

Apalachee Regional Planning Council

Serving Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson,
Liberty, Leon and Wakulla counties and their municipalities



February 25, 2019

Florida Department of Environmental Protection
Florida Coastal Office
3900 Commonwealth Blvd, MS235
Douglas Building, Room 854E
Tallahassee, Florida 32399

Attn: Whitney Gray and Angel Baratta

To Ms. Gray and Ms. Baratta:

ARPC is pleased to submit all materials in fulfillment of Deliverable 3 of its CM744 contract with the Department. The following are enclosed:

- Coastal Management Element Recommended Goals-Objectives-Policies and Maps for Gulf County;
- Coastal Management Element Recommended Goals-Objectives-Policies and Maps for Franklin County;
- Coastal Management Element Recommended Goals-Objectives-Policies and Maps for City of Carrabelle;
- Recordings of final coordination and input meetings held digitally via GoToMeeting;

Feel free to contact the Council should there be any questions or inconsistencies of note.

Sincerely,

Chris Rietow
Executive Director

Contract #: CM744 Task #: Deliv. #3
Date Received: 2/25/19 Received by: AB
Date Approved: _____ Approved by: _____
Amount: _____ Invoice #: _____
Covering Period for
Start Date: 1/17/19 End Date: 2/25/19

How a Florida Adaptation TDR could work

Timeline and activities

1. TDR receiving zone established on map;
2. TDR sending zone established on map (can't include places where a building is already built, but *could* involve buildings on which sea level rise encroaches past a threshold); and/or
 - a. TDR "disaster" sending zone established via policy;
3. TDR Bank agreement created that monitors development rights, interest, and manage transactions.
4. Sending zone immediately barred from building; and/or
 - a. Await subsequent disaster damage;
 - b. Post disaster, >50% structures or >25% area damage triggers TDR sending zone;
5. Property owners in sending zone pay no property/ad valorem taxes as land has effectively become Conservation;
6. TDR Bank processes development apps in the receiving zone and distributes proceeds to property owners from the sending zone equally upon each purchase.

FRCP Coastal Management Element-Peril of Flood Policy Overlap

Gulf County

This table provides cross-reference information between Goals, Objectives, and Policies created by ARPC on behalf of the community and existing G-O-Ps within the Coastal Management Element. Where a linkage is noted, this indicates that said item within the CME is supplemented or fortified by the proposed policy in model language.

Gulf Peril of Flood Model Policy	Existing Gulf County CME G-O-Ps supplemented or influenced by model policy
Goal 1	
Objective 1	
Policy 1.1	
Policy 1.2	Policy 1.4.2, Policy 1.7.1
Objective 2	
Policy 2.1	
Policy 2.2	Objective 1.3 (Water Dependent Uses), Objective 2.1 (CHHA), Objective 2.2, Objective 2.4 (PDRP), Policy 2.4.4, Policy 2.4.9 (Repetitive Loss)
Policy 2.3	
Policy 2.4	
Objective 3	Policy 1.4.4
Policy 3.1	Policy 1.7.1, Objective 2.2 (CHHA)

Policy 3.2	Objective 2.2 (CHHA)
Objective 4	
Policy 4.1	Policy 1.4.2, Policy 2.4.4
Objective 5	Policy 1.1.6, Policy 1.1.10, Policy 1.4.6
Objective 6	
Policy 6.1	Policy 2.4.6
Policy 6.2	Policy 2.4.7
Policy 6.3	Policy 2.4.6
Policy 6.4	
Objective 7	
Policy 7.1	Objective 2.3 (Hurricane Evacuation Levels of Service)
Policy 7.2	
Objective 8	Policy 2.3.2, Policy 2.3.3

Chapter 5

COASTAL MANAGEMENT ELEMENT

~~4/2006~~ 1/2019

GOAL 1:	To guide development in such a manner that coastal resources will not be damaged or destroyed.
OBJECTIVE 1.1:	The coastal resources of Gulf County, including wetlands, living marine resources, coastal barriers, and wildlife habitats, shall be protected, conserved, or enhanced through the implementation of land development regulations, and by implementing Policies 1.1.1 through 1.1.10.
POLICY 1.1.1:	In conjunction with the Comprehensive Plan evaluation and appraisal process, the County will review its permitting and enforcement procedures to ensure compliance with State and Federal regulatory programs and to ensure adequate protection of the County's coastal resources.
POLICY 1.1.2:	Gulf County shall protect the quality and quantity of groundwater and surface water in the coastal area by requiring that all new development comply with the permitting regulations of the Department of Environmental Protection and the Northwest Florida Water Management District.
POLICY 1.1.3:	The wildlife habitats protected by State-owned lands adjacent to the Apalachicola River shall be enhanced by restricting high density development adjacent to these sites by requiring future development to be consistent with the land use designations contained on the Future Land Use Map.
POLICY 1.1.4:	Gulf County will continue to explore alternatives for the restoration or enhancement of disturbed or degraded coastal resources; and maintain a prioritized inventory of restoration or enhancement needs; and identify potential implementation procedures.
POLICY 1.1.5:	Gulf County will continue to promote a program of community awareness to prevent future disruptions and degradations of coastal resources.

POLICY 1.1.6:	Gulf County Land Development Regulations shall enforce the established Coastal Construction Control Line in establishing shoreline development guidelines.
POLICY 1.1.7:	Gulf County land development regulations shall ensure that all development on St. Joseph Spit and Cape San Blas are compatible with that area's natural resources.
POLICY 1.1.8:	Gulf County will continue to enforce County Ordinance 87-03, which regulates vehicular traffic on public beaches.
POLICY 1.1.9:	Gulf County land development regulations will be consistent with FEMA-based and State set back line standards.
POLICY 1.1.10:	To promote the protection of marine life, including sea turtles, bird nesting and migrating game fish, all construction seaward of the Coastal Construction Control Line (CCCL) will be permitted by the Florida Department of Environmental Protection for regulatory compliance before Gulf County will issue a county building permit.
POLICY 1.1.11:	Black's Island is a non-coastal barrier island located in St. Joseph's Bay. The vegetation (native cabbage palms) on Black's Island represents a unique coastal wildlife habitat in Gulf County. The native cabbage palms play a crucial role in stabilizing the Island and preventing erosion. Gulf County shall maximize the protection of the vegetation on Black's Island by limiting land uses and implementing development standards as follows: The 50-foot buffer established in Policy 1.1.10 of the Future Land Use Element of this Plan shall apply to proposed structures on Black's Island except where the development meets the following criteria: 1. New structures are located in existing open areas and the setback of the structures from the shore line is maximized and in no case shall be less than 15 feet and must not impact Outstanding Florida Water ("OFW") stormwater standards; or 2. New structures are located in the footprint of existing structures or previously razed structures evidenced by

