

CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal C.6 **Protect, conserve and manage the natural, cultural and historic resources of the City of Keystone Heights thereby enhancing the quality of life in the community.**

AIR QUALITY OBJECTIVE

C 6.1 To maintain the minimum air quality standards established by the U.S. Environmental Protection Agency.

Policies

C.6.1.1 The City shall maintain its current high standard of ambient air quality by coordinating with the Florida Department of Environmental Protection to monitor air quality as changing conditions indicate the need for additional data to determine if additional measures are appropriate to address air quality.

C 6.1.2 The City shall require landscaping and vegetative buffers between residential and non-residential development and adjacent to all arterial and collector roadways.

C 6.1.3 Any commercial or industrial establishments demonstrating a potential to degrade air quality in the City shall be referred to the Florida Department of Environmental Protection (FDEP) by the City for evaluation and determination of the City's role in implementing any required mitigation or measures.

C 6.1.4 Any changes to major collectors and arterials within the City shall be reviewed by the City in cooperation with Clay County and the Florida Department of Transportation to determine the impact on air quality.

C 6.1.5 The City shall require the construction of sidewalks on all arterials and collectors when development is proposed adjacent to same.

GROUNDWATER OBJECTIVE

C 6.2 The City shall regulate new development to ensure that its water supply is sufficient in quality and quantity to meet present and future needs by limiting uses adjacent to water

bodies, reviewing stormwater management plans, coordinating with the SJRWMD minimum flows and levels and alternative water supply plans and protecting wellfields.

Policies

C 6.2.1 The City will continue to review construction practices and stormwater management plans during the site plan review process to prevent soil erosion and off-site siltation of surface water bodies.

C 6.2.2 The City will continue to allow on-site sewage treatment systems (septic tanks and drainfields) for single family and residential infill development, subject to Health Department regulations. Multi-family development that is not infill and non-residential development/ redevelopment shall be served by central water and wastewater systems. Residential infill development shall be defined as development within a subdivision platted prior to January 1, 2010.

C 6.2.3 Waterfront development /redevelopment shall be regulated to provide setbacks to natural waterbodies:

a. All structures shall be set back a minimum of 50 feet landward of the property line or Ordinary High Water Line, whichever is more restrictive. Setbacks for waterfront structures on Lake Geneva, Keystone Lake and Lake Brooklyn shall be governed by the historical Ordinary High Water Line established by the Florida Department of Environmental Protection / U.S. Corps of Engineers. These setbacks shall not apply to water dependent uses including bulkheads, boardwalks, docks, and boathouses when constructed pursuant to permits issued by the applicable regulatory agency.

b. All septic tanks and drain fields associated with on-site sewage disposal systems shall be set back a minimum of 100 feet landward of the waterfront property line or Ordinary High Water Line, whichever is more restrictive.

All new on-site sewage disposal systems or replacements installed for existing systems shall be located on the landward side of the primary structure on the property unless the application of this requirement precludes the replacement or installation.

C 6.2.4 The City shall limit development and redevelopment within a 500 foot radius of existing wellfields for potable water supply wells. Within the wellhead protection zone, all uses and activities shall comply with the Wellhead Protection Rule 62-521, F.A.C.:

- a. domestic wastewater treatment facilities shall be prohibited.
- b. unlined reclaimed water storage systems are permitted, subject to permitting under Part III of Chapter 62-610, F.A.C.
- c. domestic wastewater residuals land application sites shall be prohibited.

- d. new discharges to groundwater of industrial wastewater shall be prohibited unless otherwise allowed under Chapters 62-660,62-670, 62-671, and 62-673, F.A.C.
- e. new Class I and Class III underground injection control wells are prohibited.
- f. new Class IV underground injection control wells are prohibited except as permitted under Chapter 62-521.400.
- g. solid waste disposal facilities are prohibited.
- h. new generators of hazardous waste (excluding household hazardous waste) are prohibited unless evidence of compliance with secondary containment requirements of 40 C.F.R. Part 264 Subpart I is provided.
- i. hazardous waste treatment, storage, disposal and transfer facilities requiring permits under Chapter 62-730, F.A.C. are prohibited.
- j. aboveground and underground tankage of hazardous waste regulated under Chapter 62-730, F.A.C. is prohibited.
- k. new aboveground storage tanks regulated under Chapter 62-762, F.A.C. are prohibited. Replacement or upgrading of an existing aboveground storage tank or addition of new aboveground tanks which are regulated under Chapter 62-762, F.A.C. at a facility with other such aboveground tanks are permitted. Provided that the replacement or new tanks meet the applicable provisions of Chapter 62-762, F.A.C.
- l. Storage tanks which meet the auxiliary power provisions of subsection 62-555.320(6), F.A.C. for operation of a potable water well and storage tanks for substances used for the treatment of potable water are permitted.
- m. emergency equipment, including storage tanks, necessary to provide power to ensure a continuous supply on an emergency basis of public water supply, electrical power, sewer service, telephone service or other essential services that are of a public benefit are permitted.

