COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL CM-1: TO PROTECT THE WALTON COUNTY COAST, THE BUILT ENVIRONMENT, AND THE CITIZENS THAT LIVE IN COASTAL AREAS OF WALTON COUNTY WHILE MAINTAINING AND IMPROVING THE NATURAL COASTAL ZONE ECOLOGY AND RESOURCES.

Objective CM-1.1: To protect and enhance the continued viability and functionality of coastal dune lakes, their tributaries and out-falls.

Policy CM-1.1.1: 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 following specific criteria in addition to all applicable provisions of the Land Development Code:

A. Requiring a shoreline setback and buffer of 100 feet from the ordinary or mean high water line whichever is applicable. For lots 200 feet or less in depth that were established parcels of record before November 7, 1996, this shoreline setback and buffer shall be a minimum of 25 feet or 25 percent of the depth of the lot whichever is greater. 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. All existing native vegetation will be preserved within this setback and buffer area except for the permitted 10-foot wide access.

B. Requiring each lot owner to submit a stormwater plan, unless the improvements are deemed de minimis or otherwise not required within the Land Development Code, for the property as a condition of obtaining a development order or building permit. The stromwater plan must use or incorporate appropriate “Low Impact Development” stormwater practices. The County shall implement a monitoring program to confirm compliance with the stormwater plan.

C. Requiring specific erosion control measures, in accordance with the Best Management Practices as established by the Florida Department of Environmental Protection (FDEP).

D. Prohibiting any uses within the CDLPZ that involve the storing, handling or generating of hazardous wastes.

E. Prohibiting seawalls, bulkheads, revetments and rip-rap.

F. 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. For lots adjacent to Coastal Dune Lakes: Requiring all new development, and redevelopment that requires a modification, replacement or upgrade to an onsite sewage treatment and disposal system, to connect to central sewer at the time of development or redevelopment. On other lots within the CDLPZ, new on-site sewage treatment and disposal treatment systems shall be prohibited where connection to sewer is available.

G. Preserving at least 60 percent of the portion of the parcel that is within the 300-foot CDLPZ as pervious surface for all new development and redevelopment. Vegetative clearing within this preserved area shall be limited to that which is necessary to accommodate the 40 percent impervious development that is permitted. Clearing of native vegetation shall not exceed 50 percent of the gross square footage of the portion of the parcel that is within the 300-foot CDLPZ.

H. Hardship relief from the application of the numeric percentage restrictions in Paragraph G above may be sought by a property owner through application to the Zoning Board of Adjustment pursuant to strict compliance with the variance criteria outlined in the Land Development Code. In no event shall the Zoning Board of Adjustment increase the allowable vegetative clearing and impervious area to more than 53 percent of the portion of the parcel that is within the 300-foot CDLPZ.

I. In the event a dwelling unit is more than 50 percent destroyed, the owner is entitled to re-build a single family residential unit to the same grade footprint dimensions as the previously existing dwelling unit. The dwelling may be re-built on the previously existing footprint except that if all or a portion of the footprint is within an applicable dune lake buffer/setback area, the dwelling footprint must be rebuilt so as to avoid any encroachment into the buffer/setback. If there is insufficient buildable area to rebuild the previously existing footprint and avoid all encroachment into a buffer/setback, the County may grant an exception to the building setback requirements found in Chapter 5 of the Land Development Code by the minimum extent necessary to accommodate the allowable footprint. Additionally, any owner shall have the option to rebuild a replicated footprint outside of the original footprint so long as the re-built dwelling is not located any closer to the lake, or encroach any further within the buffer/setback, than the footprint of the previously existing dwelling unit.

    1. In order to best protect the dune lake, the owner shall rebuild the primary dwelling unit, including its access driveway, in a manner that minimizes any disturbance to the native vegetation on site. Future planting of vegetation must be in native vegetation appropriate to a dune lake ecosystem.

J. Coastal Dune Lake Outfalls: No development within a minimum of 50 feet from the historical outfall area. This buffer area shall be left undisturbed along either side of the historical outfall area.

K. Single family development on lots or parcels of record established before November 7, 1996, that lack sufficient depth to meet the buffer for coastal dune lakes and karst springs shall be subject to a reduced buffer. A lot lacking sufficient depth means a lot that is 200 feet deep or less. Such lots shall be subject to a minimum buffer of 25 feet or 25 percent of the depth of the lots, whichever is greater. Clearing within this buffer area shall be limited to a maximum swath of 10 feet in width for access to the shoreline.