POLICY 1.1.11: Continued	foundation remains; and 3. To the maximum extent possible impacts on existing trees will be avoided. However, if any trees within the 50-foot setback encroach on the existing open areas or footprints of existing structures or previously razed structures where new structures will be located, then said trees shall be relocated on Black's Island; and 4. Other native vegetation on Black's Island shall be left undisturbed to the greatest extent practicable; and 5. Structures shall be constructed to meet or exceed FEMA and County flood elevation requirements, withstand as a minimum storm force winds of 120 mph sustained winds, 140 mph 3-second gust and conform to the Florida Building Code. 6. Innovative techniques to control stormwater discharge shall be used and include retention of natural vegetation (no turf grass), installation of berms to prevent direct discharge of stormwater to St. Joseph's Bay, installation of gutter systems discharging into micro-treatment areas, and the use of pervious surfaces for all foot paths and walkways. No impervious pathways, walks, roads, parking areas, etc., will be permitted or allowed beyond what is required to meet ADA minimum compliance. Any and all stormwater runoff will be treated to OFW standards or greater. No developments will be permitted that can reasonably be expected to cause short or long term violations of State water quality standards. All construction plans will be certified by a Florida registered engineer or architect that stormwater runoff is designed to meet OFW standards. 7. Wastewater treatment shall be provided at an advanced treatment level which will be designed to protect OFW standards and may include multiple system aerobic or other advance treatment systems; and prior to development, a monitoring and maintenance plan shall be prepared that meets required County and/or DEP approval. Any treatment systems that are dependent upon electrical power shall have back-up electrical service. 8. Prior to development, an emergency evacuation plan will be prepared and submitted to Gulf County.
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POLICY 1.1.11: Continued	9. New development on Black's Island shall be commercial in nature and limited as follows: a. No more than 25 individual hotel/resort units no larger than 1300 square feet in habitable area; b. The combined area of all hotel/resort units shall not exceed 32,500 square feet of habitable area; c. A community center/main resort building shall not exceed 8500 square feet of habitable area and shall not be located within the 50-foot setback established by Policy 1.1.10 of the Future Land Use Element. d. No additional docking facilities or marinas for motorized vessels will be constructed. Repair or maintenance of the one (1) existing dock for motorized vessels and 3 (three) authorized docks for non-motorized vessels will be allowed, subject to requirements of the regulatory permitting agencies. The applicant will take no actions that cause the area in the vicinity of Black's Island to be down-graded with regard to its shellfish harvesting classification; e. All guests with private watercraft will be issued educational materials that will outline safe boating practices that will provide the highest protection for the Bay's ecology, especially the seagrass communities along the water access to Black's Island.
OBJECTIVE 1.2:	Gulf County shall maintain or improve estuarine environmental quality by requiring all development to be consistent with State and Federal permitting requirements and by implementing Policies 1.2.1 through 1.2.2.

POLICY 1.2.1:	Development on St. Joseph Spit, Cape San Blas, and the Coastal High Hazard area south of Port St. Joe shall be consistent with the currently adopted policies of the Department of Environmental Protection and the St. Joseph Bay Aquatic Preserve Management Plan.
POLICY 1.2.2:	Gulf County will not issue permits for activities which would adversely impact the Apalachicola Bay Estuary in neighboring Franklin County by requiring developers to obtain all applicable local, State and Federal permits prior to issuance of County building permit.
OBJECTIVE 1.3:	Gulf County shall implement criteria for prioritizing shoreline uses which give priority to water-dependent and water-related uses.
POLICY 1.3.1:	Gulf County shall implement land development regulations which identify standards for shoreline development, establish priorities for shoreline land uses, and provide for siting water-dependent and water-related uses.
POLICY 1.3.2:	Gulf County will support the orderly development and use of the Port of Port St. Joe to create economic and employment opportunities by cooperating with the City of Port St. Joe and the Port Authority. The Port is located partially within unincorporated Gulf County and partially within the City of Port St. Joe. Any development within the Port shall be consistent with Gulf County's Future Land Use Map for the unincorporated area and with the City of Port St. Joe's Future Land Use Map for the incorporated lands.
POLICY 1.3.3:	The Port of Port St. Joe Master Plan, dated February 2003 and approved by the Port of Port St. Joe Port Authority, a copy is available in the Gulf County Planning and Building Department, and by this reference incorporated herein, is hereby adopted into the Coastal Management Element of the Gulf county Comprehensive Plan.
POLICY 1.3.4:	Permit applications for marinas shall include evidence of land use compatibility, availability of upland support services, existing protective status or ownership, a hurricane contingency plan, protection of water quality, water depth, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility.

OBJECTIVE 1.4:	Gulf County shall protect beach and dune systems by enforcing construction standards which minimize the impacts of development on these systems and promotes shoreline restoration.
POLICY 1.4.1:	The County will enforce building code requirements to eliminate unsafe conditions in the coastal area.
POLICY 1.4.2:	Development within coastal floodplains shall be in accordance with Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NIFP) elevation guidelines to reduce exposure to hazards.
POLICY 1.4.3:	The alteration of beaches and primary dunes will be prohibited unless a prior determination has been made by the Board of County Commissioners that no reasonable alternatives exist, that adequate mitigation measures are taken and that the project is necessary to protect the health, safety, and general welfare of the citizens of Gulf County.
POLICY 1.4.4:	New sanitary sewer facilities in the hurricane vulnerability zones shall not be issued a permit unless approval is given by the County Health Department that the facility can withstand hurricane impacts in accordance with Federal Emergency Management Agency regulations.
POLICY 1.4.5:	Any new construction of vertical seawalls will be prohibited in coastal areas, exempting bridge construction, commercial and industrial water dependent uses and port related activities. The County will encourage the use of native vegetation, rip-rap, and other innovative shoreline stabilization techniques which minimize shoreline erosion.
POLICY 1.4.6:	To promote protection of coastal dune systems landward of the Coastal Construction Control Line (CCCL), no construction activity for a new subdivision may commence before a development order is issued.
OBJECTIVE 1.5:	Gulf County shall continue to provide Gulf County residents access to the beach or shoreline, through public and private recreation sites, by implementing policies 1.5.1 through 1.5.6.

POLICY 1.5.1:	Land Development regulations will require that all new Gulf front development and major re-development include dune walkover structures to provide beach access and dune protection.
POLICY 1.5.2:	The majority of physical public access to beaches and shorelines in Gulf County will continue to be provided by the State through the St. Joseph Peninsula State Park.
POLICY 1.5.3:	The County will monitor development activities and as necessary will enforce the public access requirements of the Coastal Zone Protection Act of 1985 by requiring that when established public access sites are removed from public use due to coastal development, the developer must provide an alternative public access route.
POLICY 1.5.4:	Gulf County will maintain existing parking facilities at public beach or shoreline access points to avoid future parking deficiencies.
POLICY 1.5.5:	Beaches re-nourished at public expense will be made available for public use consistent with all beach access regulations that are applicable.
POLICY 1.5.6:	Gulf County will seek adequate parking facilities for County-owned public beach access facilities.
OBJECTIVE 1.6:	Gulf County will implement Land Development Regulations which encourage the protection, preservation, or sensitive reuse of historic resources.
POLICY 1.6.1:	Gulf County will continue to cooperate with the Florida Department of State, Division of Historical Resources, in the identification of historic and archaeological resources in the County.
POLICY 1.6.2:	Sensitive reuse of historic resources will be given preference in permitting decisions over activities that would damage or destroy the resource.

