there is no other location that can be utilized given the stormwater flow patterns.

2. The stormwater facility is designed to retrofit an existing stormwater problem.
3. The stormwater facility must be initiated by the local government and shall demonstrate a net benefit in water quality which offsets the loss of the 100 year floodplain, wetlands, and native forest.
4. This retrofit option is only available if the lake has an adopted retrofit plan.

WATER BODIES PROTECTION

Objective 2.2: [C] (EFF. 7/16/90)

By 1992, local government shall have in place programs and procedures to improve water quality in degraded water bodies. In other natural water bodies, local government shall have in place programs and procedures to maintain water quality in order to meet local standards or state standards if no local standards are designated.

Policy 2.2.1: [C] (EFF. 7/16/90)

Protect and conserve the natural function of wetlands by limiting wetland destruction and adverse impacts.

Policy 2.2.2: [C] (EFF. 7/16/90)

Require the density and intensity of developments permitted adjacent to wetlands to be at a level consistent with the continued natural functions of the resource.

Policy 2.2.3: [C] (EFF. 7/16/90)

Allow some redevelopment in floodplains that have been altered, while severely limiting alterations in undeveloped floodplains, by restriction vegetation removal and limiting fill. Altered floodplains may be redeveloped as long as the redevelopment does not impede water flow or displace volume.

Policy 2.2.4: [C] (EFF. 7/16/90)

Require additional restrictions in drainage basins that have been identified through scientific studies as having significant surface water degradation as defined by declining surface water systems, loss of aquatic plant and animal species, and an increase in the level of the parameters that define polluted water.

Policy 2.2.5: [C] (REV. EFF. 8/17/92)

Development in closed basins will be permitted only to the extent there is sufficient stormwater capacity within the basin. Inter-basin transfer of stormwater run-off from closed basins, shall not be allowed except where conditions a) and c), or b) and c) identified below are met:

a) The inter-basin transfer is necessary for a public sector project, or a private/public joint venture, either of which must benefit a broad segment of the community;
b) the inter-basin transfer mitigates an existing stormwater problem;
c) a detailed assessment has been made indicating minimal negative impacts to the receiving water shed relative to water quality, quantity, and rate of discharge.

All stormwater treatment requirements regarding water quality must also be met.

Policy 2.2.6: [C] (EFF. 7/16/90)

By 1992, develop and implement an ongoing surface water quality monitoring program to establish a bank of baseline data.

Policy 2.2.7: [C] (REV. EFF. 9/19/91)

Continue and refine the on-going studies of designated lakes to determine existing water quality in area lakes and develop management plans for the continued function of area lakes with minimum impact from development.

Policy 2.2.8: [C] (DEL. EFF. 12/10/02)

Reserved

Policy 2.2.9: [C] (REV. EFF. 9/19/91)

By 1991, the local government shall adopt as part of its development code streambank and shoreline buffers, requirements that emphasize preservation of natural vegetation in and around lakes and waterways, and design and maintenance standards for on-site stormwater management systems. Educate the community in the use of best management principles and practices in order to reduce fertilizer and pesticide runoff and preserve water quality.

Policy 2.2.10: [C] (REV. EFF. 12/10/02)

By 2002, a Lake Lafayette Special Development Zone shall be adopted to minimize further degradation of Lake Lafayette. Determination of the area to be included within the Special Development Zone shall be based upon buffers for watercourses and water bodies consistent with the Comprehensive Plan, and the topography, soil erodibility, 100-year floodplain, and existing land uses within the Lake Lafayette watershed. The Special Development Zone shall have applicable development criteria based on the best available scientific information derived from ongoing surface water quality and lake ecology monitoring, studies of the relationships between land use and stormwater in the lake's watershed, and coordination with Department of Environmental Protection and other public agency ecosystem management-related activities.

Policy 2.2.11: [C] (EFF. 9/19/91)

By 1992, develop and begin implementation of a five year surface water quality study program that includes but is not limited to:

- development of water quality data for designated lakes;
- studies on the effectiveness of existing regulations;
- commitment to water quality studies on a countywide basis.

Policy 2.2.12: [C] (REV. EFF. 12/15/03)

Special development zones with accompanying criteria shall be established and implemented through the LDRs for the following lakes:

Lake Jackson

Zone A = below elevation 100 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 100 feet NGVD and 110 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access. Government initiated stormwater facilities for retrofit purposes may utilize a greater portion of the SDZ if applicable criteria (Policy 2.1.9 [C]) are met.

