

HERNANDO COUNTY
COMPREHENSIVE PLAN

**CHAPTER 9:
COASTAL MANAGEMENT**

CHAPTER 9: COASTAL MANAGEMENT

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GOAL 5.01**PROTECT, CONSERVE AND ENHANCE REMAINING COASTAL WETLANDS, LIVING MARINE RESOURCES AND WILDLIFE HABITATS.****PROTECTION OF COASTAL WETLANDS AND ISOLATED UPLANDS**

OBJECTIVE 5.01A: IDENTIFY COASTAL WETLANDS AND PLACE THEM AND ANY SMALL ISOLATED UPLANDS IN A CONSERVATION DESIGNATION TO BE PRESERVED AND PROTECTED FOR THE ENVIRONMENTAL BENEFITS PROVIDED.

POLICY 5.01A(1): All contiguous wetlands, including isolated uplands not accessible by roadways, shall be designated as conservation on the Future Land Use Map. For the purpose of mapping, the Soil Conservation Service Hydric Soil Designation and the Florida Land Use, Cover and Forms Classification System (FLUCCS) mapping will be utilized, however, ultimate designation of wetlands will be wetland jurisdictional lines by appropriate agencies.

POLICY 5.01A(2): Development rights based upon one unit per 40 acres of wetlands, or as otherwise consistent with the quarter/quarter land management concept, and one unit per one acre of uplands may be transferred to development areas within the coastal zone or other suitable receiving areas outside the coastal zone.

POLICY 5.01A(3): Existing private ownership of conservation areas will be encouraged only if sufficient safeguards are in place to ensure that no incompatible use can be made. Where public ownership is necessary or desirable, conservation areas will be acquired by negotiation using public funds as appropriate.

CONSERVATION AREA USAGE

OBJECTIVE 5.01B: TO PROVIDE FOR CAREFUL UTILIZATION OF CONSERVATION AREAS WITH FULL IDENTIFICATION OF AND RESPECT FOR THE NATURAL RESOURCE LIMITATIONS OF THESE AREAS.

- POLICY 5.01B(1):** Access may be constructed in conservation areas in conjunction with the development of open space facilities, extension of the County hurricane evacuation highway network, or driveways to individual parcels. Improvements should not have a substantially adverse affect upon the water quality of coastal wetlands or estuaries nor a substantially negative affect upon wildlife habitats.
- POLICY 5.01B(2):** In wetland soils, there shall be applied a density restriction of one residential unit per forty acres, or as otherwise consistent with the quarter/quarter land management concept. Regulations to implement this policy shall take into account, among other things, existing hardships caused by parcel size.
- POLICY 5.01B(3):** Residential densities shall not render more than 10% of the development site impervious.
- POLICY 5.01B(4):** Development approvals in flood prone areas will be specifically conditioned upon the ability of evacuation routes to provide safe exodus for all potential residents of existing development within the flood prone area and the proposed new development.
- POLICY 5.01B(5):** Forestry, recreation, and open space uses will be given priority over urban development in conservation areas.

MANAGEMENT PROCEDURE TO MONITOR NATURAL RESOURCES

OBJECTIVE 5.01C: THE COUNTY SHALL CONTINUALLY PLAY A ROLE IN PROTECTING WETLANDS, RIVERS, AND STREAMS BY DEVELOPING AND IMPLEMENTING A MANAGEMENT PROCEDURE.

- POLICY 5.01C(1):** Participate with state and federal agencies in the general management of coastal wetlands, rivers, and streams.
- POLICY 5.01C(2):** Include in the County's process, changes in land use patterns and any information and monitoring data prepared by SWFWMD, Department of Environmental Protection (DEP), U.S. Geological Survey (USGS), and other appropriate agencies to protect and enhance wetlands, rivers, and streams.