POLICY 1.6.3:	Gulf County will implement building standards and guidelines for the preservation or adaptive reuse of historic resources.
OBJECTIVE 1.7:	Levels of service, areas of service and phasing of infrastructure in the coastal area shall be consistent with the levels of service and capital improvements programming adopted elsewhere in this plan.
POLICY 1.7.1:	Development in the Coastal area will be consistent with the goals, objectives, and policies of the Future Land Use Element and the Capital Improvements Element regarding the provision of infrastructure.
OBJECTIVE 1.8:	Gulf County will coordinate coastal resource protection with adjacent local governments by implementing Policy 1.8.1.
POLICY 1.8.1:	Gulf County will continue to participate in meetings with Bay and Franklin Counties to review pertinent development regulations and Comprehensive Plan goals, objectives, and policies for the purpose of ensuring consistency with regard to siting water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.
GOAL 2:	To protect human life and limit public expenditures in areas subject to destruction by natural disasters.
OBJECTIVE 2.1:	Gulf County shall limit high intensity development in the Coastal High Hazard Area to necessary water-dependent uses.
POLICY 2.1.1:	“Coastal High Hazard Areas” (also “high-hazard coastal areas”) means the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.
POLICY 2.1.2:	The County will implement land development regulations that limit high intensity development in the CHHA except for water-dependent and water-related industrial and commercial uses.

OBJECTIVE 2.2:	County expenditures that subsidize development permitted in the Coastal High Hazard Area subsequent to the adoption of the Comprehensive Plan shall be limited to those developments that can provide evidence of natural disaster mitigation planning and design of those activities which restore or enhance natural resources or vital public services/facilities.
POLICY 2.2.1:	County expenditures for infrastructure improvements in the Coastal High Hazard Area will be limited to those necessary to protect human health safety or those necessary to protect environmental quality.
POLICY 2.2.2:	Public expenditures for subsidization of private development on barrier islands, beach and dune systems, or flood prone areas shall be limited to those developments which can furnish evidence that natural resources will not be unwarrantably damaged and that the development is designed to withstand coastal storms of Category 1-3 hurricane intensity.
OBJECTIVE 2.3:	Gulf County will maintain or reduce hurricane evacuation times, as identified in the current Comprehensive Emergency Management Plan (CEMP), by implementing Policies 2.3.1 through 2.3.5.
POLICY 2.3.1:	Gulf County will coordinate with the State Department of Transportation to alleviate transportation constraints on hurricane evacuation on SR 71 at Wewahitchka.
POLICY 2.3.2:	Gulf County shall maintain a prioritized list of road improvements necessary to alleviate transportation constraints on hurricane evacuations routes.
POLICY 2.3.3:	The Gulf County CEMP will be reviewed and updated annually by the Gulf County Emergency Management Office.
POLICY 2.3.4:	Gulf County will limit the siting of group homes, nursing homes, or other uses which have special evacuation requirements in the Coastal High Hazard Area.

OBJECTIVE 2.4:	Gulf County will implement post-disaster redevelopment plans which identify guidelines for dealing with the aftermath of disasters. The main objective of this post-disaster redevelopment plan will be to reduce the future exposure of human life and public and private property to natural hazards.
POLICY 2.4.1:	The County's post-disaster redevelopment plan will distinguish between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities.
POLICY 2.4.2:	The County Emergency Management Director shall make recommendations to the Board of County Commissioner as needed regarding Comprehensive Plan and Ordinance amendments to ensure consistency with the hazard mitigation annex of the local CEMP and applicable existing inter-agency hazard mitigation reports.
POLICY 2.4.3:	Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events.
POLICY 2.4.4:	If rebuilt, structures which suffer substantial damage as defined in the Gulf County Flood Damage Prevention Ordinance shall be rebuilt in accordance with the requirements of that ordinance.
POLICY 2.4.5:	The County will enforce land development regulations which include provisions for phasing out inappropriate coastal land uses as part of economic redevelopment and post-disaster redevelopment activities.
POLICY 2.4.6:	The County Emergency Management Department will maintain an inventory of areas which have experienced repeated damage in coastal storms.
POLICY 2.4.7:	Gulf County will limit public expenditures in areas that have received repeated damage in coastal storms except for those expenditures necessary to protect human health and safety or to protect natural resources.

POLICY 2.4.8:	The County will a redevelopment plan for the Highland View and Oak Grove communities in conjunction with post disaster redevelopment activities.
POLICY 2.4.9:	Gulf County will identify areas which have experienced repeated coastal storm damage and will use the Flood Plain Management Plan and Flood Ordinance to regulate the rebuilding of damaged structures.
GOAL 3:	<u>The County, acknowledging the evolving effects of sea level rise, will implement measures to protect health, safety, and welfare over an intermediate to long-term horizon (10-80 years).</u>
OBJECTIVE 3.1	<u>The County will maintain a sea level rise map series assessing the vulnerability of public and private resources to sea level rise and related coastal impacts. This series will inform the sea level rise thresholds and other delineations described under this goal.</u>
POLICY 3.1.1	<u>Informed by the sea level rise map series, the County will work to prioritize coastal resiliency measures that limit nuisance flooding through wave attenuation practices. These may include marsh, seagrass meadow, or mollusk reef habitat restoration, and related measures. These will reflect the areas prioritized by the 2019 SHaRC study.</u>
POLICY 3.1.2	<u>Informed by the sea level rise map series, the County will pursue local, state, and national funding options that incentivize parcel-level and area-level adaptation measures, including but not limited to berms, structure flood-proofing, and living shorelines.</u>
OBJECTIVE 3.2	<u>The County will consider ways to implement adaptation measures for properties and structures touched by the 1ft. Sea Level Rise Mean Higher High Water line depicted by the sea level rise map series.</u>
POLICY 3.2.1	<u>In the event of a hurricane, tropical storm, or other flood, properties experiencing over 50% damage may be entered into a Transfer of Development Rights Sending Zone. Parcels will be converted to open space or dual-benefit stormwater facilities.</u>

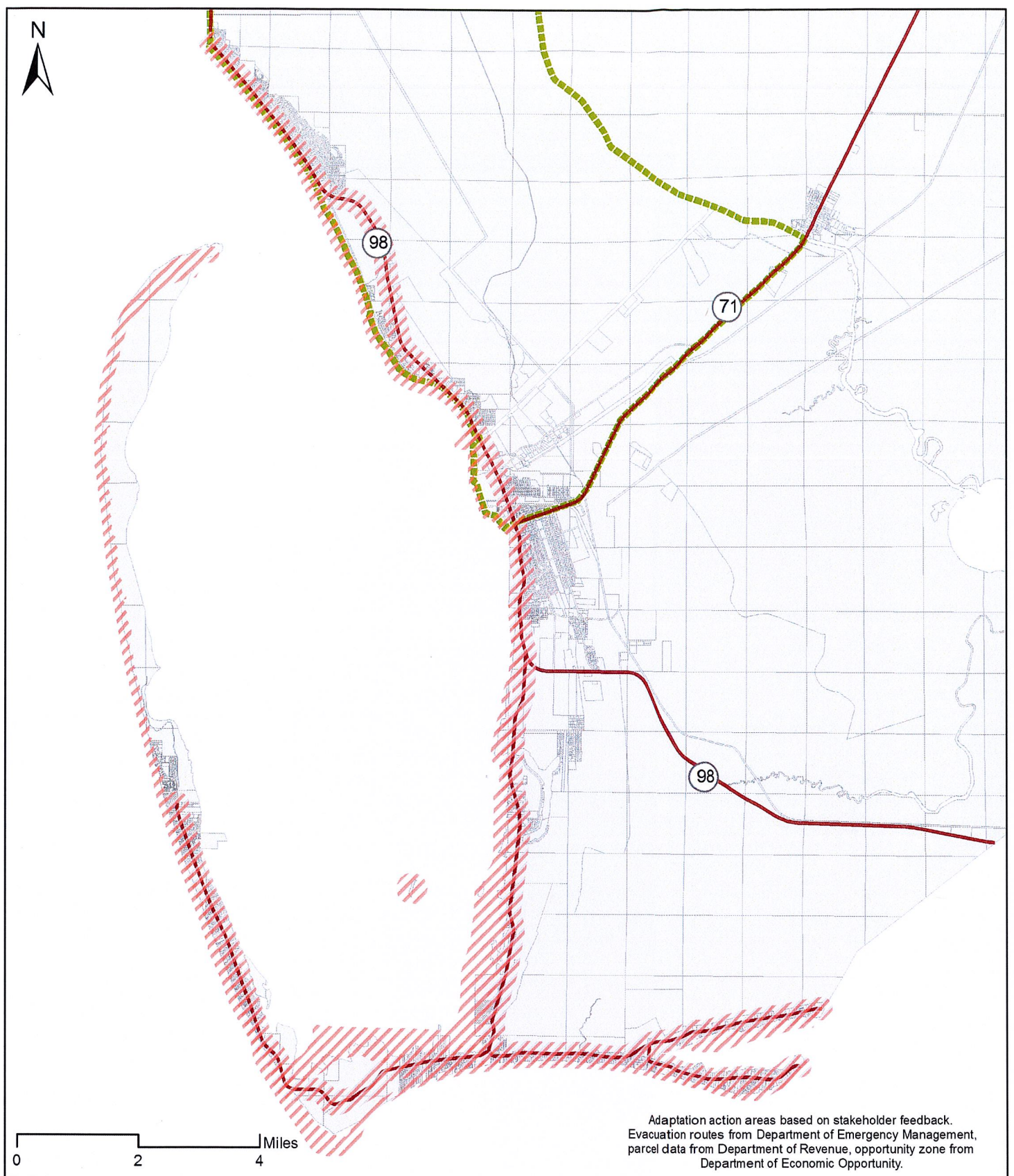
Commented [RF1]:
Need to work in Gulf Meeting 2 Feedback where possible.

