

# Wakulla Springs → Spring Creek Protection Zones



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Wakulla Springs Alliance meeting

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# History / Background

- Rehwinkle Amendment Lawsuit
  - Defeated proposed development with science
  - Demonstrated connectivity Lost Creek → Spring Creek
- Concerned Citizens of Wakulla
  - Smart responsible growth
  - Water quality and environmental
- Wakulla Water Coalition
  - Stopped 3 water bottling operations near WSSP
  - **Expansion of Wakulla Springs Protection Zone**



# Wakulla Springs Protection Zone

- Original Wakulla Springs Protection Zone adopted - 1994
  - Limited to areas right around the known tunnels at that time
- Protection Zone expanded in 2008
  - Spearheaded by Wakulla Water Coalition
  - New cave dive and tracer dye studies
  - Only went to Shadeville Hwy based on available data
  - Scientists collaborated to draw boundaries
  - Approved by Wakulla Co Commission
  - Leon Co Commission adopted primary springs protection zone (2007)





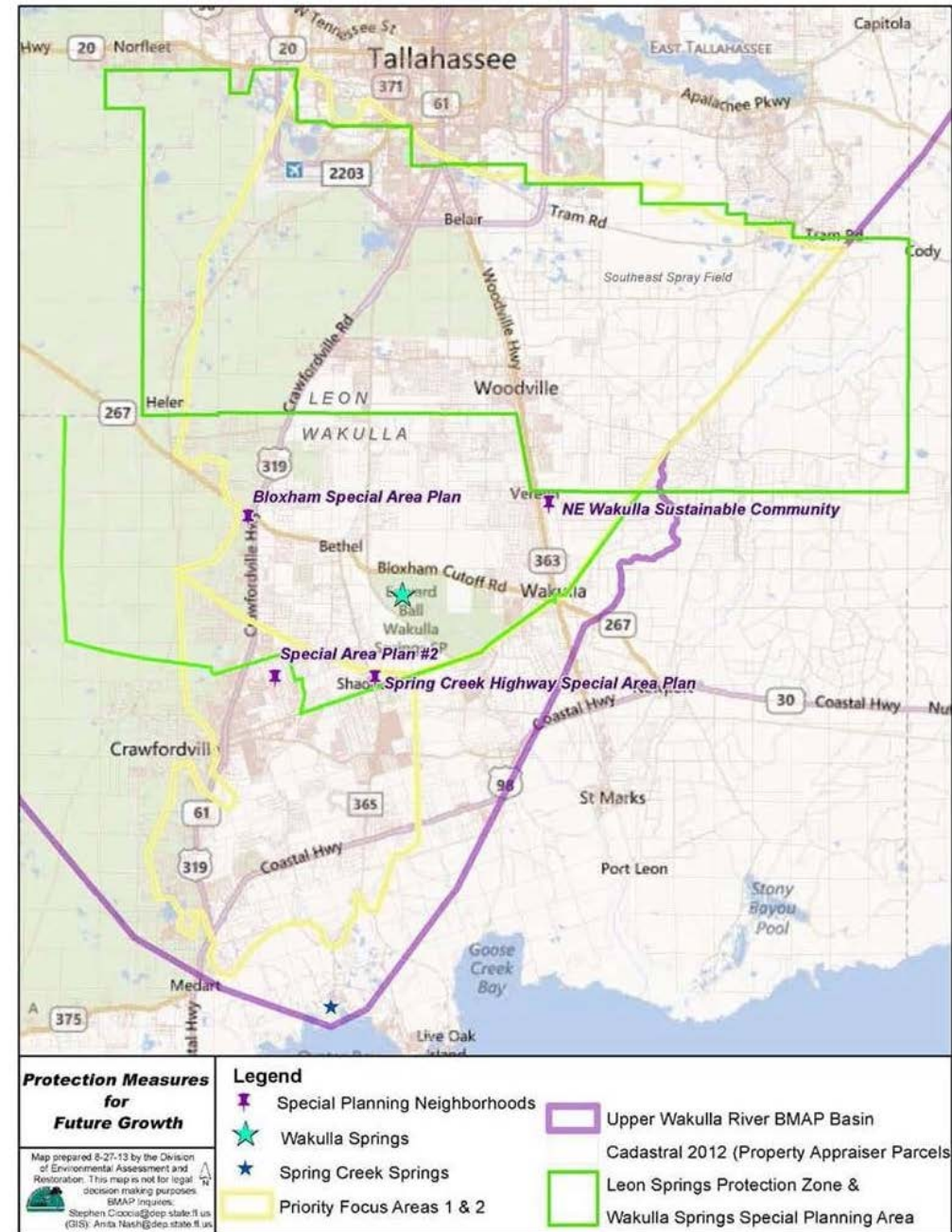


FIGURE 2: PROTECTION MEASURES FOR FUTURE GROWTH

# Surface Water and Springs Protections (Comp Plan)

**Objective 2.0:** Protect surface water quality to ensure that water quality is not allowed to degrade below present conditions, including that of Wakulla Springs, St. Marks Springs, Spring Creek Springs, and the sections of the St. Marks, Wakulla, Sopchoppy and Ochlockonee Rivers and Apalachee Bay that have been declared by Department of Environmental Protection as Outstanding Florida Waters.

**Objective 3.0:** Coordinate springs and karst protection policies and programs with Leon County, the City of Tallahassee, the Department of Economic Opportunity, the Northwest Florida Water Management District, and the Florida Department of Environmental Protection to ensure a consistent approach to springs, springshed, and aquifer protection by implementing Policies 3.1 and 3.2 below.