- POLICY 5.01C(3):** The Southwest Florida Water Management District and DEP are encouraged to monitor and research water quality in the coastal zone.
- POLICY 5.01C(4):** State and Federal funds shall be sought for data acquisition in order to establish baseline data of estuarine conditions.
- POLICY 5.01C(5):** Continue to participate and assist appropriate regulatory and management agencies in the development and implementation of management plans for the future use and protection of coastal rivers and streams.
- POLICY 5.01C(6):** The County will continue to ensure the long-term protection of wetlands, estuaries, rivers, and streams through the following:
- a. Conduct an inventory of coastal natural resources in the County such as identification of wetlands;
 - b. In conjunction with appropriate agencies, identify pollution sources that adversely affect rivers and develop strategies to mitigate or eliminate such sources and their effects;
 - c. Prohibit discharges of raw sewage to the rivers and tributaries;
 - d. Recommend standards to the Board of County Commissioners for Board approval for development and conservation that will protect and enhance coastal natural resources.

MAINTENANCE OF ESTUARINE WATER QUALITY, VEGETATIVE COMMUNITIES, AND HABITAT
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OBJECTIVE 5.01D: MAINTAIN OR RESTORE ESTUARINE WATER QUALITY, VEGETATIVE COMMUNITIES AND HABITAT AT OR ABOVE PRE-DEVELOPMENT CONDITIONS, IN TERMS OF BOTH QUANTITY AND QUALITY.

- POLICY 5.01D(1):** County Staff shall continue to coordinate and participate with appropriate agencies to ensure adequate sites for water dependent uses, prevent estuarine pollution, control surface water runoff, protect living resources, reduce exposure to natural hazards, and ensure public access.

POLICY 5.01D(2): Develop and implement management plans and Land Development Regulations to limit man-made diversion of water from coastal springs and rivers to maintain the balance between freshwater and saltwater necessary to support the estuarine habitat.

POLICY 5.01D(3): Aquatic protection and research designations should be explored with appropriate agencies and adjacent counties as a means of maintaining estuarine habitat and fisheries.

PROTECTION OF WATER QUALITY AND THE RIVERINE

OBJECTIVE 5.01E: **TO PROTECT THE WATER QUALITY AND THE RIVERINE AND NATIVE BOTTOM COMMUNITIES OF THE ENTIRE SEVEN (7) MILE LENGTH OF THE WEEKI WACHEE RIVER AND ITS ESTUARY.**

POLICY 5.01E(1): Hernando County shall vigorously promote the designation of the Weeki Wachee River and estuary as Outstanding Florida Waters (OFW's).

POLICY 5.01E(2): Hernando County shall provide the data and information requested by DEP and the Environmental Regulation Commission for use in a report on the designation of the Weeki Wachee River and Estuary as Outstanding Florida Waters (OFW's).

PURCHASE OF LANDS THROUGH LOCAL, STATE, AND FEDERAL PROGRAMS

OBJECTIVE 5.01F: **PARTICIPATE IN, OR OTHERWISE ENCOURAGE THE PURCHASE OF ADDITIONAL LANDS ALONG THE WEEKI WACHEE RIVER AND ASSOCIATED RIVERINE HABITATS, THE COASTAL LANDS THROUGH SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S (SWFWMD) SAVE OUR RIVERS PROGRAM, DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) CONSERVATION AND RECREATION LANDS PROGRAM, HERNANDO COUNTY'S ENVIRONMENTAL SENSITIVE LANDS PROGRAM, AND PROGRAMS OF THE U.S. FISH AND WILDLIFE SERVICE, FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, AND DIVISION OF FORESTRY.**

- POLICY 5.01F(1):** Hernando County will continue to support SWFWMD's acquisition or the use of Purchase of Development Rights (PDR) of Weeki Wachee riverine and estuarine lands through the Save Our Rivers Program through letters of support, resolutions and financial contributions
- POLICY 5.01F(2):** The County will continue support for CARL purchase or the use of Purchase of Development Rights (PDR) of coastal lands identified by the County's Environmental Sensitive Lands Committee.
- POLICY 5.01F(3):** The County will coordinate and participate in the efforts of state and local agencies in the acquisition or through the use of Purchase of Development Rights (PDR) of approximately 9,388 acres in the coastal zone.
- POLICY 5.01F(4):** The County will promote acquisition of additional lands or the use of Purchase of Development Rights (PDR) by DEP, SWFWMD, U.S. Fish and Wildlife Service, and FWC through committee meetings, solicitation of experts and endorsements.