Primary feedback:
• Seems politically infeasible in current climate.

<u>POLICY 3.2.2</u>	<u>Vacant residential and non-water-dependent use properties that do not directly provide local employment, located within a FEMA V Zone and where greater than 50% of the property is exposed to the sea level rise 1-ft. MHHW threshold, and/or properties already designated as repetitive loss, may be entered into blue skies Transfer of Development Rights Sending Zones.</u>
<u>POLICY 3.2.3</u>	<u>The County will, where feasible, establish Transfer of Development Rights Receiving Zones in areas landward of the sea level rise MHHW 1-ft. threshold, outside of a FEMA Special Flood Hazard Area and within areas that already provide central sewer facilities.</u>
<u>POLICY 3.2.4</u>	<u>The Transfer of Development Rights Receiving Zone may also allow for density and intensity upgrades (beyond those purchased) based on a “Resilient New Urbanism/Smart Growth Development” Pattern that reduces incidence of detached business and residential structures, replacing them with clustered, mixed-use structures that can financially support a combined stormwater conveyance and retention system (rather than site-by-site) and other combined adaptation infrastructure.</u>
<u>OBJECTIVE 3.3.</u>	<u>From data established under Policy 2.4.6 the County may explore NFIP claims concentration areas and implement dune restoration, Florida Friendly Landscaping, structure raising, breakaway walls, and other requirements and assistance for areas not already held to these standards.</u>
<u>POLICY 3.3.1</u>	<u>The County may collect a sea level rise assessment to be put toward infrastructure upgrades – e.g. raised roads, stormwater pumps, and natural buffer enhancements – on future development located within the Adaptation Action Area (AAA) and adjacent to AAA assets identified on the sea level rise map series.</u>
<u>POLICY 3.3.2</u>	<u>The County may explore funding sources to incentivize the provision, at the individual structure level, of floodproofing measures such as: sealing exterior cracks, sump pump installation, backflow valve installation, protection for structure openings, and slope enhancements.</u>
<u>OBJECTIVE 3.4</u>	<u>The County will continue to ensure that new, rebuilt, or substantial modification development in floodplains meets the standards set forth by federal guidelines.</u>
<u>POLICY 3.4.1</u>	<u>The County will continue to ensure that development meets the construction requirements detailed by 44 CFR 60.3(e) including lowest floor elevation, anchoring, breakaway walls, anti-collapse techniques, and preservation of sand dunes on the parcel, and by continuing to implement Policy 1.4.1 and 1.4.2.</u>