Bradford Brook Chain of Lakes

Zone A = below elevation 40 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 40 feet NGVD and 60 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet upland of the ordinary high water line. Allow essential access.

Fred George Basin

Zone A = below elevation 104 NGVD
(criteria) 75% of the site must be left natural

Lake Iamonia

Zone A = below elevation 110 feet NGVD
(criteria) 5% or 4,000 sq. ft. may be disturbed
Zone B = between 110 feet NGVD and 120 feet NGVD
(criteria) 50% of the site must be left natural

Preserve shoreline vegetation in its natural state for minimum of 50 linear feet landward of the ordinary high water line. Allow essential access.

For lots of record on February 1, 1992, containing any portion of any Zone A as defined in this policy, disturbance within Zone A may be approved up to 75% above the square footage criterion where a single owner applies to develop two or more contiguous lots for a single permitted use with a single principal structure and allowable accessory structure. Further development within any portion of Zone A of properties so approved for development shall not be permitted. (REV. EFF. 8/1/07)

Policy 2.2.13: [C] (EFF. 1/7/10)

Policies addressing nonconformities and noncomplying characteristics included under Objective 1.5: [L] shall be applicable in the special development zones described in Policy 2.2.12: [C].

Development that is consistent with one of the criterion below shall be allowed to continue indefinitely, and any structures may be repaired, maintained, remodeled, or reconstructed within the existing footprint.

Government-owned public facilities located in a documented closed basin and consistent with criteria "B" below may be eligible for an expansion of up to 20% of the legally constructed impervious area inside the special development zones.

Eligibility Criteria:

A. Legally established constructed development made noncomplying by the adoption of special development zones in Policy 2.2.12: [C] on January 7, 1991 or
B. Legally established constructed development made noncomplying by the expanded enforcement of special development zones on June 28, 2006.

Policy 2.2.14: [C] (EFF. 9/19/91; RENUMBERED EFF. 1/7/10)

All water bodies that meet the following definition shall be protected by interim protection standards until a study can be done on the lake or water body to determine protection standards needed for that water body and the limits of the special development zone specific to that particular water body.

Water Bodies – A water body is a depression in the ground that normally and continually contains surface water. This definition is not intended to include aquaculture ponds or facilities whose sole purpose is water management for rate, volume or water quality.

Interim Protection Standards for Lakes/Water Bodies

1) Shoreline Buffer – A natural vegetated buffer will be maintained from the normal high water line 50 feet landward. Allowances may be made for essential access or an approved management plan. These areas will be placed in environmental easements.
2) A 50 foot natural shoreline buffer is presently part of the special development zone language.
3) Lake/Water Body Protection Zone – This protection zone will include the 100 year floodplain around a lake or water body. Within this area only 5% or 4,000 square feet of the site may be disturbed.
4) Buffers Along Tributaries – A buffer extending 50 feet from either side of the top of the bank of all jurisdictional watercourses entering lakes/water bodies shall be left natural. No structures will be permitted in this area that do not serve a public purpose. Placement of these structures will be allowed only if there is no reasonable alternative.
5) Septic/Sewer Systems – Septic tanks, pump or lift stations, or sewer lines shall not be placed in the lake protection zone (100 year floodplain) unless there is no reasonable alternative. No part of a septic system may be located within 75 feet of the normal high water line of a water body or jurisdictional wetland.

LAKE JACKSON PROTECTION

Objective 2.3: [C] (EFF. 7/16/90)

By 1991, local government shall adopt policies and ordinances that will prevent any further degradation of Lake Jackson and by the year 2000, return water quality in the lake to its condition at the time of Outstanding Florida Waters (OFW) designation.

Policy 2.3.1: [C] (EFF. 7/16/90)

Local government shall designate special development zones for Lake Jackson that restrict activities that impact the quality of stormwater.

Policy 2.3.2: [C] (EFF. 7/16/90)

No new on-site sewage disposal systems shall be installed in the Lake Jackson Special Development Zone on lots having less than one (1) net acre, except for single family properties which were platted with less than one (1) net acre prior to the adoption of this plan except where sanitary sewer is available. Existing septic tanks may be replaced by the same size or larger units as required by local regulations. No permits will be issued for new septic tanks in the 100-year floodplain in the Lake Jackson Special Development Zone except for replacement septic tanks for single family lots which were platted prior to the adoption of this plan except where sanitary sewer is available.