C 6.2.5 Areas designated by the SJRWMD as high recharge to the Floridan aquifer (8 inches or more per year) shall be protected from incompatible land uses to ensure adequate recharge rates and water quality maintenance. The following restrictions shall apply:

- a. All development within the high recharge areas shall have maximum impervious surfaces of 30 percent of total lot area, provided that at least 25% of the site is dedicated to native and/or drought-resistant vegetation areas, and containment using concrete surfaces is provided for all areas where material are stored and transferred.
- b. Direct discharge of stormwater, via sinkholes, drainage wells, etc., shall be prohibited.

- c. All development within the high recharge area shall be designed to have 100 percent retention of on-site runoff for a 25-year/24-hour storm.
- f. Any new Floridan aquifer wells in the designated high recharge area shall be cased to SJRWMD standards to ensure that they do not provide a means of contamination to the Floridan aquifer.
- g. Inspections of existing septic tanks and drainfields within the high recharge area shall be required when such septic tank or drainfield or related dwelling unit is altered, enlarged or replaced, if the system has not been inspected within three years.

C 6.2.6 New public supply wells shall meet the requirements stated in Policy 6.2.3 and in addition, shall be located no closer than 100 feet from other sanitary hazards that pose a potentially high risk to ground water quality and public health and shall be located no closer than 50 feet from other sanitary hazards that pose a moderate risk to ground water quality and public health, consistent with Rule 62-555.312(3) F.A.C.

C 6.2.7 To recharge the aquifer and conserve water resources, the City shall require that development/ redevelopment permitted by the City that is served by water-to-air heat pumps have return wells and that water from heat pumps be retained on site.

C 6.2.8 The City will require the evaluation of water demand to be included in the data and analysis provided in support of all proposed amendments to the Future Land Use Map. Amendments which project an increase in water demand will be required to show that water supply is available to meet the increased demand.

WATER CONSERVATION OBJECTIVE

C 6.3 The City will maintain or reduce the per capita consumption of potable water to 2008 levels.

Policies

C 6.3.1 The City, in cooperation with the SJRWMD, shall make available materials developed by the SJRWMD related to water conservation programs including information on the use of water saving devices and drought resistant native vegetation in the landscape, the limitation on landscape watering to certain hours and which promote public education and awareness of the benefits of water conservation.

- C 6.3.2 The City shall coordinate annual monitoring of per capita water usage with the Clay County Utility Authority and will implement strategies to reduce water consumption on a per capita basis if the 2008 per capita demand is shown to increase for two consecutive years by 5 percent (cumulative) or if there is a single year increase of greater than 20 percent.
- C 6.3.3 Development and redevelopment shall be required to utilize water saving devices in new construction and remodeled structures and shall be subject the City's xeriscape landscape requirements.

AQUIFER RECHARGE OBJECTIVE

- C 6.4 The City will apply development criteria to protect the high aquifer recharge area of the Floridan Aquifer from the effects of additional development or redevelopment .**

Policies

- C 6.4.1 The City shall implement a public information program which annually informs residential and non-residential development within the high recharge area of the Floridan Aquifer served by septic tanks that inspections are encouraged. The information distributed shall identify the potential for contamination of the aquifer and adjacent surface waters from a poorly maintained or failing septic tank.
- C 6.4.2 All new subdivisions, multi-family residential, commercial, industrial and institutional development will be required to have paved roads and drainage systems which treat all runoff prior to discharge into the City's water bodies.
- C 6.4.3 The City will coordinate with the Clay County Utility Authority to identify areas of existing residential development located within the high aquifer recharge area of the Floridan aquifer where the extension of central wastewater is most financially feasible and will use the results of this analysis to identify funding sources and incentives for the extension of said services.