Policy CM-1.1.2: The County shall continue to work with the Coastal Dune Lake Advisory Board (CDLAB) to implement the Management Plan for Walton County's Coastal Dune Lakes. This plan establishes priorities and ranks specific recommendations for management, sampling, monitoring, control of exotic/invasive plants, and identification of cost-effective solutions to address and eliminate pollution sources.

Policy CM-1.1.3: The County shall continue to identify properties in the historical outfall sweep areas of the lakes and seek grant opportunities to purchase and preserve these sweep areas.

Policy CM-1.1.4: The County shall continue to encourage the removal of invasive/exotic species at each lake. Where invasive/exotic species are removed, the County recommends that native vegetation be planted to restore the area.

Policy CM-1.1.5: The County shall partner with the CDLAB to implement recommendations consistent with management plans and seek special legislative designation for protection of the coastal dune lakes, their tributaries, and outfalls.

Policy CM-1.1.6: Walton County shall require all new development that is located within in a coastal dune lake watershed and that requires a development order to connect to central sewage systems.

Policy CM-1.1.7: Coastal dune lakes and their outfalls, as well as living marine resources shall be protected through the establishment of protective zones, preservation requirements, buffers, setbacks, marina siting design criteria, and other land development regulations to protect and restore the quality and functionality of these coastal resources for future generations.

Objective CM-1.2: Protect, conserve, and enhance coastal wetlands, coastal dune lakes and their outfalls, living marine resources, coastal dunes and dune systems, beaches, and other coastal wildlife habitats.

Policy CM-1.2.1: The County hereby adopts a Coastal Protection Zone (CPZ) that extends 50 feet seaward of the landward toe of the primary dune ridge or; where the toe cannot be determined, 50 feet landward of the crest of the primary dune or; 25 feet landward of the top of the higher bluff regions where no primary dune exists. Within the CPZ, the following restrictions apply:

1. Development shall be limited to: development of scenic, historic, wildlife, or scientific preserves; fences; boardwalks, dune walkovers and overlook pavilions; coastline access structures; and erosion control measures that will enhance and protect the dune system.

2. If these regulations render a property owner unable to build a single family dwelling unit on an existing lot or parcel of record as of November 7, 1996, that lies wholly within the CPZ, then the owner shall be allowed to construct a single-family residential dwelling unit, provided that the owner complies with all permit requirements of the Florida Department of Environmental Protection or other applicable agencies and limits the extent of disturbance to the minimum area necessary to accommodate the dwelling unit and access driveway.

Policy CM-1.2.2: The County shall not approve any construction seaward of the Coastal Construction Control Line (CCCL), including construction of coastal protection structures, until an applicant has received all necessary permits for such construction from the required regional, state and federal agency with permitting authority over such construction, and all other requirements of the plan and code have been satisfied. The County shall issue no development order or permit for construction on a new parcel (that is, a parcel created after November 7, 1996) if such new parcel lies entirely seaward of the CCCL.

Policy CM-1.2.3: To protect Walton County's beaches, the placement of fill material on or near the beaches and dunes shall comply with and be regulated by the County's White Sands Protection Ordinance.

Policy CM-1.2.4: Any storm water detention or retention areas located near an estuary or estuarine systems or other water bodies within the County shall be designed so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation.

Policy CM-1.2.5: Septic tanks shall not be permitted near any coastal wetlands, coastal dune lakes and their outfalls, living marine resources, coastal dunes and dune systems, beaches, and other coastal wildlife habitats until an applicant has received approval from the Florida Department of Health / County Health Department, and then only if there is no central sewer system available.

Policy CM-1.2.6: Where feasible, Walton County shall protect coastal areas from development through acquisition, the establishment of public or private conservation easements, or through other available means as deemed appropriate.

Policy CM-1.2.7: The County shall coordinate and provide technical assistance to Federal and State agencies preparing applicable studies which will maintain and/or increase water quality, based on established water body classification.