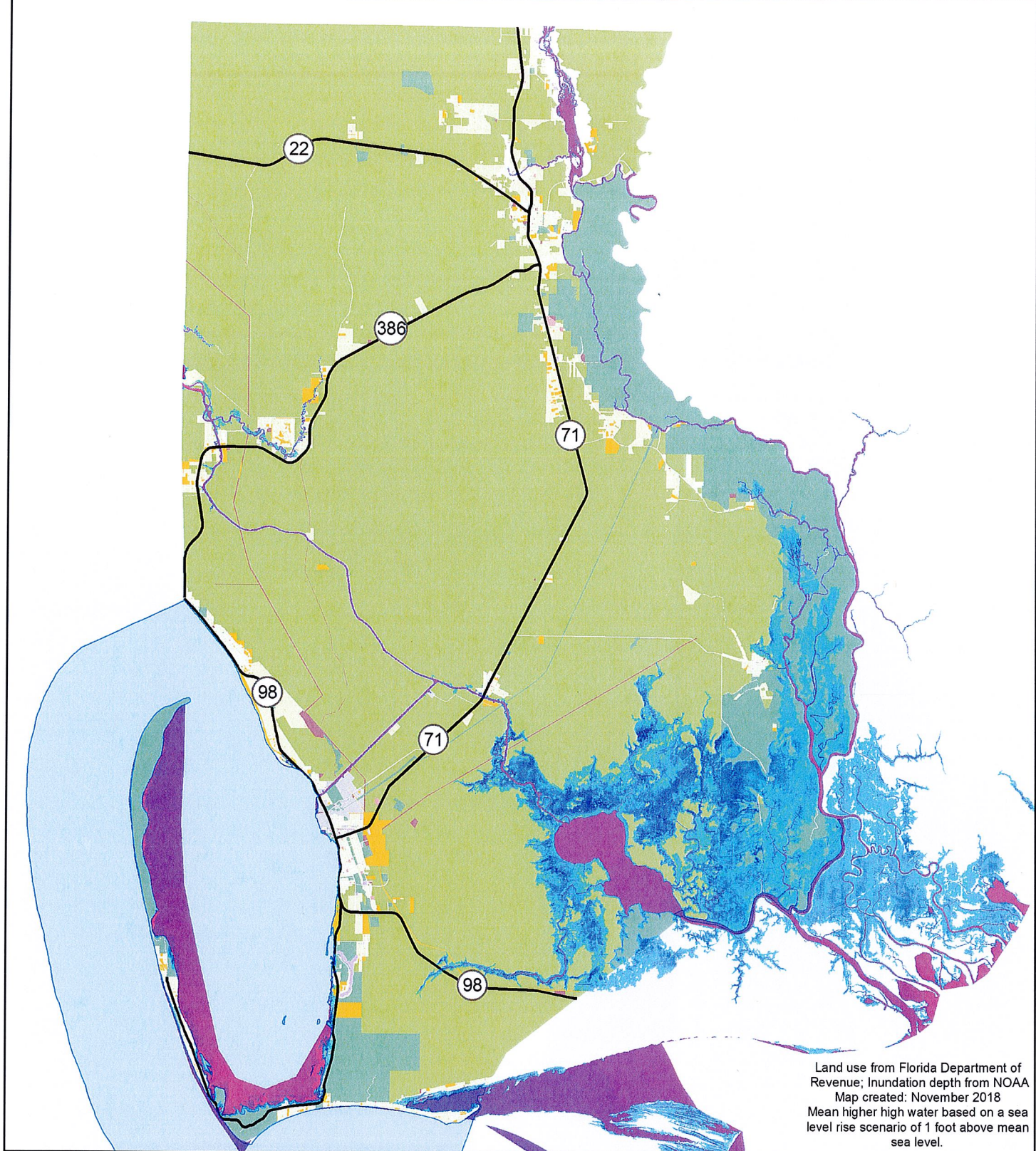
<u>OBJECTIVE 3.5</u>	<u>The County shall continue to coordinate with Florida Department of Environmental Protection to ensure that applicable development seaward of Coastal Construction Control Lines meets permitting standards set forth in Fla. Stat. chapter 161. This includes observing the 30-year erosion projection line restrictions, protection of marine turtles, and coastal vegetation standards and implementation of Policy 1.4.6.</u>
<u>OBJECTIVE 3.6</u>	<u>The County may review and improve its Community Rating System (CRS) activities in order to mitigate sea level rise damage and reduce flood insurance premiums to residents.</u>
<u>POLICY 3.6.1</u>	<u>The County may pursue CRS "Mapping and flood data" activity points through the sea level vulnerability assessment and future public engagement and information dissemination activities.</u>
<u>POLICY 3.6.2</u>	<u>The County may pursue CRS "Managing new development to minimize future damage" activity points through the sea level rise Transfer of Development Rights program, 44 CFR 60.3 activities, and sea level rise mitigation engineering and development projects.</u>
<u>POLICY 3.6.3</u>	<u>The County may pursue CRS "Reducing flood losses to existing development" activity points through its post-disaster acquisition of repetitive loss properties, by pursuing state and federal grants to improve drainage flow, retention, and sump pumping, and by incremental steps to flood proof local government-owned and operated structures.</u>
<u>POLICY 3.6.4</u>	<u>The County may pursue CRS "Implementing public information activities" activity points by disseminating information about sea level rise and associated flooding to residents through utility bill mail outs, council announcements, local government web-pages, pamphlets available through the public library, and social media.</u>
<u>OBJECTIVE 3.7</u>	<u>The County shall explore new policy tools to advance the adaptation process, protecting people, structures, and natural resources from sea level rise and associated coastal impacts.</u>
<u>POLICY 3.7.1</u>	<u>The County hereby adopts <i>Adaptation Action Areas (AAAs)</i> as delineated by the AAA Map. These Adaptation Action Areas consist of flood and sea level rise-vulnerable assets (e.g. roads and critical facilities) and adjacent areas wherefor the County may pursue hardening, raising, and other adaptations to reduce vulnerability.</u>
<u>POLICY 3.7.2</u>	<u>Within and adjacent to Adaptation Action Areas, the County may pursue new funding mechanisms, including but not limited to tax assessments and grant funding, to enable public information, outreach, and infrastructural upgrades to these future affected areas.</u>

<u>POLICY 3.7.3</u>	Where applicable, the County may work to attract investment and mitigate risk simultaneously, such as via capital recruitment to Opportunity Zones (identified on the Adaptation Action Areas Map). New investment in real estate and business activity may be assisted through the provision of in-kind or financial awards to help allay costs of flood-proofing described throughout this Element.
<u>OBJECTIVE 3.8</u>	The County's Local Mitigation Strategy Working Group and CEMP (See Policy 2.3.3) may consider climate change within its list of hazards and corresponding prioritized projects. It may assess sea level rise and associated coastal flooding via the information presented by this Element and may supplement it as new data become available. The working group may pursue elevation, acquisition, demolition, and other projects enabled by Pre-Disaster Mitigation, Flooding, and Hazard Mitigation Grant Program funds when feasible.



Adaptation Action Areas Gulf County

- Major Roads
- Adaptation Action Areas
- Opportunity Zone
- Parcels

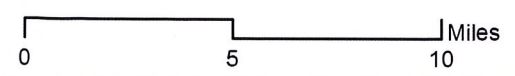
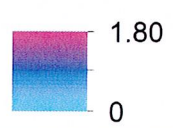


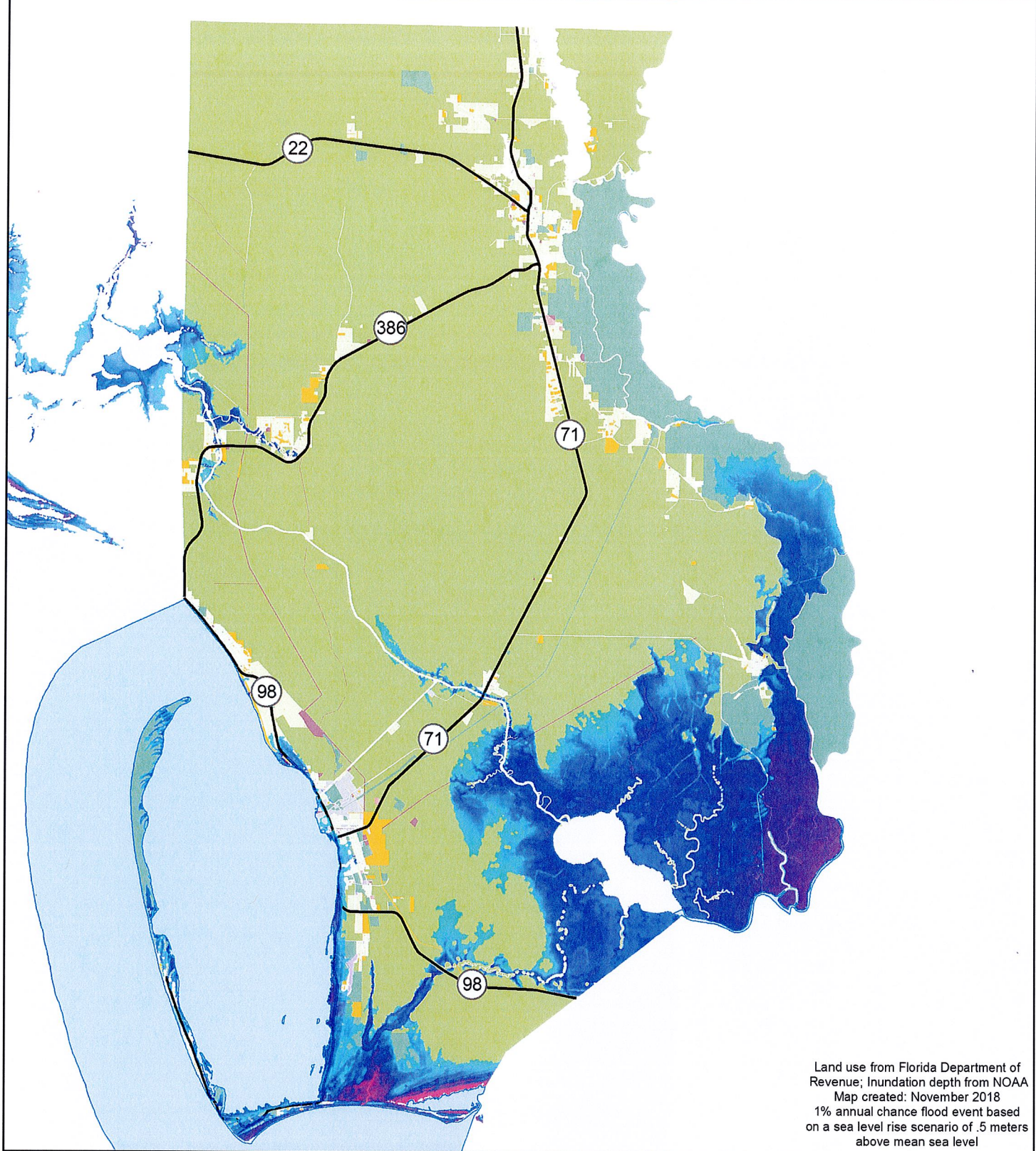
Land use from Florida Department of Revenue; Inundation depth from NOAA
Map created: November 2018
Mean higher high water based on a sea level rise scenario of 1 foot above mean sea level.

