

CURRENT COMP PLAN LANGUAGE (CDLPZ)

Policy C-1.4.1

The Coastal Dune Lake Protection Zone (CDLPZ) is defined as the zone beginning at the mean or ordinary high water line of the coastal dune lakes, whichever is applicable, and extending 300 feet landward for all coastal dune lakes and their tributaries. Development within this zone shall meet the specific criteria outlined in the Land Development Code and shall include the following:

1. Requiring a shoreline setback and buffer of 100 feet from the ordinary or mean high water line, whichever is applicable, in which no development (other than boardwalks, docks, or other shoreline access structures) shall be allowed, with the exception of a maximum 10-foot wide access perpendicular to the shoreline. With the exception of clearing a 10-foot wide access to the shoreline, all existing native vegetation will be preserved within this setback and buffer area;
2. Requiring that the grading of lots ensure untreated stormwater runoff from lawn fertilizers, pesticides, or patios, driveways, etc. do not enter the lake. In cases where this is not possible, require other stormwater treatment methods between the developed area and the lake to hold and treat runoff.
3. Requiring specific erosion control measures, in accordance with the Best Management Practices as established by FDEP.
4. Prohibiting any uses within the CDLPZ that involve the storing, handling or generating of hazardous wastes.
5. Prohibiting seawalls, bulkheads, revetments and rip-rap.
6. Protecting native vegetative communities, including habitat for threatened, endangered, or species of special concern, in the CDLPZ.
7. Prohibiting new point or non-point sources of pollution to be discharged into the lakes, including but not limited to treated wastewater effluent or untreated stormwater runoff.
8. Preserving at least 75 percent of the portion of the parcel which is within the 300-foot CDLPZ and landward of the initial 100 foot shoreline buffer as open space for all new development and redevelopment. Vegetative clearing within this preserved area shall be limited to that which is necessary to accommodate the 25 percent development that is permitted.

PROPOSED COMP PLAN LANGUAGE (CDLPZ)

Policy C-1.4.1

The Coastal Dune Lake Protection Zone (CDLPZ) is defined as the zone beginning at the mean or ordinary high water line of the coastal dune lakes, whichever is applicable, and extending 300 feet landward for all coastal dune lakes and their tributaries. Land development regulations within this zone shall provide protection standards for these Coastal Dune Lakes from development and redevelopment through buffering mechanisms, stormwater treatment requirements, open space requirements, land use regulations, and other specific criteria as outlined in the Land Development Code.