Policy CM-1.2.8: The County shall coordinate with the Choctawhatchee Basin Alliance (CBA) and surrounding counties to protect coastal wetlands, coastal dune lakes and their outfalls, living marine resources, coastal dunes and dune systems, beaches, and other coastal wildlife habitats that cross county jurisdictions while providing adequate sites for water dependent uses, prevent estuarine pollution, control surface water runoff, reduce exposure to natural hazards, and ensure public access.

Policy CM-1.2.9: Walton County shall encourage activities and organizations that protect and restore coastal dunes and beaches.

Policy CM-1.2.10: New developments shall restore and replace native vegetation that is displaced due to construction where appropriate.

Policy CM-1.2.11: The County shall continue to protect the Outstanding Florida Waters located within the County. Components of this protection include, but are not limited to public ownership of conservation areas, stormwater management requirements and implementation of the coastal wetlands protection provisions of this element.

Objective CM-1.3: During the development review process for development and redevelopment along shoreline areas, a shoreline use shall not be approved if it decreases the amount of legal public access to beaches, lakes, or open waters. Shoreline land uses shall not be allowed unless they ensure protection of coastal beaches and / or coastal dune lakes and their outfalls, Federal or State threatened, endangered, or species of special concern and their associated habitat, grass beds, oyster beds, recreational and commercial fisheries, and improve or maintain estuarine, surface and groundwater quality.

Policy CM-1.3.1: Priority for depicting coastal land uses on the Future Land Use Map shall be as follows:

1. Conservation or recreation;
2. Public access;
3. Water-dependent commercial or industrial;
4. Residential;
5. Water-related commercial or industrial.

Policy CM-1.3.2: Development or redevelopment of coastal land uses shall:

1. Locate, to the extent possible, on existing upland areas;
2. Be constructed to conform to state and local coastline construction building codes;
3. Construction within the special flood hazard areas shall be consistent with the County's Floodplain Management Ordinance and other applicable policies and regulations of this Plan and the Land Development Code;
4. Demonstrate that existing public utilities, infrastructure and services are in place to support the proposed use.

Policy CM-1.3.3: The County shall ensure compliance with the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) regulations that require location of construction a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune and beach stability. It is not the intent of this policy to prevent a development from receiving a variance to these regulations if deemed necessary by the FDEP.

Policy CM-1.3.4: All new, expanded or redeveloped marinas shall comply with the following criteria:

1. Demonstrate the presence of upland areas that are large enough to accommodate all required utility and support facilities and provide enough parking to satisfy the projected demand based upon the County's parking regulations;
2. Provide a hurricane mitigation and evacuation plan;
3. Be located in proximity to existing channels so that minimum or no dredging shall be required for provision of docking facilities;
4. Have available sewage treatment facilities to serve the anticipated volume of waste-consistent with County's adopted level of service standard for sanitary sewer facilities;
5. Delineate immediate access points with channel markers that indicate speed limits and any other applicable regulations;
6. Be sited in areas consistent with the land uses in the FLUM;
7. Locate in areas away from sea grass beds, oyster reefs, marsh grasses, and other important fish and shellfish spawning and nursery areas; and require adequate water depth to accommodate the proposed boats use without disturbance of seagrasses and submerged habitats;
8. Demonstrate a public need;
9. Dry storage and other land-based alternatives are preferential to dredged basins wherever feasible.
10. Use of hazardous materials shall be located or stored on the uplands to the maximum extent practical.
11. Facilities accommodating live-a-boards shall have permanent built-in connections for sewage pump-outs as well as upland restrooms and laundry facilities.

Policy CM-1.3.5: Continued public access to coastal beaches consistent with estimated public need, shall be ensured by:

1. Prohibiting development that would preclude access to legally established public accesses unless a comparable alternative access way that is equally convenient is provided as a condition of development consistent with Section 161.55(5) F.S., and the area seaward of the toe of the primary dune or bluff area is dedicated for public use;
2. Obtaining title, easement, or other ownership interest, in areas where the public has established an access way consistent with Section 161.55 F.S., and construct dune walkovers at these points;
3. Requiring that coastlines re-nourished at public expense provide public access in accordance with Section 161.101 F.S., and FDEP.
4. Prohibiting property owners adjacent to public access points to coastal beaches or other waterway points, including easements, from restricting public access through such access points.
5. The County continuing to maintain County owned shoreline or open space access sites and provide adequate parking facilities for each site.
6. The County continuing to seek all available federal and state financial assistance to increase public access to the shoreline.
7. The County not vacating or relocating existing easements, walkways or other access points to beaches without requiring the grant or dedication of equal or greater access points or easements.
8. Maintaining and improving existing public owned ramp facilities as necessary and as economically feasible.