Policy 2.3.3: [C] (EFF. 7/16/90)

Require connection to central sewer systems whenever sewer is available or becomes available especially in the Lake Jackson Special Development Zone.

Policy 2.3.4: [C] (EFF. 7/16/90)

Require a natural vegetation zone around the lake edge that severely limits clearing and is sufficient in size to help buffer the lake against runoff and provide aquatic vegetation for habitat.

Policy 2.3.5: [C] (City of Tallahassee) (REV. EFF. 12/17/99)

By 2004, adopt a plan and implementation schedule to retrofit developed areas in the Lake Jackson basin that do not meet the stormwater standards required by the comprehensive land use plan and provided in the implementing ordinances. This plan shall include priorities for implementation. Funding for the necessary improvements shall be reflected in the Capital Improvements Element. The implementation and funding priorities shall be set with due consideration of other stormwater management needs in the community.

Policy 2.3.5: [C] (Leon County) (REV. EFF. 12/7/99)

By 2004, adopt a plan and implementation schedule to retrofit developed areas in the Lake Jackson basin and all other lake basins in Leon County that do not meet stormwater standards required by the comprehensive land use plan and provided in the implementing ordinances. This plan shall be based on the S.W.I.M. Lake Jackson Management Plan or its successor, include priorities for implementation and provide for funding of the necessary improvements.

Goal 3: [C] (EFF. 7/16/90)

Protect, enhance, and restore natural resources, wildlife habitat, and natural vegetative communities to maintain a diversity of native flora and fauna to assure the maintenance of a viable population of native species.

ENDANGERED SPECIES PROTECTION

Objective 3.1: [C] (EFF. 7/16/90)

Protect and enhance populations of endangered, threatened and species of special concern listed by Leon County and the Florida Game and Fresh Water Fish Commission, and their habitat so there is no loss of wildlife species that are in Leon County at the time of adoption of the comprehensive plan.

Policy 3.1.1: [C] (EFF. 7/16/90)

Local government shall identify all endangered, threatened, and species of special concern identified on the state and federal list which exist within Leon County. Local government shall allow private groups to inventory and develop a list of endangered, threatened or species of special concern unique to Leon County, and will present such Leon County lists for inclusion on the state and federal list.

Policy 3.1.2: [C] (DEL. EFF. 12/10/92)

Reserved

Policy 3.1.3: [C] (REV. EFF. 7/1/94)

Local government shall continue, by ordinance, to require the property owner or his agent to conduct an assessment of the impact of a project on listed wildlife, its habitat and listed plants in the site plan review process.

Policy 3.1.4: [C] (REV. EFF. 12/7/99)

By 2001, local government shall develop habitat protection and management guidelines that at a minimum meet or exceed state and federal requirements for threatened, endangered species and species of special concern. Through local ordinances, continue to require proposed development to indicate any habitats of endangered, threatened, and species of special concern which may exist on-site or may be expected to occur on-site. In addition, the applicant must discuss the wildlife habitat characteristics of the site and list any wildlife species observed through field survey. State and Federal requirements will give guidance until local management guidelines are developed.

Policy 3.1.5: [C] (REV. EFF. 7/1/94)

Interim local standards consistent with the State and Federal requirements for dealing with endangered, threatened, and species of special concern will be adopted by local government by June, 1994. Guidelines which are specific to Leon County will be developed and adopted by 1995. State and Federal requirements will give guidelines until local management guidelines are developed.

Policy 3.1.6: [C] (EFF. 7/16/90)

By 1993, local government shall have developed and implemented management plans for listed species found on all lands owned by city and county governments, especially passive parks.

Policy 3.1.7: [C] (EFF. 7/1/94)

All development sites that contain endangered, threatened or species of special concern shall submit a management plan that must be submitted to Florida Game and Fresh Water Fish Commission or other appropriate Federal, State and local government agency for review and comment prior to development approval. Recommendations from the Florida Game and Fresh Water Fish Commission and if applicable, other appropriate Federal, State and local government agencies shall be incorporated into the management plan.

SOIL EROSION AND MINING

Objective 3.2: [C] (EFF. 7/16/90)

By 1992, local government shall establish site review procedures to reduce area soil erosion, dissemination, and arbitrary changes of grade and topography.