**Policy 3.1:** The County shall propose joint strategies for springs and karst protection to be implemented by all local governments within the designated springshed for Wakulla Springs and Spring Creek Springs. Proposed strategies shall be contained in an interlocal agreement that specifies responsibilities for land development regulation, stormwater management, and other matters that impact the springs and springshed.

**Policy 3.2:** The County shall propose joint strategies for protection of water resources through water supply planning, specifically addressing identification and use of alternative water sources.

# Wakulla Springs Special Planning Area Comp Plan Policies

**Objective 12.0: To develop solutions to restore the health of Wakulla Springs by reducing pollutants in groundwater.**

- Advanced wastewater treatment levels and standards (preferred)
  - Performance-based septic systems on <5ac
  - Low impact development (2 units/ac; >5 units)
  - Transfer development units to Cville Town Plan area
  - No FLUM amendments >1 unit/2ac (on sewer) or 1:5 (OSTDS) without enforceable development agreement
  - Restrict fertilizer use – Florida Yards and Neighborhood programs
  - Prioritize protection of environmentally sensitive areas
  - Regulate underground storage tanks and waste, pollutants
- Regulations and standards for “Primary Spring Protection Zone” adopted in Land Development Code

# Spring Creek Special Planning Area?

**Policy 12.2:** As new data becomes available, the County shall consider additional springshed protection efforts such as expanding the Wakulla Springs Special Planning Area or creating a Spring Creek Special Planning Area.