Policy CM-1.3.6: To Ensure Protection of Beaches and Dunes. The county shall ensure protection and restoration to its dune and beach system through:

1. Locational criteria for siting of man-made beach access structures in the dune system; and promoting the use of coastline protection alternatives to vertical seawalls;
2. Dune and revegetation programs that identify dune erosion areas, educational programs for private property owners, and co-operational programs from local and state agencies for publicly owned beachfront property;
3. Prohibiting development seaward of the CCCL and within the CPZ, except for boardwalks, coastline access structures or erosion control measures. If the CCCL is landward of the CPZ, then development between the CCCL and the CPZ must be consistent with the FLUM and Policy CM-1.2.1, and is subject to the permitting requirements of the FDEP.
4. Requiring all new private Gulf-front development and redevelopment to include elevated dune crossovers to provide private access to the beach, and encouraging common or consolidated access structures.

Policy CM-1.3.7: The County shall enlist the assistance of the Tourist Development Council (TDC), neighborhood groups, or citizen's committees in developing an awareness program for protection and voluntary revegetation of dunes and beaches by residents and tourists.

Policy CM-1.3.8: The County shall limit development and the clearing of native dune vegetation and other coastal upland vegetation on the primary dune except in accordance with the provisions contained in this element.

Policy CM-1.3.9: The County shall encourage activities that protect and rebuild coastal dunes. This shall be accomplished by continuing, or supporting the continuation of, activities by private and public agencies for dune restoration purposes, installation of sand fences on public and private properties, and enforcing restrictions regarding the destruction of sea oats and requiring the planting of sea oats by new development in coastal areas.

Policy CM-1.3.10: The County shall encourage existing development and require new development to plant or replant native vegetation where appropriate, including sea grass beds and other types of shoreline, aquatic, and upland vegetation.

Policy CM-1.3.11: The County shall coordinate with the FDEP and other applicable agencies and organizations to restore and protect beaches. This program shall include provisions for increasing public access to the beach.

GOAL CM-2: PROTECT PEOPLE AND PROPERTY ALONG COASTLINES BY REGULATING DEVELOPMENT, LIMITING PUBLIC EXPENDITURES IN THE COASTAL HIGH HAZARD AREA, AND MAINTAINING HURRICANE EVACUATION TIMES.

Objective CM-2.1: To coordinate with appropriate jurisdictions to protect coastal flood areas. Development and redevelopment within a coastal floodplain shall use construction techniques that protect the planned and existing development from flood hazards, maintain the natural function of the floodplain, and the natural flow functions of wetlands, and minimize development impacts to natural wildlife habitats.

Policy CM-2.1.1: Construction that occurs within the FEMA regulated floodplain shall be regulated in the Land Development Code using the following guidelines:

1. Development in the FEMA V-Zone: Development and redevelopment in this zone shall be consistent with Objectives CM-2.2 and CM-2.4 and their implementing policies. In those instances, where development is authorized within a V-Zone in accordance therewith, such development shall be in accordance with all provisions of Walton County's floodplain management and protection ordinance.

2. Regardless of any of the density values established in the Future Land Use Element of this plan, development within lands that are designated by FEMA as within a V or VE flood zone shall have a gross density of one (1) dwelling unit per twenty (20) acres, or one (1) unit per forty (40) acres for property designated large scale agriculture. In accordance with established Walton County policy, underlying residential density may be transferred from the V or VE portions of the property to the portion not within the regulated special flood hazard area provided the regulated special flood hazard area is protected by a permanent development restriction on the approved site plan or final plat, whichever is applicable. Gulf front properties within a V or VE flood zone and seaward of the CCCL may develop at two (2) dwelling units per acre or at the underlying density if development is transferred out of the regulated special flood hazard area.