Policy 3.2.1: [C] (EFF. 7/16/90)

By 1992, local government shall require land clearing and building operations to immediately provide on-site stabilization for exposed, destabilized, or otherwise altered soil.

Policy 3.2.2: [C] (REV. EFF. 8/17/92)

By 1992, local government shall include criteria in the Land Development Code that allows for sand mines or borrow pits. These criteria may include but not limited to siting these facilities away from residential areas, adequate transportation access, subsurface investigation, emission controls and reclamation. These facilities may be allowed outside the USA if applicable criteria are met.

TREE PRESERVATION AND PROTECTION

Objective 3.3: [C] (REV. EFF. 12/7/99)

By 2002, implement a program to maintain and improve the condition of Leon County's urban forest.

Policy 3.3.1: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

Local government shall continue, by ordinance, to adopt and maintain criteria for land clearing that will be part of the development code and will include but not be limited to:

a) Incentives and disincentives to promote tree preservation to be linked to tree sizes that are species specific;
b) Require a minimum percentage of existing, healthy trees present on the site to be preserved; use incentives and disincentives focused on preserving the maximum canopy per site.
c) Enforcement of tree preservation and removal will be linked to the code enforcement process;
d) Violations of tree or vegetation removal shall include substantial penalties for infractions including but not limited to mandatory fines and withholding of building

and development permits. Penalties shall be set at such a level as to discourage the first infraction and to severely restrict future development opportunities for repeat offenders.

e) Integration of existing healthy non-exotic vegetation into landscape plans. Emphasis will be on preserving natural and native vegetation rather than clearing and replanting.

Policy 3.3.1: [C] (Leon County) (REV. EFF. 12/7/99)

By 1992, local government shall continue to maintain criteria for land clearing that will be part of the development code and will include but not be limited to:

a) Require a minimum percentage of existing, healthy trees present on the site to be preserved; use incentives focused on preserving the maximum canopy per site.
b) Enforcement of tree preservation and removal will be linked to the code enforcement process;
c) Integration of existing healthy non-exotic vegetation into landscape plans. Emphasis will be on preserving natural and native vegetation rather than clearing and replanting.

Policy 3.3.2: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

By 2002, local government shall develop and implement an urban forest management plan incorporating current urban forest management techniques designed to achieve the goals of the program.

Policy 3.3.2: [C] (Leon County) (REV. EFF. 12/7/99)

Local government shall develop and implement an urban forest management plan incorporating current urban forest management techniques designed to achieve the goals of the program.

Policy 3.3.3: [C] (REV. EFF. 12/7/99)

Vegetation removal shall continue to be regulated by a permit prior to any land development activity through the land development code.

Policy 3.3.4: [C] (EFF. 7/16/90)

In the development code, require a percentage of naturally occurring vegetation and/or landscaped area to be preserved as open space on each site based on criteria such as land use and using incentives to minimize the ratio of impervious surface to building site. Emphasis will be placed on retaining or using non-exotic, naturally occurring and native species, retaining existing understory for needed buffer or landscaping and designing development to incorporate existing healthy trees to the greatest extent possible.

Policy 3.3.5: [C] (City of Tallahassee) (REV. EFF. 12/7/99)

By 2002, develop and implement comprehensive landscape requirements for multi-family, commercial, office and industrial land uses with an emphasis on the maintenance of existing quality vegetation rather than clearing and replanting.

Policy 3.3.5: [C] (Leon County) (REV. EFF. 12/7/99)

Develop and implement comprehensive landscape requirements for multi-family, commercial, office and industrial land uses with an emphasis on the maintenance of existing quality vegetation rather than clearing and replanting.

Policy 3.3.6: [C] (REV. EFF. 12/7/99)

Continue the existing programs to encourage maintenance and planting of trees for the future in partnership with private landowners and community groups.

CANOPY ROADS

Objective 3.4: [C] (EFF. 7/16/90)

Local government shall protect, maintain and improve the designated canopy roads.

Policy 3.4.1: [C] (EFF. 7/16/90)

By 1992, define specific attributes unique to each canopy road, how to maximize the roadway without destroying it, and identify alternative traffic routes.

Policy 3.4.2: [C] (EFF. 7/16/90)

By 1992, develop and implement management plans to maintain each canopy road according to its unique attributes. Such plans shall incorporate appropriate safety provisions.