NATURAL SYSTEMS AND HABITATS OBJECTIVE

- C 6.5. The City of Keystone Heights shall require the protection of native vegetative communities and the natural function of soils, fisheries, lakes, floodplains, wildlife habitats, wetlands, freshwater beaches and marine habitats; as well as unique habitats and ecological systems from destruction by development activities by limiting or prohibiting development activities.

Policies

- C 6.5.1 The City shall develop and maintain an inventory of environmentally sensitive areas which shall include 100-year floodplains; wetlands as identified by existing sources such as USFWS and SJRWMD; listed wildlife species, habitats supporting wildlife species officially listed by the Florida Fish and Wildlife Conservation Commission (including species of special concern); existing public and private conservation areas and areas identified by the SJRWMD as having "high recharge" to the Floridan Aquifer.
- C 6.5.2 The Land Development Regulations shall contain performance standards as to density, intensity, allowable uses and retention of native vegetation that protect and conserve the natural functions of environmentally sensitive areas, as defined in Policy 6.5.1.
- a. Proper siting of development structures and infrastructure, including clustering of dwelling units away from sensitive areas.
 - b. Restrictions on the uses allowed in critical habitats to those found to be compatible with the requirements of wildlife species which are threatened, endangered, or of special concern as identified by the Florida Fish and Wildlife Conservation Commission.
 - c. Buffer zones of native vegetation adjacent to surface water bodies to prevent erosion, retard runoff, and provide habitat.
 - d. Setback requirements for buildings, other structures and septic tanks.
 - e. Providing incentives, where applicable, to encourage minimizing the environment impacts of development.

The City, in cooperation with the SJRWMD, will review development proposals for wetland impacts.

- C 6.5.3 The City will coordinate with the St Johns River Water Management District to maintain or recover adopted minimum flows and levels for lakes within and adjacent to the City and prevent violation thereof such that environmental values associated with the aquatic and wetlands ecology of the area including: recreation in and off the water; fish and wildlife habitats and the passage of fish; maintenance of fresh water storage and supply; aesthetic and scenic attributes; filtration and absorption of nutrients and other pollutants; sediment loads; water quality; and navigation are protected.
- C 6.5.4 The current surface water levels of Lake Brooklyn and Lake Geneva are below the adopted minimums established in Rule 40C-8.031, Florida Administrative Code. The City will work directly, and indirectly through education and its

community participation efforts to coordinate with the SJRWMD in the development of its required recovery and prevention strategies that may provide phasing or a time table which will allow for the continued provision of sufficient water supplies for all existing and projected reasonable-beneficial uses, including development of additional water supplies and implementation of conservation and other efficiency measures. During the SJRWMD's update to the Water Supply Plan, the City shall advocate for the SJRWMD to consider the need for water resource or water supply development, additional regulatory measures including water shortage orders and implementation of additional water conservation measures.

- C 6.5.5_ The City will provide drop off locations for household hazardous waste in coordination with Clay County.
- C 6.5.6 First floor elevations of all new development in the 100 year floodplains will be required to be one foot above the flood elevation established by FEMA.
- C 6.5.7 All new development located adjacent to wetlands as identified on the Natural Resources Map shall include a 25 foot buffer upland from the wetlands. This requirement shall be in addition to regulations restricting allowable uses, density and intensity of new development adjacent to or within the wetlands (i.e. prohibition of septic tanks and requirements to maintain the natural hydro period).
- C 6.5.8_ The City hereby designates all lakes within the City to be environmentally sensitive/stressed and designates each lake or portion thereof within the City limits as Conservation Land Use.

CULTURAL AND HISTORIC RESOURCES OBJECTIVE

- C 6.6 Keystone Heights will actively promote the preservation of access to cultural and historic resources by requiring that applications for development of vacant land investigate the potential of such resources on site.

Policies

- C 6.6.1 Keystone Heights will coordinate with the State Division of Archives to identify and protect historically significant sites as a part of its review of development proposals.
- C 6.6.2 The City will support requests for variances associated with the restoration or preservation of historic structures when such variances do not impact the health, safety or welfare of the citizens of the City.

- C 6.6.3 The City will provide technical assistance to owners desiring to apply for inclusion of their significant properties on the National Register of Historic Sites and Places.