MAINTENANCE OF WILDLIFE AND FISH POPULATIONS

OBJECTIVE 5.01G: THE COUNTY SHALL IMPLEMENT MECHANISMS TO ASSIST IN THE INVENTORY AND PROTECTION OF WILDLIFE AND FISH POPULATIONS.

- POLICY 5.01G(1):** The County shall coordinate with Florida Fish and Wildlife Conservation Commission (FWC) to establish standards for vegetation surveys for new developments locating in naturally vegetated, undeveloped areas in the coastal zone in order to encourage designs which will protect important vegetation communities.
- POLICY 5.01G(2):** Mitigation measures of state and federal agencies shall be evaluated to determine their usefulness in the County. A County process may be established if warranted.
- POLICY 5.01G(3):** Encourage and assist the Florida Fish and Wildlife Conservation Commission in compiling information concerning marine and upland wildlife populations, habitats and protection status.

POLICY 5.01G(4): Activities which restore environmentally degraded areas, and which increase wildlife carrying capacity through habitat modification, will be supported and may be initiated by the local governing body.

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GOAL 5.02

ESTABLISH A FUTURE LAND USE PLAN WHICH ALLOWS ACCESS TO AND UTILIZATION OF COASTAL RESOURCES WHILE GENERALLY DIRECTING POPULATION CONCENTRATIONS AWAY FROM KNOWN OR PREDICTED COASTAL HIGH-HAZARD AREAS.

DEVELOPMENT IN THE V-ZONE WITHIN COASTAL HIGH-HAZARD AREAS

OBJECTIVE 5.02A: DEVELOPMENT IN THE V-ZONE WITHIN COASTAL HIGH-HAZARD AREAS SHALL BE RESTRICTED TO LOW INTENSITY USES AND RECREATION ORIENTED PROJECTS.

POLICY 5.02A(1): Hernando County has established a district within the coastal high hazard area within which water-dependent uses are encouraged, the transfer of development rights is permitted and County or State purchase is considered as a first option prior to the issuance of zoning approval . As defined herein, this district includes and is limited to the "V-Zone" on the adopted flood insurance rate map.

POLICY 5.02A(2): New county funded public facilities shall not be built in the "V-Zone" on the adopted Flood Insurance Rate Map unless the facility is for recreation, public access or resource restoration.

POLICY 5.02A(3): Infill residential development in existing communities will be allowed, consistent with present densities, provided that all applicable federal, state and county zoning, construction and environmental regulations are met.

POLICY 5.02A(4): Residential densities in any other new developments approved in the V-Zone within the Coastal High Hazard Area will be no greater than 1.0 dwelling unit per acre of upland.

DEVELOPMENT AND INFRASTRUCTURE WITHIN THE COASTAL HIGH-HAZARD AREA

OBJECTIVE 5.02B: ENSURE THAT DEVELOPMENT IN THE COASTAL HIGH-HAZARD AREA IS COMPATIBLE WITH ITS NATURAL

CHARACTER AND THAT PUBLIC EXPENDITURES FOR INFRASTRUCTURE IN THE COASTAL HIGH-HAZARD AREA ARE LIMITED.

- POLICY 5.02B(1):** Hernando County will establish a coastal high hazard area within which the transfer of development rights is permitted and density is limited to one (1) unit per acre unless the parcel is an existing lot of record or part of a vested development. As defined herein, the coastal high hazard area is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
- POLICY 5.02B(2):** Complete and maintain an inventory of existing infrastructure within the coastal high hazard area and develop a program to relocate or retrofit such facilities where feasible and as replacement becomes necessary.
- POLICY 5.02B(3):** Ensure that future development and redevelopment within the coastal high hazard area is compatible with site characteristics, consistent with coastal resource protection, and will not increase clearance times along evacuation routes.
- POLICY 5.02B(4):** Minimize the location of development within areas of the coastal high hazard area which have sustained recurring hurricane related damage, through acquisition of property, use of zoning methods to reduce the probability of future property loss due to storm event, or direct development outside the coastal high hazard area.
- POLICY 5.02B(5):** Limit the construction of County-funded public facilities within the coastal high hazard area unless the facilities are necessary for public health, safety, resource restoration or for the restoration of existing development following a storm event.
- POLICY 5.02B(6):** The County shall maintain capacity on all identified major evacuation routes maintained by the County so that the clearance times as identified by the Hurricane Evacuation Study can be maintained.
- POLICY 5.02B(7):** Those portions of Hernando Beach, Pine Island and vested developments in the Coastal High Hazard Area will be allowed to continue limited new development in accordance with vested

development rights, provided that all applicable zoning, construction and environmental regulations are met.

