

## 2.5 CONSERVATION

**Goal:** Preserve, enhance, and maintain the natural resources and environmental amenities of the City to a state of quality which is the highest possibly attainable.

***Objective 1** The City shall coordinate with appropriate county, state, and federal agencies in the planning, management, and educational activities that will maintain or improve national ambient air quality standards in the city.*

**Policy 1.1** Industrial land uses shall be located in compatible land use areas where impact on air quality can be minimized. Buffers between incompatible land uses shall be required. Ensure that industrial development complies with state and federal regulations regarding emission control.

**Policy 1.2** The City shall implement transportation improvements that will reduce incidences of traffic congestion and promote the use of bike and pedestrian paths to help reduce automobile pollution.

***Objective 2** Prevent degradation of surface water below water quality classifications designated by the Department of Environmental Protection (DEP).*

**Policy 2.1** Throughout the planning period, the City shall require that all new development, using the site plan review process, provide safe and orderly stormwater management systems.

**Policy 2.2** The municipality's central sewer systems shall be in compliance with all effluent standards in the operation of the wastewater treatment plant. The city shall coordinate with the DEP to ensure that the plant is operating to standards and that necessary improvements in operation and/or facilities are made as required to meet the conditions of the operating permit and DEP standards as soon as funds can be procured.

***Objective 3** Throughout the planning period, the City shall reduce hazards to life and property in, and protect the flood assimilative functions of all areas that fall within, the 100-year floodplain by restricting development in these areas.*

**Policy 3.1** The City shall continue to enforce existing setbacks along floodplain areas.

***Objective 4** Throughout the planning period, the City shall conserve the water supply and protect the quantity and quality of the current water source and any new water sources through appropriate land use planning, regulation, and education and through cooperation with environmental planning and regulatory agencies.*

**Policy 4.1** The City shall continue to adhere to any emergency water conservation measures imposed by the Northwest Florida Water Management District.

**Policy 4.2** When development or redevelopment cannot occur without degrading wetlands, the impacts shall be mitigated pursuant to DEP permitting regulations.

**Policy 4.3** Channeling runoff directly into surface water bodies shall be prohibited, and natural watercourses shall not be dredged, cleared of vegetation, deepened, widened, straightened, or otherwise altered without appropriate local, state and federal permits. Stormwater facilities shall be designed to protect surface water bodies from the impact of runoff. Best Management Practices shall be utilized to avoid impacts of erosion or sedimentation or high rates of flow.

**Policy 4.4** The City shall only allow septic tanks in areas where public sewer is unavailable and only where the soils are suited for septic tank use through enforcement of land development regulations.

**Policy 4.5** The City shall restrict land uses with the potential to discharge substances which could infiltrate and degrade the groundwater and restrict land coverage by impervious surfaces in identified cones of influence well head protection zones and areas of high recharge potential.

The following restrictions shall be placed on development in areas of moderate to high recharge potential:

1. Impervious surface shall be limited to 50% of the total gross acreage of a given parcel for all land uses.
2. New solid waste disposal facilities and hazardous waste disposal and transfer facilities shall be prohibited.
3. Domestic and industrial wastes shall not be applied to the land. Wastes shall be considered to include any liquid or solid product including, but not limited to, hazardous, non-hazardous, and toxic wastes and wastewater. This definition shall not be construed to prohibit the use of individual household septic tank systems or other alternative domestic waste systems, which satisfy all other federal, state and local requirements.

**Policy 4.6** The development and adoption of a comprehensive Stormwater Master Plan for Bonifay shall be completed in its entirety or in phases. This plan will include an inventory of existing facilities and shall recommend needed drainage improvements, analyze the adopted level of service standards and recommend alternative standards if necessary.

**Objective 5** *Throughout the planning period, the City shall conserve and protect any existing minerals natural to the City.*

**Policy 5.1** Identify locations of, and provide for the appropriate use and protection of areas suitable for extraction of commercially valuable deposits of

minerals. Regulations shall provide for buffer between mining activities and adjacent uses.