3. Requirements for construction that protect health, safety and property: Construction requirements shall be consistent with those recommended by the Federal Emergency Management Agency in Chapter 44, Code of Federal Regulations for V and VE zone construction,

the Florida Building Code, the State of Florida's CCCL Construction Codes, and the County's required freeboard above the base flood elevation (BFE). Requirements shall protect natural functions of floodplains, including:

a. Structures and sewage disposal systems shall be clustered on the non-floodplain portions of the site unless the property owner would be denied reasonable use of their property;
b. All structures in V and VE zones shall be elevated to the BFE established by the applicable FEMA FIRM plus Walton's County's required freeboard, consistent with the technical requirements of the Walton County Land Development Code and FEMA's guidelines for implementation of the National Flood Insurance Program (NFIP) set forth in Chapter 44 of the Code of Federal Regulations.
c. Except in coastal dune lake watersheds and their outfalls or where connection to central sewer facilities is required, where siting a sewage disposal system in the 100-year floodplain is necessary to allow the owner reasonable use of the property, design shall be in accordance with the standards of Chapter 64 E-6, Florida Administrative Code (FAC); and
d. Consistency with water quality and quantity standards of the stormwater management level of service standard.

Objective CM-2.2:-To protect the county's population from the effects of hurricane storm damage by limiting development within the Coastal High Hazard Area (CHHA). Without this limitation, hurricane evacuation times, as well as the health and safety of that population allowed to develop within the CHHA would be of concern to the County. Therefore, the County shall limit public expenditures that subsidize new development in the CHHA and the County shall direct future populations to areas outside the CHHA.

Policy CM-2.2.1: Public expenditures on coastal beaches not directly paid by users and necessary for evacuation or public safety shall be limited to the following: the development of parks and recreational facilities; the enhancement or protection of natural resources; or increasing the public's access to the shoreline.

Policy CM-2.2.2: The Coastal High-Hazard Area is defined as the area below the elevation of the Category I storm surge established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The following provisions shall apply to development within the CHHA:

1. New assisted living developments, group living quarters, hospitals, correctional facilities, or other similar developments are prohibited within the CHHA.

2. Except as provided in (1) above, there is no prohibition of development or redevelopment seaward of the Coastal Construction Control Line, provided that the development has received State and / or Federal permits for construction and development.

3. Any structure that sustains more than 50% damage from coastal storms may rebuild, provided the redevelopment meets the current building code and Land Development Code requirements.

4. Densities and intensities of use to guide development and post-disaster redevelopment within the CHHA are as established in this Plan.

5. Sizing of infrastructure shall be consistent with that needed to support the densities and intensities established by this Plan for those areas within the CHHA.

Policy CM-2.2.3: No public infrastructure shall be allowed in the CHHA, except for that needed to provide public access to the shoreline, to serve public parks that have been approved by the County or by state and federal agencies, and to protect or enhance natural resources. Provision of water and sewer service at private expense to existing lots of record is permitted, as long as such provision does not result in conflict with policies for FDEP permit requirements for the CCCL, criteria adopted for determining when structures can be rebuilt; CPZ requirements in the plan and land development regulations, and the state policy to limit public expenditures that subsidize development permitted in the CHHA, except for enhancement of natural resources.

Policy CM-2.2.4: New public infrastructure that is necessary within the CHHA shall be planned, sited, and constructed in such a way to minimize impacts to wetlands, coastal marshes, and surface waters.

Policy CM-2.2.5: The recommendations of any interagency hazard mitigation report which addresses future flood losses and is prepared in response to a Presidential Disaster Declaration shall be incorporated into the County's Disaster Plan.

Policy CM-2.2.6: The creation of new lots or parcels (through platting, lot splits, or other methods) that lie entirely within the CHHA is prohibited. The creation of new lots contiguous to or partially within the CHHA shall be prohibited unless the newly created lot contains sufficient buildable area outside of the CHHA for the intended use. The extent of the CHHA on any property proposed for development may shall be determined by a Florida licensed surveyor in accordance with the following criteria:

1. The CHHA shall be consistent with the definition of the CHHA in Section 163.3178(2)(h) F.S.; and

2. The location of the CHHA shall be consistent with the Category 1 hurricane surge area as depicted in the latest version of the Florida Statewide Regional Evacuation Study Program.

Policy CM-2.2.7 Limit densities and intensities of land uses within the CHHA to protect people and property. Such limitations will assure generalized low density use of land within the majority of the CHHA of Walton County.