REVIEW OF FUTURE USE OF MINING AREAS IN THE COASTAL ZONE

OBJECTIVE 5.02C: PLAN FOR THE FUTURE USE OF MINING AREAS IN THE COASTAL ZONE, PROMOTING PROTECTION AND SAFE USE OF EXISTING RESOURCES.

POLICY 5.02C(1): Prior to commencement of development of any areas adjacent to mining pits (lakes), require County review and approval of a development plan for the lake(s) outlining safety measures along the waterfront.

POLICY 5.02C(2): Encourage the use of mining lakes for recreational uses with public access.

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GOAL 5.03**MAINTAIN THE EFFICIENT FUNCTIONING OF TRANSPORTATION CORRIDORS WITHIN THE COASTAL ZONE.****COASTAL TRANSPORTATION NETWORK**

OBJECTIVE 5.03A: PROVIDE AN ADEQUATE TRANSPORTATION NETWORK IN THE COASTAL ZONE TO MEET COUNTY-WIDE LEVELS-OF-SERVICE STANDARDS AND HURRICANE EVACUATION LEVELS-OF-SERVICE.

POLICY 5.03A(1): Continue a transportation planning analysis for the coastal transportation network, identifying the type, timing, location and cost of improvements needed to accommodate:

- a. The population proposed for the coastal zone, based upon the Future Land Use Map;
- b. Increased demand for water-dependent recreational opportunities;
- c. Hurricane evacuation; and
- d. Roadway elevations.

POLICY 5.03A(2): Develop the capability to evacuate all residents before roads become impassable and within eight (8) hours or less.

POLICY 5.03A(3): The County will evaluate road levels and determine adequate heights at which the various roads will flood during a hurricane storm surge.

POLICY 5.03A(4): Any deficiencies or needs identified in this analysis will be incorporated into the local evacuation plan.

POLICY 5.03A(5): Evaluate the adequacy of hurricane evacuation capacity before allowing new development.

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GOAL 5.04

TO PROVIDE ADEQUATE INFRASTRUCTURE NEEDED FOR EXISTING AND PROPOSED DEVELOPMENT IN THE COASTAL ZONE, WHILE LIMITING PUBLIC EXPENDITURES IN COASTAL HIGH HAZARD AREAS.

INFRASTRUCTURE NEEDED IN THE COASTAL ZONE

OBJECTIVE 5.04A: HERNANDO COUNTY SHALL DISCOURAGE THE DEVELOPMENT OF LANDS IN THE V-ZONE WITHIN THE DESIGNATED COASTAL HIGH-HAZARD AREA BY ELIMINATING ALL DIRECT AND INDIRECT COUNTY SUBSIDIES TO NEW DEVELOPMENT.

POLICY 5.04A(1): Each new development in the designated V-Zone within the coastal high-hazard area shall provide and maintain all the necessary infrastructure (roads, drainage, sewer collection and water distribution systems) concurrent with demand generated by that development.

POLICY 5.04A(2): Hernando County shall not accept for public ownership or maintenance, any roads, drainage, sewer or water infrastructure of new developments in the designated V-Zone within the coastal high-hazard area.

POLICY 5.04A(3): Hernando County shall not construct new transportation corridors in the V-Zone within the coastal high-hazard areas except to provide necessary hurricane evacuation.

COASTAL INFRASTRUCTURE LEVELS OF SERVICE

OBJECTIVE 5.04B: LEVEL OF SERVICE STANDARDS SHALL BE ESTABLISHED FOR THE COASTAL ZONE AND SPECIAL DEVELOPMENT STANDARDS FOR THE V-ZONE WITHIN THE COASTAL HIGH-HAZARD AREA.

POLICY 5.04B(1): New or improved coastal facilities shall provide the following special development standards, by category and measure.