Policy 3.4.3: [C] (EFF. 7/16/90)

Provide an urban forest management professional to assist in implementing canopy road management plans.

Policy 3.4.4: [C] (REV. EFF. 6/28/02)

Prohibit new subdivisions and development that would allow development to occur within 100 feet of the centerline of a canopy road without the express approval of the local government. No clearing may occur in the canopy road zone (CPZ) (100 feet from the center line of the road) unless authorized for legal access (provided no other alternative exists), or health, safety or welfare of the public or for sidewalk improvements as approved by the local government provided they meet the following criteria:

a) Clearing in the canopy road zone (CPZ) will be kept to a minimum.
b) A variety of surfaces will be evaluated for use in the sidewalk/pathway through the CPZ based on impact to the resource (CPZ trees and vegetation), location of the sidewalk/pathway, and anticipated use.
c) Sidewalks may not always be required in the CPZ given the impact to the CPZ or encroachment on other conservation or preservation features.

Policy 3.4.5: [C] (EFF. 7/16/90)

Mitigation requirements shall be established and utilized to condition approvals for those projects which intrude on the area within 100 feet of the centerline of a designated canopy road.

Policy 3.4.6: [C] (EFF. 7/16/90)

Prohibit subdivision of property along canopy roads which would require the significant increase of driveways to provide legal access to newly created parcels.

Policy 3.4.7: [C] (EFF. 7/16/90)

Major criteria for approving development along canopy roads will be the minimizing of traffic impacts and the limiting of driveway access to the canopy road.

Policy 3.4.8: [C] (EFF. 7/16/90)

Integrated access will be required for new subdivisions along canopy roads.

Policy 3.4.9: [C] (EFF. 7/16/90)

Land uses which generate or attract large volumes of traffic shall be discouraged along designated canopy corridors.

Policy 3.4.10: [C] (REV. EFF. 6/28/95)

Medium and high density residential, commercial and office uses will be allowed on designated canopy roads only where there is alternate access to a road other than a canopy road. A single secondary access to the canopy road on lots which front Capital Circle and a canopy road may be allowed in association with public improvements to such intersections if all of the following criteria are met:

1) Full movement joint or direct access to the arterial is unfeasible;
2) A replanting/restoration plan which enhances and maintains the long term viability of the canopy is guaranteed by the property owner; and
3) Landscaping easements are granted to the city in order to ensure the implementation of a replanting/restoration plan.

These provisions would not apply to parcels having only access from a canopy road within the Activity Center.

Policy 3.4.11: [C] (EFF. 6/28/95)

Local government shall allow for certain unpaved portions of Canopy Road designated roadways or road segments to remain unpaved when paving or other roadway improvements would negatively impact the canopy vegetation or the historical or natural character of the roadway.

EXPANSION OF CANOPY ROADS

Objective 3.5: [C] (EFF. 7/16/90)

Local government shall expand the number of designated canopy roads.

Policy 3.5.1: [C] (EFF. 7/16/90)

By 1993, develop a procedure for designation and acquisition of new canopy roads and adjoining easements.

Policy 3.5.2: [C] (EFF. 7/16/90)

Assess the impact of a new canopy road designation on the existing and desired level of service for roads in the area.

Goal 4: [C] (EFF. 7/16/90)

Protect the quality and quantity of groundwater resources.

WATER CONSERVATION

Objective 4.1: [C] (EFF. 7/16/90)

By 1995, reduce the per capita water consumption in Leon County.

Policy 4.1.1: [C] (EFF. 7/16/90)

By 1992, the local government shall require the use of water restrictive plumbing devices such as flow restrictors and low volume toilets in local government building codes.

Policy 4.1.2: [C] (EFF. 7/16/90)

By 1991, local government shall adopt a water use reduction plan in coordination with the NWFWMD and their Emergency Water Shortage Plan. Local government will comply with water emergencies declared by the local water management district.

GROUNDWATER PROTECTION

Objective 4.2: [C] (REV. EFF. 12/10/91; REV. EFF. 4/10/09)

Protect aquifer recharge areas from contamination by restricting land uses with the potential to contaminate groundwater through site location review and strict monitoring requirements and by establishing a Primary Springs Protection Zone for Wakulla Springs.

Policy 4.2.1: [C] (REV. EFF. 12/10/91)

Local government shall protect groundwater recharge throughout the County by requiring properly functioning stormwater management systems and a minimum percentage of open space for all development projects.