Policy CM-2.2.8: New development and redevelopment shall comply with current Florida Building Code construction standards and with the Walton County Land Development Code's Coastal Management/Conservation provisions.

Policy CM-2.2.9: The County shall consider the relocation, mitigation or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed as identified in the

Local Mitigation Strategy (LMS) Priority List. An analysis of this need will be included annually in the evaluation of this Plan.

Policy CM-2.2.10: Reduce the exposure of human life and public and private property to natural hazards through implementation of the Walton County current Local Mitigation Strategy Plan.

Policy CM-2.2.11: The County shall maintain an inventory of areas within the County that have experienced repeated damage from coastal storms and shall seek grant funding or assist property owners to limit redevelopment within these areas.

Policy CM-2.2.12: If a cultural, archaeological or structural resource identified on the Florida Master Site File is located within the area to be developed, the County shall require a site specific survey and avoidance during construction or mitigation. Consistent with Policy L-1.7.2 of the Future Land Use Element, the County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Policy CM-2.2.13: The County shall allow no new development in the Coastal Area (or elsewhere) unless LOS standards are maintained and infrastructure needs are fulfilled in compliance with the County's Concurrency Management System.

Policy CM-2.2.14: The County shall work with the Local Mitigation Strategy Working Group to identify and prioritize coastal properties so they may be acquired as part of the state's land acquisition programs subject to property availability by willing sellers. Priority will be given to properties subject to repetitive flood losses, environmentally sensitive properties subject to development pressure, and properties subject to coastal flooding.

Objective CM-2.3: To enable timely and safe hurricane evacuation. In order to reduce hurricane evacuation times, the County shall cooperate with the Florida Department of Transportation (FDOT) in the widening of US 98 and SR 20. Priority will be given to the critical roadway link.

Policy CM-2.3.1: The County shall ensure that the roadway improvements, identified in the Infrastructure Element, are consistent with the Capital Improvement Element of the Walton County Comprehensive Plan and are constructed in order to reduce evacuation times.

Policy CM-2.3.2: Walton County shall annually review evacuation routes to assess what improvements should be included in the Capital Improvement Program, amended to the Capital Improvement Element and Transportation Element, as well as the FDOT five-year work program.

Policy CM-2.3.3: The County shall continue to support critical roadway segment improvements through participation with the Florida-Alabama Transportation Planning Organization and interaction with the Florida DOT to further reduce and improve hurricane evacuation times.

Policy CM-2.3.4: The reverse laning of US 331 south of SR 20 results in improving clearance times in South Walton area, by a third in some cases, for that portion of the County and at a minimum shall be

implemented during high tourist season. Additional traffic and coordination measures as recommended in the Florida Statewide Regional Evacuation Study Program, West Florida Regional Planning Council, 2010, shall be implemented to ensure safe and efficient evacuation on critical roadway links. All plan amendments that increase residential density located within evacuation zones shall be reviewed relative to their impact on clearance times. If Walton County determines that a development project will increase hurricane evacuation clearance times, the County shall require the developer to submit for approval the appropriate measures as provided in. Section 163.3178(8)3 F.S. to mitigate impacts.

Policy CM-2.3.5: The County shall improve its emergency shelter capabilities by retrofitting existing public buildings to better serve as severe weather shelters and by encouraging large scale developments that are outside the category three hurricane evacuation areas, to provide on-site severe weather shelters. Where shelter deficits exist in excess of 200 shelter spaces the County shall consider the construction of additional spaces during its annual Capital Improvements Program review.

Policy CM-2.3.6: Proposed amendments to the Future Land Use Map that increase residential densities (including short and long term rental units) in South Walton County shall be reviewed by the appropriate Walton County Emergency Response Divisions to assess their impact on the County's evacuation and sheltering plans and ensure compliance with the regional evacuation procedures for the area. The appropriate Walton County Emergency Response Divisions shall continue as a technical advisor in the development review process.

Policy CM-2.3.7: The County, in order to mitigate the impacts of future development on the County hurricane evacuation clearance times, will pursue the following policies:

1. Employ measures to maximize the number of vehicles that are diverted towards SR 81 and away from Freeport and US 331 during a hurricane evacuation. The methods used to encourage the use of the alternate route north include, but are not limited to, traffic control measures at the intersections of SR 20 with US 331 east of Freeport and SR 81, as well as the frequent and widespread distribution of public information materials to all residents and visitors in traffic evacuation zones south of I-10.