**Policy 5.2** The City shall prohibit any mining activities within ecologically sensitive areas (e.g., wetlands or floodplains).

**Objective 6** *The City shall conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats, with an emphasis on threatened and endangered species.*

**Policy 6.1** Environmentally sensitive lands shall be defined as property having one or more of the following characteristics: functioning wetlands; habitat for rare, threatened or endangered species or species of special concern; and potable water well fields. Land use activities within and adjacent to environmentally sensitive lands, including conservation and recreation areas designated on the Future Land Use Map, shall be limited to activities that will not degrade the natural, physical and biological functions of such lands. The following development criteria shall be applied to Environmentally Sensitive Lands:

1. Site plan approval shall be required;
2. No fill or regrading of the property shall be allowed except to establish required road elevations and for driveways, unless the environmental assessment shows that fill or regrading the site will not adversely alter the hydrology of the site;
3. The City will require that development proposals for land containing listed species of habitats for listed species and/or endangered and threatened plant species (as identified by the Florida Natural Areas Inventory, the U.S. Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission) must protect these habitats or prepare a suitable alternative management plan.

**Policy 6.2** The City shall adopt a Landscape Ordinance, which provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats.

**Policy 6.3** The City shall cooperate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within one or more jurisdictions through interlocal agreements.

**Policy 6.4** Coordinate with all appropriate agencies to develop a database to facilitate the identification, location and habitat needs of all plant and animal species in the City which are endangered, threatened or of special concern. Utilize this database to amend land development regulations where necessary and in reviewing development permit applications.

**Policy 6.5** Cooperate with appropriate agencies, such as the Department of Environmental Protection and the Northwest Florida Water Management District in developing and annually updating a comprehensive list of conservation and recreation land acquisition programs.

**Policy 6.6** All disturbed land, whether from mining, agriculture, forestry or other land use shall be revegetated with a permanent vegetative cover when such land uses are discontinued. Require that all land where cover vegetation has been disturbed shall be managed using "Best Management Practices" as recommended by the U.S. Soil Conservation Service, the Northwest Florida Water Management District, and the Division of Forestry of the Department of Agriculture.

**Policy 6.7** The City shall seek to acquire environmentally sensitive lands for conservation lands when funds are available through the Preservation 2000 Program and its associate programs, the CARL Program, the Save Our Rivers Program, and the Florida Communities Trust.

**Objective 7** *Throughout the planning period, the City shall prohibit the disposal of hazardous wastes into the public sewer system, canals, ditches and the sanitary landfill.*

**Policy 7.1** Through intergovernmental coordination, City shall initiate hazardous waste amnesty days.

**Policy 7.2** In order to protect natural resources and public sewer systems, the City, will coordinate with the Department of Environmental Protection and the West Florida Regional Planning Council to develop guidelines for the transfer, storage and treatment of hazardous wastes and the verification of disposal practices of small quantity generators, which shall be required to be following for issuance and renewal of business licenses.

**Policy 7.3** The general public shall be informed of the dangers of hazardous waste materials and methods of safe disposal through periodic newspaper notices, which will begin in fiscal year 2006-2007.

**Objective 8** *Throughout the planning period, the City shall conserve and protect any wetlands in the City.*

**Policy 8.1** Identify locations of, and provide for the appropriate use and protection of areas designated as wetlands by the wetlands inventory map in the Future Land Use Map series. Regulations shall provide for buffer between wetlands and adjacent uses.

**Policy 8.2** The City shall discourage incompatible adjacent land use that may potentially impact the functionality of identified wetlands in the City. These incompatible uses include industrial and commercial uses and solid waste

transfer stations or waste processing stations that pose a threat to sensitive water resources.

**Policy 8.3** The City shall discourage development from areas designated as wetlands.

**Policy 8.4** The City shall encourage the development of policies to provide for buffering of wetlands within the City.