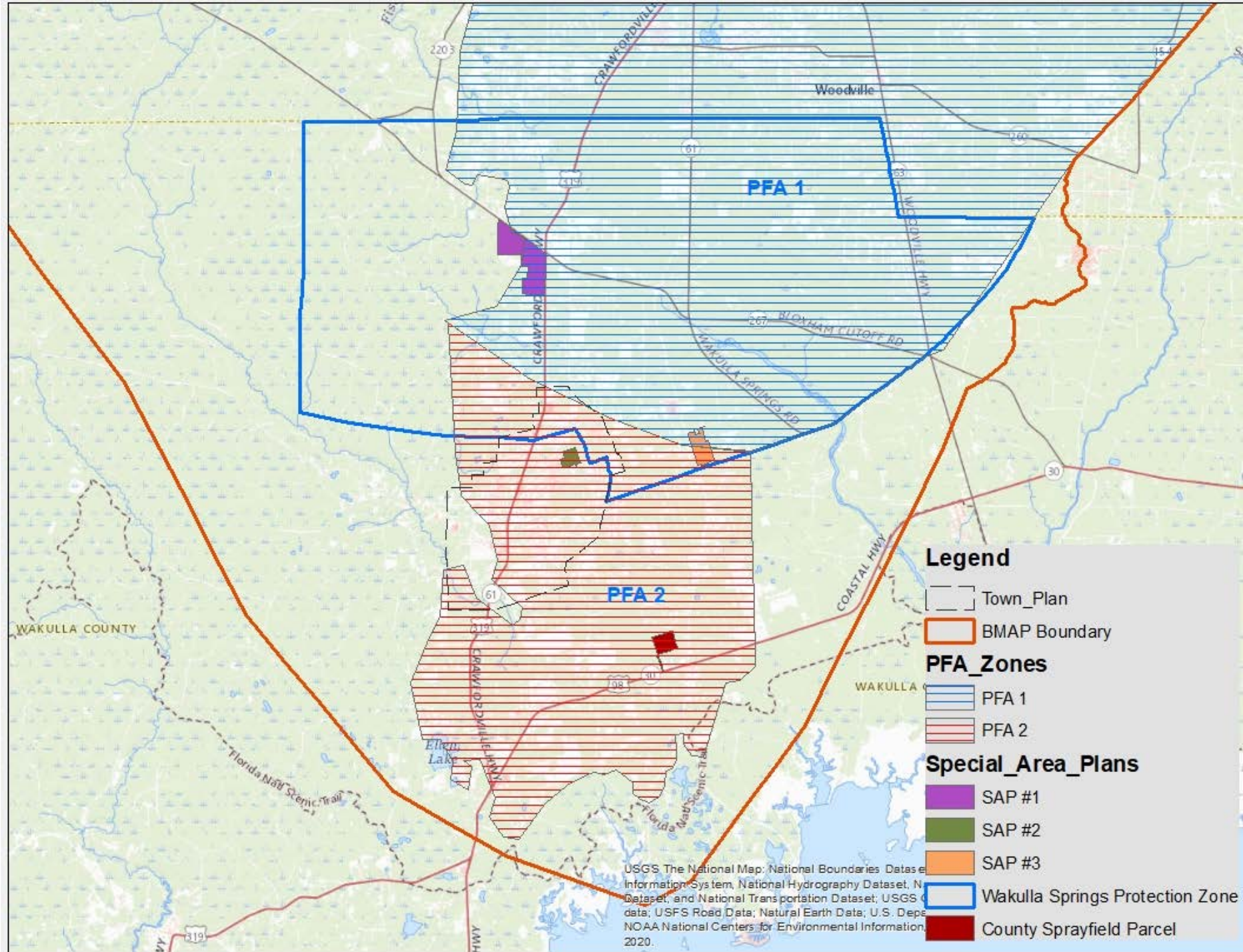
Options:

Expand WSSPA or create SCSPA to incorporate

- BMAP boundary
- BMAP PFA 2
- Something else (updated science?)