- Category 1: New Sanitary Sewage Facilities in the Hurricane Flood Zone shall be protected against inflow and infiltration and damage to equipment and electrical service.
- Category 2: Evacuation roadways within the Coastal Zone should be able to remove evacuation traffic in a design period of 8 hours.
- Category 3: New septic tanks within the hurricane flood zone shall be fitted with back flow preventors.
- Category 4: New potable water facilities in the Hurricane Flood Zone shall be protected against inflow and infiltration and damage to equipment and electrical service.
- Category 5: Sufficient valving shall be installed in water mains to isolate segments of the system in case of damage.
- Category 6: Package sewage treatment plants shall be prohibited unless retention areas are adequate to hold all pollution run-off and overflow on the sewage treatment site.

POLICY 5.04B(2): Review all applications for infrastructure improvements and implement only infrastructure improvements and level of service standards specified in the County's Comprehensive Plan within the coastal area unless overriding public interest is established. Phasing of improvements for the coastal area will be prioritized accordingly: water dependent, water related, and all other uses.

ADOPTION OF A POST-DISASTER REDEVELOPMENT PLAN

OBJECTIVE 5.04C: DESIGNATE A DISASTER PREPAREDNESS OFFICIAL, WHO WILL PREPARE AND PRESENT AN ADOPTED POST-DISASTER REDEVELOPMENT PLAN.

POLICY 5.04C(1): The Hernando County disaster preparedness official shall prepare a post-disaster redevelopment plan. This plan will:

- a. Be submitted to the Planning Department for review and comment;

- b. Establish residential emergency housing and relocation as a top priority following a disaster;
- c. Establish damage assessment procedures and reconstruction design criteria which assure that redevelopment protects lives and property from future loss;
- d. Discourage substantial long-term repair and redevelopment to non-conforming structures under the guise of repair and clean-up to protect public health and safety;
- e. Address policies regarding the removal, relocation or structural modification of damaged infrastructure and unsafe structures;
- f. Limit public redevelopment to water-dependent uses;
- g. Incorporate the recommendations of interagency hazard mitigation reports; and
- h. Be reviewed, revised as necessary, and adopted by the local governing body.

HAZARD MITIGATION

OBJECTIVE 5.04D: PREVENT LOSSES BY REDUCING THE RISKS TO PEOPLE AND PROPERTY FROM NATURAL DISASTERS THROUGH IMPLEMENTATION OF HAZARD MITIGATION MEASURES.

POLICY 5.04D(1): Continue efforts to update and integrate hazard and vulnerability data, including Critical Facilities Database, into the GIS system. The data should be used to identify mitigation needs and opportunities.

POLICY 5.04D(2): Evaluate the efforts and the experience of other communities, and regional, state and federal agencies involved in hazard identification, preparedness, response, recovery and mitigation for application in Hernando County.

POLICY 5.04D(3): The County shall form a Reconstruction Task Force to assist and guide mitigation activities.

POLICY 5.04D(4): Educate appropriate County Staff regarding floodplain management and post-disaster hazard mitigation.

POLICY 5.04D(5): Identify and pursue available grant funds and other funding sources for hazard mitigation activities.

CONSTRUCTION CONSTRAINTS

OBJECTIVE 5.04E: **REVISE LOCAL ORDINANCES AS NECESSARY TO ESTABLISH LEVELS OF WIND AND FLOODS THAT NEW CONSTRUCTION MUST WITHSTAND TO ENCOURAGE NON-WATER-DEPENDENT USES TO LOCATE OUTSIDE THE COASTAL HIGH HAZARD AREA.**

POLICY 5.04E(1): Hernando County will continue to review, revise as necessary, and enforce the flood plain ordinance and Building Code as they relate to activities in the Coastal Zone.

SALTWATER/FRESHWATER INTERFACES

OBJECTIVE 5.04F: **ESTABLISH AN INTEGRATED PROGRAMMATIC RESPONSE TO LIMIT THE INLAND EXTENSION OF THE SALTWATER/FRESHWATER INTERFACE BEYOND ITS 1994 GENERALIZED LOCATION.**

POLICY 5.04F(1): New subdivisions in the coastal zone should utilize water supply sources located inland from the coastal zone.