Policy 4.2.2: [C] (REV. EFF. 12/10/91)

The development code shall require investigation of all sub-surface conditions for land uses which have the potential for contamination of groundwater and shall require uses which have a significant potential for contamination to be monitored. The code may include but not be limited to buffer requirements around wells, monitoring of hazardous substance disposal, restriction of certain land uses with a defined area around wells (i.e., any land use which uses, produces or generates as a waste any listed Resource Conservation and Recovery Act material or Environmental Protection Agency priority pollutant), or requirements for monitoring wells around consumptive use wells.

Policy 4.2.3: [C] (EFF. 7/16/90)

By 1992, local government shall, by ordinance, restrict incompatible land uses near active karst features and prohibit untreated stormwater from entering these features. Incompatible land uses are uses that use, produce, or generate as a waste any listed Resource Conservation and Recovery Act material or Environmental Protection Agency priority pollutant.

Policy 4.2.4: [C] (REV. EFF. 12/10/91)

By 1992, local government shall adopt a comprehensive wellhead protection ordinance that protects existing and future water supply wells from potential contamination.

Policy 4.2.5: [C] (EFF. 4/10/09; REV. EFF. 12/15/11)

By 2010, local government shall adopt in the Land Development Regulations a mapped Primary Spring Protection Zone (PSPZ) for Wakulla Springs based on the Leon County Aquifer Vulnerability Assessment (LAVA). Land development regulations shall be adopted to establish additional requirements and regulations within the PSPZ to minimize the adverse impacts of development on groundwater recharge quality and quantity. At a minimum, local government shall address the items below:

1. The preferred method of wastewater treatment in the PSPZ within the Woodville Rural Community and the USA shall be connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards. Land development regulations and the Water and Sewer Agreement shall be amended to include enhanced requirements for new development and redevelopment to connect to Advanced Wastewater Treatment facilities. The costs of required sewer connections in the PSPZ shall be borne in part or in whole by the developer.
2. When connection to sewer facilities designed to achieve Advanced Wastewater Treatment standards is not available, new development and redevelopment in the PSPZ shall use Performance Based On-Site Treatment Disposal Systems (OSTDS) as defined in Policy 1.2.6: [SS]. Existing traditional OSTDS shall be upgraded to Performance Based OSTDS when the traditional OSTDS fails, as defined in the Florida Administrative Code. A process providing alternatives to upgrading to a Performance Based OSTDS at the time of traditional OSTDS failure may be developed for low-income households. To ensure that all existing traditional OSTDS and new Performance Based OSTDS function effectively, local government shall designate or institute a Responsible Management Entity and supporting fee structure.
3. New development and redevelopment in the PSPZ shall use a Low Impact Development approach, in addition to conventional water quality treatment infrastructure required outside the PSPZ, to minimize adverse impacts of development on water quality and Wakulla Springs. Land development regulations shall specify the mechanism for implementing the Low Impact Development planning and design approach.
4. Establish a transfer of development units system within the PSPZ to foster growth in Woodville Rural Community, increase the feasibility of providing centralized sewer service, and protect Wakulla Springs. The transfer of development units system shall be based on the policies below:

   (A) The Rural and Urban Fringe Future Land Use Map categories inside the PSPZ shall be designated as the sending areas to transfer dwelling units out of. Expansion of the Urban Fringe Future Land Use Map category shall not be allowed in the PSPZ.

   (B) Areas inside the Woodville Rural Community Future Land Use Map category, where connection to sewer facilities designed to achieve Wastewater Treatment standards is available and required, shall be designated to receive dwelling units.

   (C) No net increase in dwelling units, as allowed by the Future Land Use Map on the effective date of this policy, shall be allowed in the PSPZ. Areas inside the

USA are exempt from this policy and may increase in allowed density when consistent with applicable Comprehensive Plan policies. Approval of a Future Land Use Map amendment outside the USA that would allow an increased number of dwelling units shall require appropriate documentation that rights to the number of increased dwelling units have been, or are committed by a legally binding agreement to be, acquired from the designated sending areas.

5. Restrict fertilizer content and application rates within the PSPZ.
6. Protection of environmentally sensitive areas and features within the PSPZ shall be a priority for the local government environmental land acquisition program.