Map 3: Mean Higher High Water

- | | |
|--|--|
|  Residential |  Institutional |
|  Commercial |  Government |
|  Industrial |  Central Non Ag |
|  Agriculture |  Misc |

Inundation depth
above ground (m)

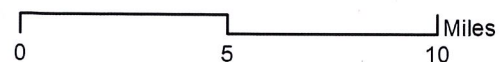
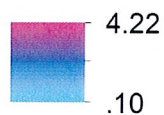


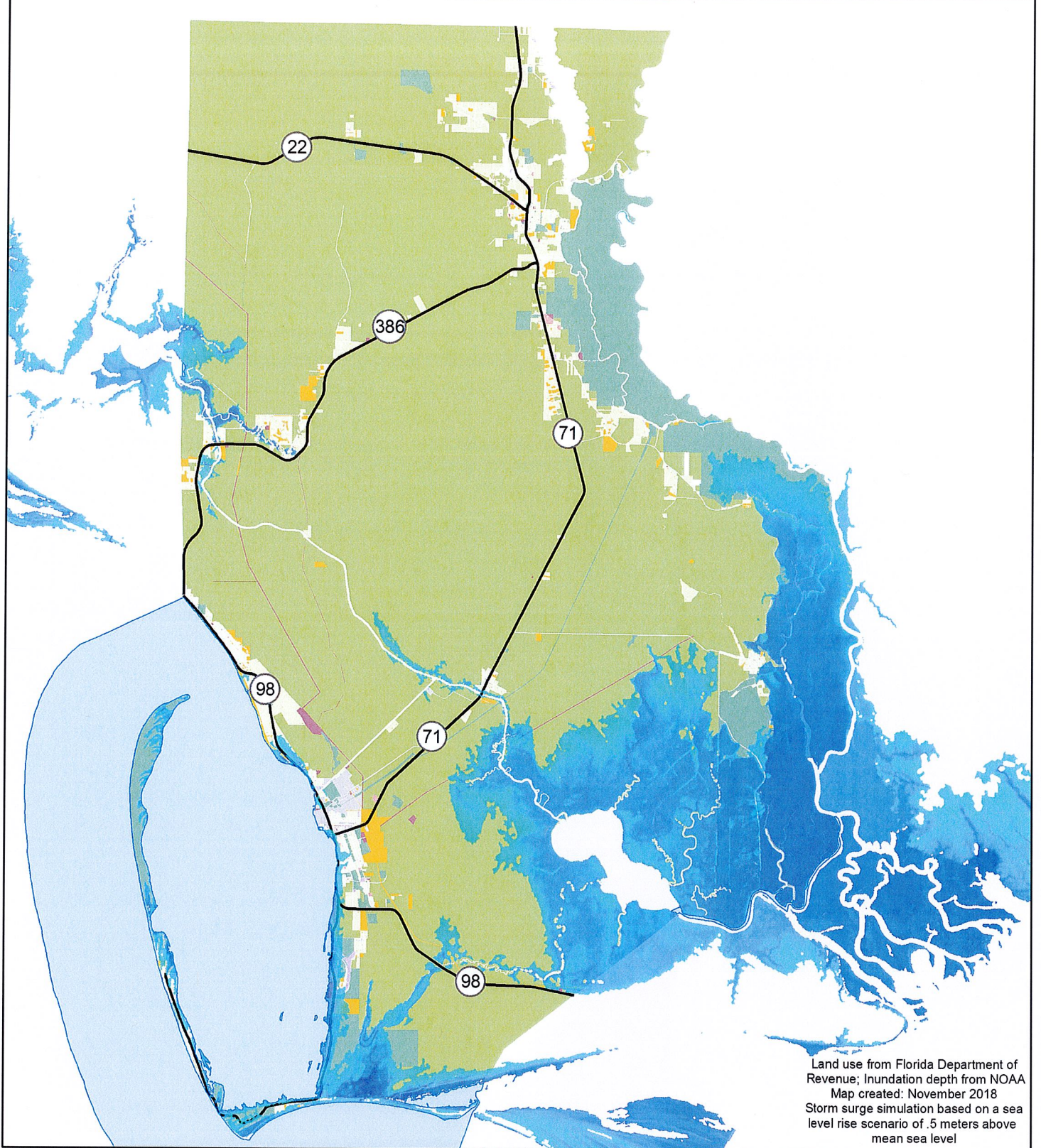


Map 1: Stillwater Storm Surge

- | | |
|--|--|
|  Residential |  Institutional |
|  Commercial |  Government |
|  Industrial |  Central Non Ag |
|  Agriculture |  Misc |

Inundation depth
above ground (m)