POLICY 5.04F(2): Construction and/or deepening (as opposed to maintaining) of canals, channels and ditches to or into saltwater shall be discouraged.

POLICY 5.04F(3): The Southwest Florida Water Management District's Regional Observation and Monitoring Program (ROMP), Quality of Water Improvement Program (QWIP), and Ambient Groundwater Quality Monitoring Program called the Coastal Monitoring Network should be continued.

POLICY 5.04F(4): New coastal mining operations will be discouraged where groundwater tables would be lowered.

POLICY 5.04F(5): Sanitary landfills will be prohibited in the Coastal Zone.

POLICY 5.04F(6): The County will work with and encourage SWFWMD to establish minimum spring flows to maintain the saltwater/freshwater interface.

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GOAL 5.05

PROTECT THE COASTAL AREA IN WHICH WATER-DEPENDENT COMMERCIAL AND RECREATIONAL USES COEXIST WITH MARINE RESOURCES.

STANDARDS FOR PRIORITIZING SHORELINE USES

OBJECTIVE 5.05A: PROVIDE CRITERIA OR STANDARDS FOR PRIORITIZING SHORELINE USES, GIVING PRIORITY TO COMMERCIAL AND RECREATIONAL FISHING AND OTHER WATER-DEPENDENT USES, WHEN NOT IN CONFLICT WITH PROTECTION OF MARINE RESOURCES.

POLICY 5.05A(1): Deleted by CPAM0901 adopted 12-08-09 (Ordinance 2009-17).

POLICY 5.05A(2): Deleted by CPAM0901 adopted 12-08-09 (Ordinance 2009-17).

POLICY 5.05A(3): The County shall give priority to locating water-dependent and water-related uses within the County’s shoreline designed for commercial and recreational fishing. Existing public and private water-dependent and water-related uses will be encouraged to expand before siting new ones. The County shall utilize the following priority list in reviewing applications for new water-dependent and water-related uses for shoreline uses:

Priority #	Use
1	Public, Water Dependent such as beaches, docks, ports, marinas, boat ramps, boat racing facilities, electrical generating facilities and water supply facilities
2	Private, Water Dependent (same as above)
3	Public, Water Related such as lighthouses, fish processing facilities and commercial enterprises catering to the boaters’ and fishermen’s needs

POLICY 5.05A(4): Shoreline development shall conform to local flood plain, zoning and construction ordinances and codes, as adopted by Hernando County. These standards will be more strict than inland development

standards, for purposes of environmental protection as well as protection of property and lives.

POLICY 5.05A(5): Proposed marinas will only be approved if they are found to:

- a. Be compatible with adjoining land uses;
- b. Have adequate upland support services, including fire, ambulance, potable water;
- c. Have a hurricane contingency plan approved by Hernando County;
- d. Protect ambient water quality;
- e. Have access to an existing channel; and
- f. Have a county-approved plan to assure clean up of spills of fuel, solvents or other environmental hazards.

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GOAL 5.06

PROVIDE FOR PROTECTION, PRESERVATION, OR SENSITIVE REUSE OF HISTORIC RESOURCES AND SCENIC VIEWS.

PROTECTION OF HISTORICALLY, ARCHITECTURALLY, OR ARCHAEOLOGICALLY SIGNIFICANT AREAS

OBJECTIVE 5.06A: INDIVIDUAL SITES AND AREAS DESIGNATED BY FEDERAL, STATE, OR LOCAL GOVERNMENTS AS EITHER HISTORICALLY, ARCHITECTURALLY, OR ARCHAEOLOGICALLY SIGNIFICANT (i.e. HISTORIC RESOURCES) SHALL BE CONSERVED, PROTECTED, AND, WHERE POSSIBLE, ENHANCED.

POLICY 5.06A(1): A process shall be established to identify, locate, and map areas and sites of historic resources.

POLICY 5.06A(2): All identified sites shall be referred to the appropriate state agency for classification as to significance of site.