2. Additional traffic and coordination measures, including reverse laning on US 331 from US 98 to SR 20, as recommended in the latest Hurricane Evacuation Study shall be implemented to ensure safe and efficient evacuation on critical roadway links.

Objective CM-2.4: To enhance and accommodate post disaster redevelopment. In order to reduce or eliminate exposure of human life and public and private property to natural and manmade hazards, the County shall implement the recommendations of the County's Local Mitigation Strategy (LMS) and prepare a post-disaster redevelopment plan.

Policy CM-2.4.1: The following post-disaster actions shall be considered short-term recovery measures:

1. Damage assessment to meet post-disaster assistance requirements and to aid in post-disaster redevelopment decisions;
2. Debris removal;

3. Emergency protection measures including repairs to water, sewer, electric, and other public utilities to restore service;
4. Public assistance including temporary housing, provision of food, water, toilets, and clothing.

Policy CM-2.4.2: The County shall ensure that all new construction and structures that are substantially altered or repaired are in conformance with the County's Floodplain Management Ordinance, the Florida Building Code, and the state's CCCL regulations.

Policy CM-2.4.3: Where feasible, the County shall adopt local standards that exceed the minimum coastal flood protection standards of the Florida Coastal Construction Control Line program, including:

1. Require all habitable structures meet design wind speeds required by the Florida Building Code;

2. Require the first floors of all habitable structures located within the 100-year special flood hazard area (A-zone), as defined on Flood Insurance Rate Maps produced by the National Flood Insurance Program be elevated to the base flood elevation plus the County's freeboard requirement; and the minimum that FEMA requires the floor be elevated above the highest adjacent grade plus the County's freeboard requirement for unnumbered A-Zones;

3. Require all horizontal structural members supporting the first floors of all habitable structures located within the special flood hazard areas inundated by the 100-year flood and which support a three-foot wave or coastal floods with velocity hazards (V-Zones), as defined on Flood Insurance Rate Maps produced by the FEMA be elevated to a minimum of the base flood elevation plus the County's freeboard requirement;

4. Require the first floors of all habitable structures located within the area delineated on the CCCL map series as defined by the Florida Department of Environmental Protection be elevated to a minimum of the elevation required under the FDEP CCCL construction regulations.

Policy CM-2.4.4: The County shall encourage and facilitate the retrofitting of existing habitable structures to comply with or exceed the current windborne debris and flood protection standards of the Florida Building Code through public information and education that informs property owners of the benefits of retrofitting structures with shutters and elevating existing structures within flood zones.

Policy CM-2.4.5: The County shall encourage the construction of safe rooms in new and existing residential structures that are outside the hurricane vulnerability zone.

Policy CM-2.4.6: The County shall enforce all provisions of the Florida Building Code as well as provisions of local construction standards.

Policy CM-2.4.7: The County shall participate in training programs for building inspectors based on the Florida Building Code requirements and the National Flood Insurance Program (NFIP).

Policy CM-2.4.8: The County shall continue to participate in the Community Rating System (CRS) of the NFIP.

Policy CM-2.4.9: The County, during post disaster redevelopment, shall mitigate the potential threats of disaster to greatest extent possible in order to avoid future loss of life, property, and investment.

Policy CM-2.4.10: The County shall actively seek funding for, participate in, and implement post disaster redevelopment plans and mitigation planning programs.

Policy CM-2.4.11: The County shall utilize various local, regional, state, and federal funding sources to develop and implement the Local Mitigation Strategy project priorities.

Objective CM-2.5: Maintain Walton County's Comprehensive Emergency Management Plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy CM-2.5.1: Walton County's Comprehensive Emergency Management Plan shall be used as the operational guide to prepare for the response to, and recover from, a tropical storm, hurricane and/or other natural or manmade disasters.

Policy CM-2.5.2: Walton County shall review and update the County's Comprehensive Emergency Management Plan every four years, or as needed, and shall reevaluate it for its efficiency after a major natural disaster event. Appropriate modifications shall be adopted upon findings in the review.

Policy CM-2.5.3: The County shall coordinate the Comprehensive Emergency Management Plan with surrounding counties and communities.