



Town of Yankeetown

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June 3, 2016

Mr. Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120

Sent by certified mail

RE: Town of Yankeetown Comprehensive Plan DEO Amendment No.15-02ESR

Dear Mr. Eubanks:

Please find enclosed, Adopted Amendment Town of Yankeetown Comprehensive Plan DEO Amendment No.15-02ESR relating to the Yankeetown Comprehensive Plan Goals, Objectives, and Policies for Chapter Five - Conservation and Coastal Management Element which address planning for long term sea-level rise in a Natural Resource Adaptation Action Area Overlay to be established in the Resource Protection (RP) and Residential Environmentally Sensitive (RES) Districts of the Future Land Use Map.

This amendment is submitted in conformance with the requirements of Chapter 163.3184(3), Florida Statutes, and reflects the technical assistance comments contained in the DEO letter of January 20, 2016. Underlined wording contained herein has been added to the amendment wording that was previously submitted for Department review.

The DOE staff requested clarification as to how the Science Plan and the Business Plan referenced in the amendment are to be incorporated into the Comprehensive Plan. The Science Plan and the Business Plan are to be part of the Comprehensive Plan's Data and Analysis.

The DOE staff recommendation that the Town add policy language to Objective 5.3.2 to define "soft shoreline stabilization" is noteworthy. Unfortunately the referendum ballot wording did not include a policy statement defining the term. During the next Town election cycle in February 2017, a policy definition containing wording similar to that below will be offered as a Comprehensive Plan amendment to address this DOE recommendation.

Draft Policy -----Soft shore stabilization methods are defined as a strategy to provide shoreline environmental and configuration protection. The focus is on maintaining ecological functions to the maximum extent possible using stabilization techniques which incorporate natural materials to minimize impacts to natural processes. A shoreline that has been stabilized with use of soft techniques utilizing no or minimal use of artificial structural elements is a soft shoreline.

Draft Policy-----To be avoided are hard armoring techniques which protect structures and uses from natural erosion processes through the use of hard materials such as large rock, concrete, or steel in designs that alter the shoreline configuration. Shoreline armoring severely limits natural processes and can have negative impacts to near shore, marsh and river estuary physical and biological processes, habitat, and ecological functions

The Town Council of the Town of Yankeetown adopted the amendment by unanimous vote on April 25, 2016. A copy of the adopting Ordinance 2015-03A is provided as enclosure (1).

The Town hereby certifies that enclosures 1, and 2 have been transmitted to those State agencies which provided comment. These agencies were the North Florida Regional Planning Council, the Southwest Florida Water Management District, Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments are not subject to an area of critical state concern.

Lawrence Cohan, is the person who is familiar with the proposed amendments and can be contacted by E-mail at LLCOHAN@HOTMAIL.COM or by telephoning Town Hall (352) 447-2511.

Sincerely,



Debra Weiss
Mayor
Town Of Yankeetown

Enclosures: (1) Copy of Adopting Ordinance 2015-02A
(2) Color copy of Yankeetown Future Land Use Map Identifying the Natural Resource Adaptation Action Area Overlay
(3) 1 CD Containing the enclosures 1,2

Letters w/ enclosures

Sent Certified Mail to: North Central Florida Regional Planning Council
Southwest Florida Water Management District
Florida Department of Transportation
Florida Department of Environmental Protection

TOWN OF YANKEETOWN
ORDINANCE NO. 2015-03A

AN ORDINANCE OF THE TOWN OF YANKEETOWN FLORIDA PROVIDING FOR ADOPTION OF AMENDMENTS TO THE TOWN OF YANKEETOWN COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO CHAPTER FIVE - CONSERVATION AND COASTAL MANAGEMENT ELEMENT; PROVIDING AMENDMENTS ADDRESSING LONG TERM SEA-LEVEL RISE PLANNING IN A NATURAL RESOURCE ADAPTATION ACTION AREA OVERLAY IN THE RESOURCE PROTECTION (RP) AND RESIDENTIAL ENVIRONMENTALLY SENSITIVE (RES) DISTRICTS; TO IDENTIFY AND PROTECT VULNERABLE NATURAL RESOURCES AND GUIDE SEA LEVEL RISE ADAPTATION PLANNING; PROMOTING "SEA LEVEL RISE READY" INFRASTRUCTURE, ADAPTIVE RESTORATION, AND REGULAR REVIEW OF THE TOWN'S SCIENCE AND BUSINESS PLAN; PROVIDING EFFECTIVE DATES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT.

WHEREAS, Fla. Stat. §163.3177(6)(g)(10) provides that the Town may "At the option of the local government, develop an adaptation action area designation for those low-lying coastal zones that are experiencing coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. Local governments that adopt an adaptation action area may consider policies within the coastal management element to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea-level rise. Criteria for the adaptation action area may include, but need not be limited to, areas for which the land elevations are below, at, or near mean higher high water, which have a hydrologic connection to coastal waters, or which are designated as evacuation zones for storm surge."