POLICY 5.06A(3): The County shall continue to protect and preserve the integrity of sites identified as significant historic resources through its land development review process. The County’s review shall include at a minimum, but not limited to:

- a. Require that all land development applications address the occurrence or potential occurrences of historical resources onsite;
- b. Determination shall be made by the Hernando County Planning and/or Development Departments whether a land development application is within a known area of historical significance;
- c. If the application is within a known area, as part of the review process, the applicant shall include in the application packet information (i.e. archaeological survey) regarding any evidence of on-site historical resources;

- d. The general location of identified historical resources shall be shown on an appropriate site plan;
- e. Require the temporary suspension of land development in the event that unidentified sites of potential historical significance are uncovered on the development site or through road construction. Using professional archaeological services provided by the developer, determine the significance of the historical resources. Where such resources are significant, require the implementation of appropriate mitigation action to preserve such sites and encourage the dedication to the public;
- f. No existing archaeological sites shall be excavated, scraped, leveled, or altered other than by a professional archaeologist utilizing acceptable techniques.

POLICY 5.06A(4): Areas surrounding identified sites of historic resources shall be protected against encroachment of incompatible activities and land uses.

POLICY 5.06A(5): Deleted by CPAM0901 adopted 12-08-09 (Ordinance 2009-17).

MAINTENANCE OF SALT MARSHES, ISLANDS, AND OPEN WATERS

OBJECTIVE 5.06B: **ASSURE THAT THE ABILITY OF RESIDENTS AND VISITORS TO ENJOY THE VIEWING OF THE SALT MARSHES, ISLANDS AND OPEN WATERS IS MAINTAINED.**

POLICY 5.06B(1): Within the designated "V-Zone" the County will prohibit all off-premise advertising which will obstruct the viewing of salt marshes, islands, and open waters.

POLICY 5.06B(2): The County will continue to identify the scenic vistas located within the coastal zone.

POLICY 5.06B(3): The County will encourage the maintenance of scenic vistas by regulating lot cover, signs, building heights, fences and other structures which have the potential to block views in the coastal zone.

POLICY 5.06B(4): The County supports, and may provide the construction of scenic overlooks along coastal public roads.

POLICY 5.06B(5): New development proposals in the coastal zone will be reviewed for impacts upon scenic beauty and recreation.

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GOAL 5.07**TO PRESERVE AND PROTECT THE RIGHT OF PUBLIC ACCESS TO BEACHES AND COASTAL WATERS.****PROTECTION OF COASTAL ACCESS AREAS****OBJECTIVE 5.07A: ACQUIRE, PROTECT, AND ENHANCE VIABLE COASTAL ACCESS AREAS.**

POLICY 5.07A(1): The County shall evaluate the need for improvements at Pine Island Park (Alfred A. McKethan Park) including improvements for reduction or control of erosion.

POLICY 5.07A(2): The County shall make the improvements as identified in Policy 5.07A(1) to the extent that they are economically or otherwise feasible.

POLICY 5.07A(3): Based upon among other criteria, post disaster redevelopment and hazard reduction considerations, the County shall evaluate the conversion of some or all private ownerships on Pine Island and Bayport to public ownership. Such conversion would be accomplished by:

- a. Acquiring, when feasible, undeveloped land at fair market value or through the use of Purchase of Development Rights (PDR). Emphasis will be on the southern end of Pine Island and Battery Point at Bayport.
- b. Acquiring, when feasible, private residences following any disaster which renders a structure structurally unsound or damaged in excess of 50% of value, with compensation at fair market value or through the use of Purchase of Development Rights (PDR).

POLICY 5.07A(4): Additional parking at Pine Island and Bayport will be provided only to the extent that water-dependent access and use is not substantially adversely affected.

POLICY 5.07A(5): Hernando County shall ensure that any public access way established through private lands to seaward of the mean high tide or water line by prescription, prescriptive easement, or any other legal means, development or construction shall not interfere with such rights of public access unless a comparable access way is provided. If a developer or property owner improves, consolidates, or relocates such public access ways, then the access ways subsequently provided shall meet the following conditions:

- a. The access ways shall be of substantially similar quality and convenience to the public;
- b. Access ways shall be approved by Hernando County; and
- c. Access ways shall be consistent with this Element of the Comprehensive Plan.

POLICY 5.07A(6): The County shall maintain existing public navigation channels to the extent that they are economically, environmentally, or otherwise feasible in order to allow public recreational and commercial marine access to the Gulf.

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