SOLID AND HAZARDOUS WASTE

Objective 4.3: [C] (EFF. 7/16/90)

Develop a countywide plan for solid and hazardous waste in order to comply with the requirements of state legislation involving the reduction of the waste stream by 30% by 1994, and reducing illegal disposal of hazardous waste.

Policy 4.3.1: [C] (EFF. 7/16/90)

Establish a program that includes but is not limited to:

- Countywide solid waste and curbside recycling collection by 1991.
- Establish a hazardous waste transfer facility by 1991, and convenient satellite drop off sites for household hazardous waste by 1992.
- An educational program on the benefits of recycling and proper hazardous waste disposal by 1991.

Goal 5: [C]

(EFF. 7/16/90)

Preserve air quality throughout Leon County to maintain maximum health benefits for residents and for native fauna and flora.

AIR QUALITY

Objective 5.1: [C]

(EFF. 7/16/90)

Through 2010, local government shall monitor air quality standards in order to identify any areas where they fall below state and federal standards.

Policy 5.1.1: [C]

(EFF. 7/16/90)

Local government shall, by way of the land development code, require a forested and/or landscaped visual buffer screen strip between newly constructed arterial roads and residential areas.

Policy 5.1.2: [C]

(EFF. 7/16/90)

Any new or expanded portion of a coal burning facility, new asphalt plant, resource recovery facility or other potential point source shall use at least the best available control technology (BACT) in their design and be subject to site plan review criteria for neighborhood protection by local governments with applicable jurisdiction.

Policy 5.1.3: [C]

(EFF. 8/17/92)

All waste incinerators must be reviewed by local government for consistency with the comprehensive plan before an applicant can submit a request for a permit to other permitting agencies.

Policy 5.1.4: [C]

(EFF. 7/16/90)

If air quality levels in Leon County fail to meet state standards, local and state government will develop a plan to re-attain the air quality standards.

Policy 5.1.5: [C]

(EFF. 7/16/90)

By 1993, local government shall implement an educational program to inform citizens on the importance of vehicle emission requirements and other clean air issues.

GREENWAYS

Objective 6.1: [C] (EFF. 6/25/96)

Local government shall implement a county-wide greenways network. It shall be the intent of the greenways network to provide for integrated natural resources management and protection, resource-based recreation, educational and historical interpretive opportunities, and increased opportunities for alternative modes of transportation with an emphasis on connectivity among these resources.

Policy 6.1.1: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The greenways network shall attempt to interconnect existing dedicated open space areas and be comprised primarily of preservation and conservation features as described in Policy 1.3.1 [C] and 1.3.2 [C]. Floodplains and natural drainageways shall receive particular emphasis for inclusion in the network. Other lands that do not qualify as preservation or conservation features may be included in the network based on connectivity, historical value, or value as a natural resource buffer. To the maximum extent practicable, bicycle trails, pedestrian pathways, and where appropriate, utility corridors, shall be included in the greenways network.

Policy 6.1.2: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

The Tallahassee-Leon County Greenways Master Plan is the overall guiding document for the planning, acquisition, development, and management of the local greenways network. Local government shall incorporate the objectives of the Greenways Master Plan in its long-range land use, leisure, conservation, and transportation planning activities where applicable, and reflect the presence of greenway features and design in permitting activities. The Planning Department in consultation with other City and County departments and other local agencies as appropriate, shall be responsible for identifying and coordinating the acquisition or protection of the elements of a county-wide greenways system.

Policy 6.1.3: [C] (EFF. 6/25/96; REV. EFF. 7/20/05)

Local government shall prepare specific management plans for lands acquired, preserved, or otherwise included in the greenways network. The management plans shall address natural resources protection, public access, recreation, education, and opportunities for economic development that is complementary to maintaining the network. The management plans shall identify the anticipated costs and departments responsible for implementation of the plans.

Policy 6.1.4: [C] (EFF. 7/2/99)

Properties acquired to implement the county-wide Greenways network shall be managed to ensure that the resources for which the sites are acquired are protected or restored to the greatest extent practicable while supportive of other objectives such as passive recreation, education, and interpretation. Such management shall include, but not be limited to, reforestation and replanting of appropriate terrestrial and aquatic or wetland vegetation, removal of noxious exotic terrestrial and aquatic vegetation, and physical modification and biological enhancement of streambeds, ditches and shorelines to improve water quality or minimize erosion.