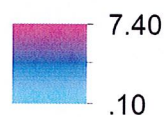




Map 2: Storm Surge Simulation

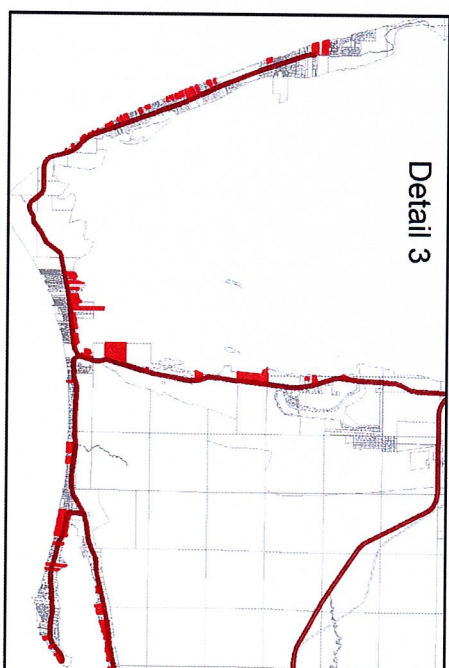
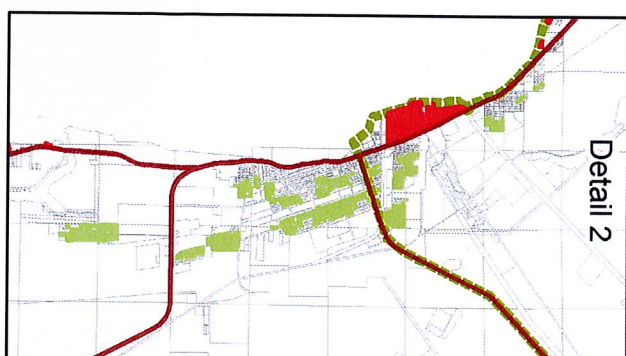
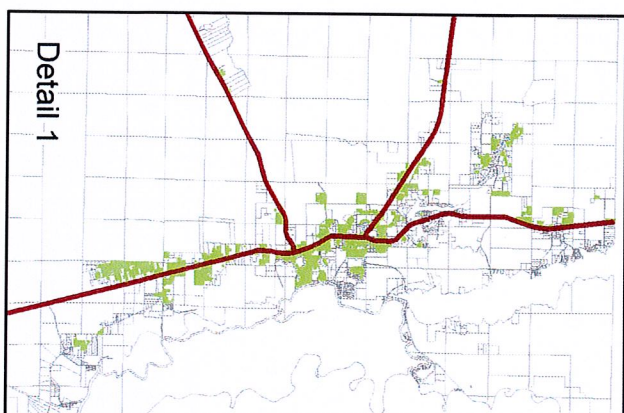
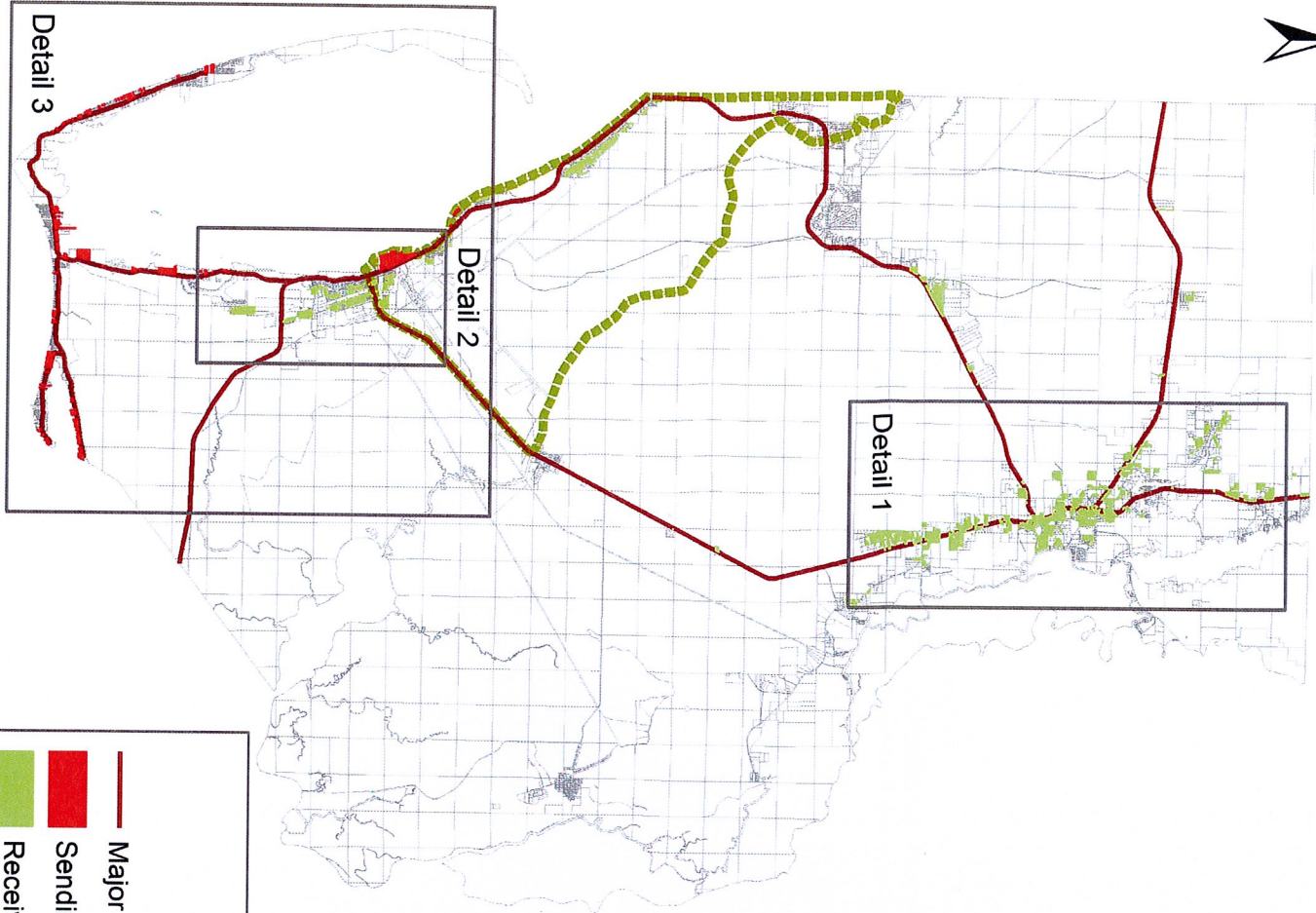
- | | |
|--|--|
|  Residential |  Institutional |
|  Commercial |  Government |
|  Industrial |  Central Non Ag |
|  Agriculture |  Misc |

Inundation depth
above ground (m)



0 5 10 Miles





Sending and Receiving Zones



Sending and receiving zones based on redevelopment component. Areas have not been ground truthed. Parcel boundaries from Department of Revenue.



FRCP Coastal Management Element-Peril of Flood Policy Overlap

Franklin County

This table provides cross-reference information between Goals, Objectives, and Policies created by ARPC on behalf of the community and existing G-O-Ps within the Coastal Management Element. Where a linkage is noted, this indicates that said item within the CME is supplemented or fortified by the proposed policy in model language.

Gulf Peril of Flood Model Policy	Existing Gulf County CME G-O-Ps supplemented or influenced by model policy
Goal 1	
Objective 1	Policy 4.3 (Prohibit septic within 150 feet of water), Policy 4.5 (Stormwater management ordinance), Policy 4.12 (development within 150 ft of shoreline reviewed for stormwater), Policy 4.13 (development within 150 of shoreline cannot be > 20% impervious), Policy 5.11 (Critical Shoreline District), Objective 12 (Coastal High Hazard Area)
Policy 1.1	Policy 4.9 (Aquatic weed control program),
Policy 1.2	
Objective 2	Policy 1.5 (No development within 50 ft. of Water), Policy 3.3 (New Subdivision must provide sewer), Policy 3.4 (stormwater management system w/in 150 feet of water)
Policy 2.1	Objective 15 (PDRP)
Policy 2.2	Policy 6.1-6.2 (Water dependent uses)
Policy 2.3	
Policy 2.4	Policy 4.10 (Stormwater impacts minimized), Policy 13.4 (CHHA, clustering)

Objective 3	Policy 4.10 (Stormwater impacts minimized), Policy 5.5 (Florida building code compliant coastal development), Objective 12 (Coastal High Hazard Area), Policy 13.1-13.2 (Limit Density within the CHHA)
Policy 3.1	Policy 2.5 (No hardened seawalls)
Policy 3.2	Policy 2.4 (Encourage natural vegetation erosion control),
Objective 4	
Policy 4.1	Policy 3.4 (stormwater management system w/in 150 feet of water), Policy 12.4 Floodplain Ordinance references NFIP elevations)
Objective 5	Policy 3.4 (stormwater management system w/in 150 feet of water), Policy 5.1 (CCCL density limits), Policy 5.5 (Florida building code compliant coastal development)
Objective 6	
Policy 6.1	
Policy 6.2	
Policy 6.3	Policy 15.4 (Redevelopment existing structures)
Policy 6.4	Policy 14.11 (EM Prep Procedures)
Objective 7	
Policy 7.1	Policy 5.4 (Beach re-nourishment), Objective 14 (Hurricane Evac)
Policy 7.2	
Objective 8	Policy 15.3 (Recovery Task Force)

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

GOAL I

BALANCING GROWTH AND COASTAL RESOURCES – THE NATURAL AND HISTORIC RESOURCES OF THE COASTAL AREA SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.