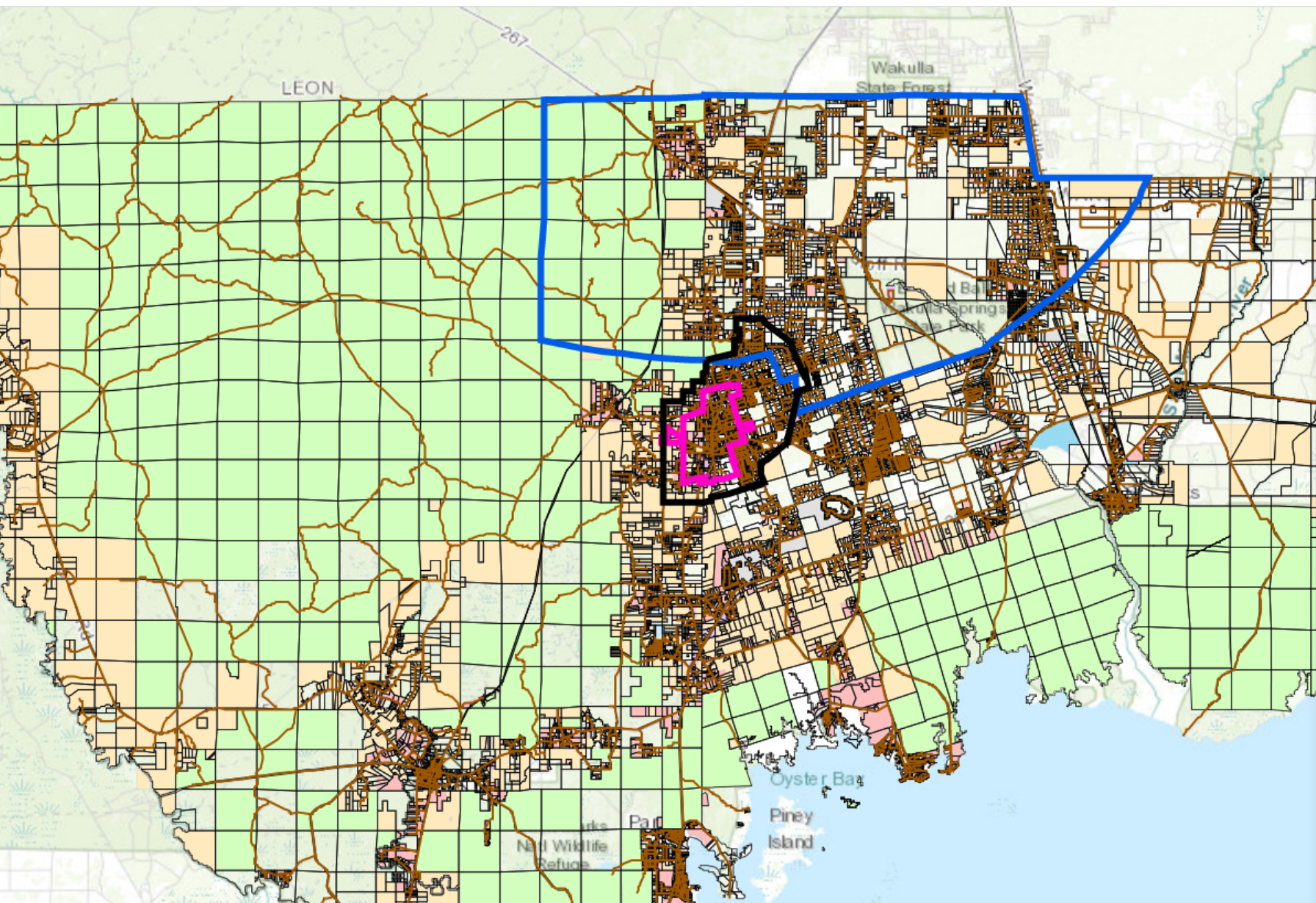


# Considerations / Points for Discussion

- Expand WSSPA or create SCSPA – better way to go?
- BMAP or PFA – supporting data/science
- Does not stop development but can limit and regulate (e.g., wastewater, buffers, lower density, nitrogen/pollution)
- Provides incentives for better development and stipulations
- Perception of protection >> than actual protections
- County politics
- Much of area within PFA2 already developed, slated for development