WHEREAS, Fla. Stat. §163.3164(1) defines "*Adaptation Action Area*" as "a designation in the coastal management element of a local government's comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning"

WHEREAS, the TOWN PLANNING AND ZONING BOARD, as the local planning agency (LPA), and the TOWN COUNCIL has considered and reviewed the proposed Comprehensive Plan amendments, received public comment through at least two (2) public hearings on the plan amendments along with proposed referendum ballot question summaries; and

WHEREAS, the TOWN COUNCIL has determined that it is in the best interest of the residents of the TOWN to allow voters the opportunity to vote at referendum on whether to amend the Comprehensive Plan, through adoption of this Ordinance and the submittal of these Charter amendments to the citizens for voter approval pursuant to the Town Charter; and

WHEREAS, the TOWN COUNCIL has received and considered any and all comment letters from the state and other commenting agencies; and

WHEREAS, a referendum ballot question held on February 23, 2016 on the proposed Comprehensive Plan Amendments passed by a vote of 68 for, and 7 against and

WHEREAS, the TOWN COUNCIL has determined that the adoption of this Ordinance is in the best interest of the public health, safety and welfare and meets state requirements,

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE YANKEETOWN TOWN COUNCIL AS

FOLLOWS:

COMPREHENSIVE PLAN AMENDMENT

Amended Comprehensive Plan text (underline and ~~striketrough~~):

Town of Yankeetown Comprehensive Plan

Chapter 5 – Conservation and Coastal Management Element

...

Natural Resource Adaptation Action Area

Goal 5.2. Long Term Planning. To develop a long term plan to address sea-level rise in the Town through the creation of a Natural Resource Adaptation Action Area (NR-AAA)

Objective 5.2.1. Overlay. To identify the vulnerable natural resources of Yankeetown where protection and/or accommodation strategies should be used.

Policy 5.2.1.1: NR-AAA. The Resource Protection (RP) area and Residential Environmentally Sensitive (RES) area as designated on the future land use map shall constitute the Natural Resource Adaptation Action Area Overlay District for protection of natural resources and accommodation of sea level rise within the Town of Yankeetown.

Objective 5.2.2. Long Term Planning Horizon for Sea Level Rise. To adopt a long term planning horizon for sea-level rise adaptation to accommodate the anticipated impacts of sea level rise based on sea level rise models

Policy 5.2.2.1: NR-AAA Planning Horizon. The Town shall utilize a long term 20-40 year planning horizon for the NR-AAA Overlay District.

Objective 5.2.3. Science Plan. The Town shall periodically review and regularly update the "Science Plan" to guide adaptation planning in NR-AAA Overlay District.

Policy 5.2.3.1. Adaptive Restoration. Based on the science plan, the Town shall develop a comprehensive adaptation permitting strategy that includes oyster reef restoration, offshore island habitat protection and enhancement, restoration of hydrologic connectivity

Policy 5.2.3.2. Ecosystem Migration. Based on the science plan, the Town shall identify priority areas, including upland parcels adjacent to the WGP, for fee simple, and less than fee simple, acquisition based on their strategic capacity to support coastal ecosystem migration.

Goal 5.3. Sea Level Rise Ready Infrastructure. To ensure continuing protection of the Town's natural resources by promoting "Sea Level Rise Ready" infrastructure within the NR-AAA Overlay District

Section 2. EFFECTIVE DATE The plan amendments shall become effective upon passage by the Town Council pursuant to Section 16 of the Town Charter.

Section 3. REPEAL OF ORDINANCES IN CONFLICT. Any portion of any ordinance in conflict with the Town of Yankeetown Charter, to the extent of such conflict, is hereby repealed and compliance is required with the Town of Yankeetown Charter as may be amended by the voters.

FIRST HEARING HELD ON OCTOBER 19, 2015.

SECOND HEARING HELD ON NOVEMBER 23, 2015.

PASSED AND DULY ADOPTED, with a quorum present and voting, this 25th day of April, 2016 by a vote of 5 yeas and 0 nays.

TOWN OF YANKEETOWN, FLORIDA, BY AND THROUGH THE TOWN COUNCIL OF THE TOWN OF YANKEETOWN

By: _____

DEBRA WEISS, Mayor of Yankeetown

ATTEST:

By: _____

RHIANNON CASTLE, Town Clerk

APPROVED AS TO FORM AND CONTENT FOR THE RELIANCE OF THE TOWN OF YANKEETOWN ONLY:

RALF BROOKS, Town Attorney

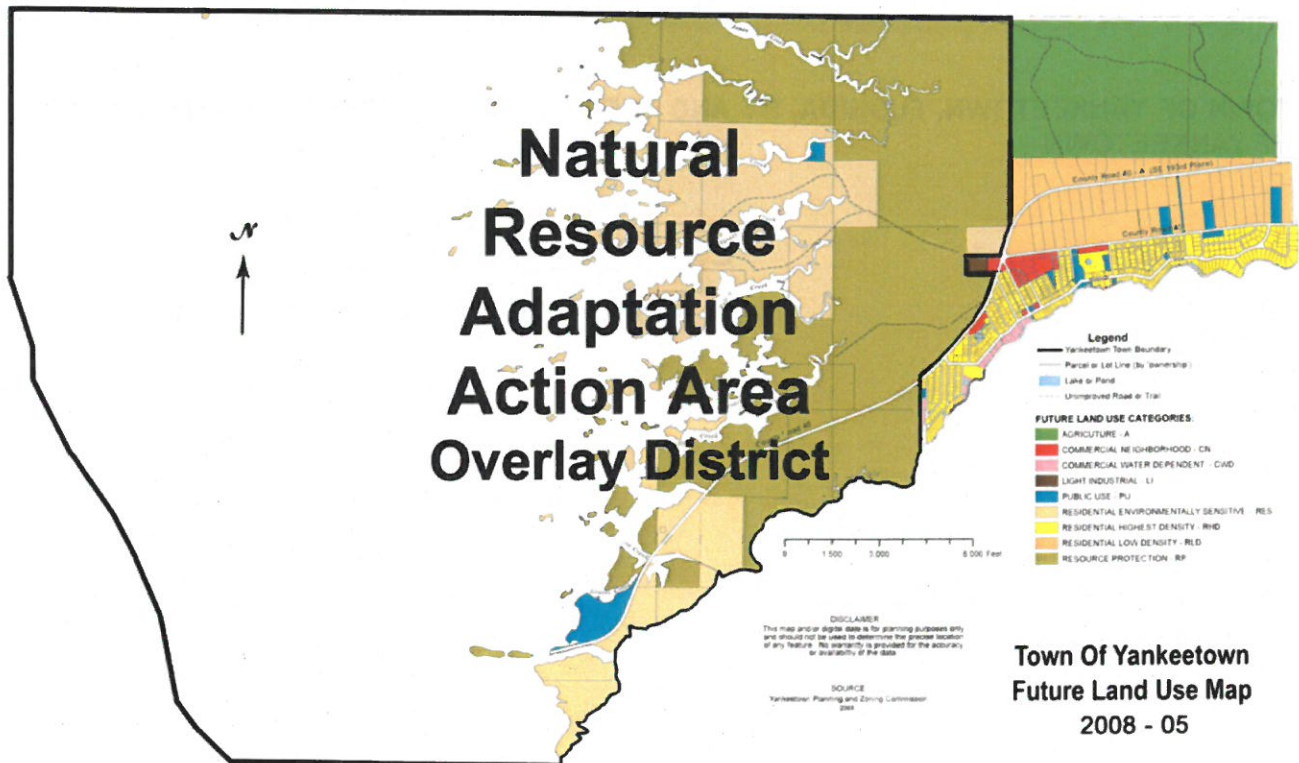


Objective 5.3.1. Adaptive Structures. The Town shall discourage new structures within the the NR-AAA Overlay District that are vulnerable to sea level rise unless designed to allow for coastal ecosystem migration (for example, floating, elevated or moveable structures).

Objective 5.3.2. Soft Shoreline Stabilization. The Town shall encourage soft shoreline stabilization strategies within NR-AAA Overlay (and where feasible in other Public Use (PU) Districts that have public boat ramps, docks and other infrastructure).

GOAL 5.4. Education, Outreach and Economic Development. To utilize the Town's unique setting and circumstances as a laboratory for natural resources adaptation planning and implementation.

Objective 5.4.1. Business Plan. The Town shall periodically review and regularly update the "Business Plan" to guide adaptation education, outreach and economic development planning within the NR-AAA Overlay District and the Town and address Sea Level Rise.



Natural Resource Adaptation Action Area Overlay District



0 1,500 3,000 6,000 Feet

DISCLAIMER
This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature. No warranty is provided for the accuracy or availability of the data.

SOURCE
Yankeetown Planning and Zoning Commission
2008

- Legend**
- Yankeetown Town Boundary
 - Parcel or Lot Line (by 'ownership')
 - Lake or Pond
 - Unimproved Road or Trail
- FUTURE LAND USE CATEGORIES:**
- AGRICULTURE - A
 - COMMERCIAL NEIGHBORHOOD - CN
 - COMMERCIAL WATER DEPENDENT - CWD
 - LIGHT INDUSTRIAL - LI
 - PUBLIC USE - PU
 - RESIDENTIAL ENVIRONMENTALLY SENSITIVE - RES
 - RESIDENTIAL HIGHEST DENSITY - RHD
 - RESIDENTIAL LOW DENSITY - RLD
 - RESOURCE PROTECTION - RP

**Town Of Yankeetown
Future Land Use Map
2008 - 05**