## Legend



Zoning - Crawfordville Town Plan



Zoning - Crawfordville Core Area



Zoning - Wakulla Springs Protection Area



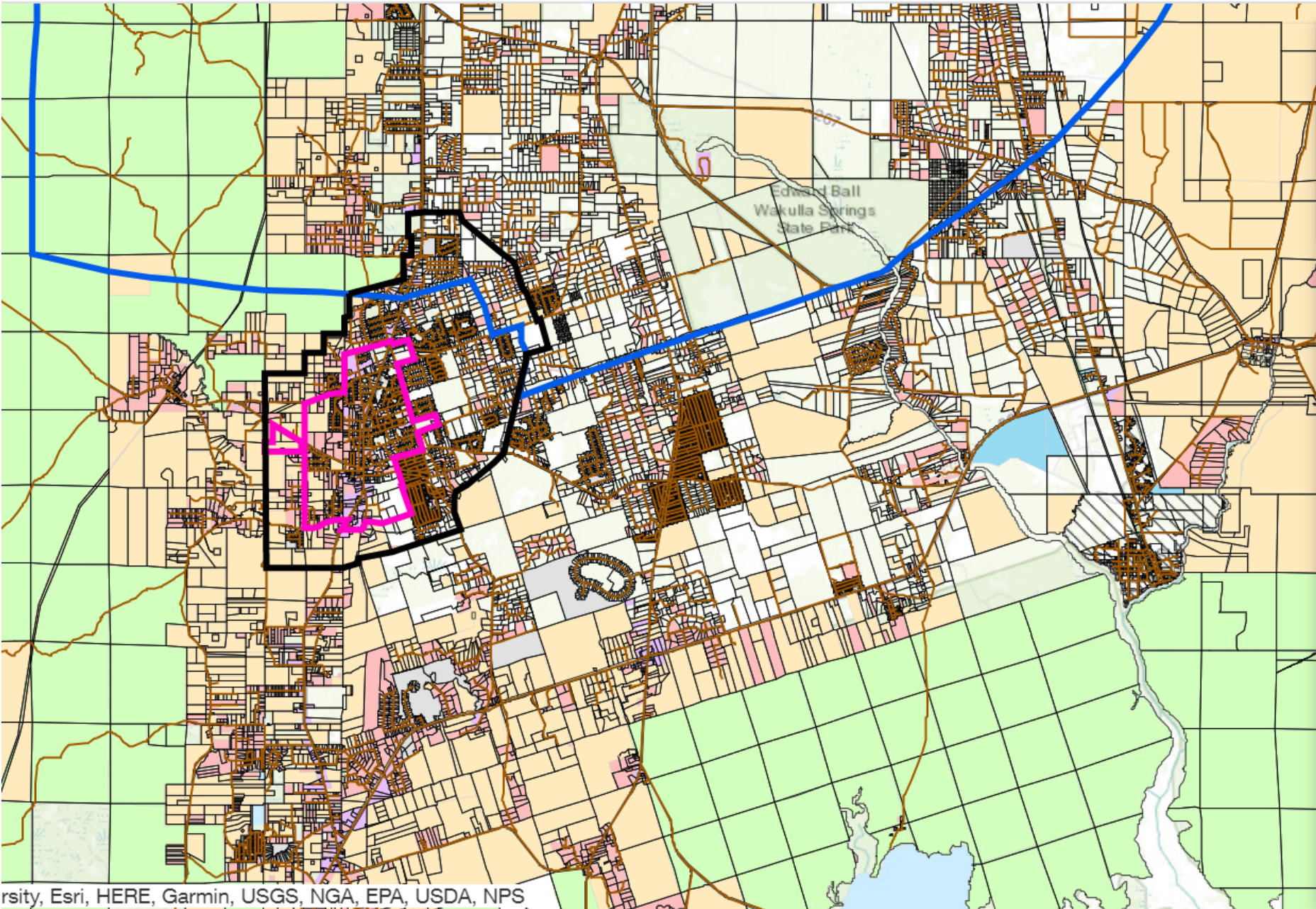
Zoning - Roads



Zoning - Parcels







Legend



Zoning - Crawfordville Town Plan



Zoning - Crawfordville Core Area



Zoning - Wakulla Springs Protection Area



Zoning - Roads



Zoning - Parcels



Zoning - Zoning Online







# SAPs within WS SPA/PSPZ

- Open space ( at least 35%)
- Buffers from environmental features
- Retention ponds
- Restrict some construction activities
- Pervious materials
- Xeriscape
- Maintain vegetation over cave system
- Education about springs/cave system