OBJECTIVE 1

The wetlands of Franklin County shall be conserved and protected such that no net loss (after mitigation) shall occur.

POLICY 1.1 The County will prohibit dredge and fill of the Wetlands without prior approval of State and Federal officials and then only after a mitigation agreement is finalized pursuant to Policy 1.2C.

POLICY 1.2 Franklin County shall complete its review and, if necessary, revision of County Land Development Regulations to ensure that:

- a) Site plans for new development identify the location and extent of wetlands located on and adjacent to the property;
- b) Subdivision and commercial site plans provide measures to guarantee that normal flows and quality of water will be assured to maintain wetlands;
- c) Alterations of wetlands shall be discouraged. Altered wetlands shall be restored or additional wetlands shall be created at a 2:1 ratio to mitigate any wetland destruction. All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% planting survival rate for the wetland area created/augmented during mitigation, for a period of at least two years for herbaceous wetland communities, and for at least five years for forested wetland communities.

POLICY 1.3 Franklin County shall oppose through formal resolution further depositing of dredge material in the floodplain of the Apalachicola River, other than those already approved spoil sites.

POLICY 1.4 No new subdivision will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

buffers and preservation areas.

POLICY 1.5 No habitable development shall occur within 50 feet of the waters or wetlands of the State unless it is for principal water dependent structures in the commercial fishing district and then only after a stormwater management plan has been submitted and approved by the State Department of Environmental Protection (if applicable) and the local planning board. Docks and elevated pervious walkways may be permitted to allow access to the water. Habitable development may be permitted within 50 feet of the waters or wetlands of the State pursuant to Policies 1.2, 1.6 and 1.7 of the Future Land Use Element

OBJECTIVE 2

The County will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that the County will prohibit development which can be proved to damage the County's natural resources.

POLICY 2.1 The County will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in it's effort to maintain a comprehensive inventory of ecological communities which shall include species, population, habitat conditions, occurrences and alterations.

Policy 2.2 The County shall cooperate with the Department of Environmental Protection, the U.S. Army Corps of Engineers, and the Northwest Florida Water Management District, as appropriate, to implement seagrass bed mitigation and restoration programs in association with projects located within the County.

POLICY 2.3 The County's land use regulations shall prohibit high density development adjacent to sensitive wetlands areas, and shall prohibit destruction of wetlands vegetation without mitigation.

POLICY 2.4 The County, through the land use planning and development review processes, shall conserve and protect seagrass beds from detrimental physical and hydrological alteration.

POLICY 2.5 The County shall continue to enforce erosion control regulations to reduce sedimentation and turbidity in coastal habitats (particularly seagrass beds) resulting from upland development activities.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

POLICY 2.6 The County's land development regulations shall prohibit the development and disturbance of nesting areas of endangered species, threatened species, and species of special concern, including the nesting areas of sea turtles.

POLICY 2.7 The County shall, through the reduction of setback requirements, encourage the use of natural vegetation erosion control structures along the coastal area.

POLICY 2.8 The County shall prohibit the use of habitat destroying vertical seawalls, without rip rap reinforcement along natural waterbody shorelines. The County will encourage the removal of existing seawalls when the opportunity presents itself. Restoration will be accomplished by replacing existing, deteriorating seawalls with sloped shorelines or rip rap which will be vegetated where technically feasible. When properly done, such vegetated areas will recreate habitat and also provide greater storm protection to upland areas.

POLICY 2.9 The County shall prohibit the alteration, other than approved maintenance, of mosquito ditches.

POLICY 2.10 The County shall encourage, through its land use regulations the use of native vegetation over exotic vegetation.

POLICY 2.11 The County shall protect sea turtles through land development regulations which prohibit disturbance of nesting areas, prohibit inappropriate beachfront lighting, and require low intensity lights, seasonal and timed lights, reflective tint on beachfront windows, and shading.

Policy 2.12 The County shall only allow minimal permitted amounts of backfill to be placed behind erosion control devices.

Policy 2.13 The County shall, through its land development regulations, protect existing natural reservations, identified in the Recreation Open Space Element.

Policy 2.14 The County shall protect manatees by imposing speed limits on boats in areas frequented by manatees and by posting signs indicating the presence of manatees.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

OBJECTIVE 3

The County shall maintain the estuarine water quality surrounding Franklin County's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications.

POLICY 3.1 The County shall require all owners and users of onsite sewage disposal systems in Franklin County to connect to a central sewerage system when it is available for use pursuant to Florida law.

Policy 3.2 Soil suitability guidelines set forth in State Administrative Code shall be met when locating on-site sewage treatment facilities.

Policy 3.3 Septic Tank monitoring standards should meet or exceed those set forth in State Administrative Code.

Policy 3.4 The County shall, through its land development regulations, require developers of new subdivisions with lots of less than one acre to connect to a public wastewater system (or package plant) and provide sewers to each lot in the subdivision. The County shall also require all new subdivisions to submit and implement a stormwater management plan which will meet the adopted level of service standards.

Policy 3.5 The County shall, through its land development regulations, require all new construction within 150 feet of the waters or wetlands of Franklin County to install a stormwater management system that will provide for the treatment of runoff to applicable State standards.

OBJECTIVE 4

The County shall protect the quality of water on the Apalachicola River and Bay to the extent that all waters maintain ambient water quality as established by the Florida Department of Environmental Regulation.

POLICY 4.1 No new untreated point sources shall be permitted to discharge into the waters of Franklin County. In addition, no existing point source discharges may be expanded or increased if such increase has the potential to degrade the waters of Franklin County below ambient water quality standards established by the Florida Department of Environmental Protection.

POLICY 4.2 At such time that either the existing county landfill is approved to receive septic

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

waste or a new one is built to accommodate it, county personnel at the landfill will monitor all disposal of septic tank waste and sewage treatment sludge and report violations to appropriate County officials for corrective enforcement action.

Policy 4.3 The County shall prohibit the installation of septic tanks within 150 feet of wetlands and shorelines of Franklin County. Between 150 and 75 feet of wetlands and shorelines the only onsite wastewater treatment system that will be allowed are aerobic systems. No onsite systems can be located closer than 75 feet from wetlands or shorelines in Franklin County.

Policy 4.4 The County shall require Type III sewage pump-out facilities for all new marina facilities along the waterfront and adopt and enforce regulations to require existing marinas to install such facilities.

Policy 4.4 In order to reduce non-point source pollutant loadings, and improve the functioning of the County's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches and stormwater control structures is prohibited. The County shall initiate a public information program to help discourage future illegal dumping in drainage facilities.

Policy 4.5 The County has adopted and implemented a comprehensive stormwater management ordinance which provides for: (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters; (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater runoff. (See Ordinance 89-8, Critical Shoreline Ordinance).

Policy 4.6 The County shall through its land development regulations establish periodic inspections for stormwater control structures to ensure their proper functioning and maintenance.

Policy 4.7 The County shall coordinate with DEP and the NFWFMD to initiate a water quality monitoring program in the Apalachicola Bay. The County shall assist in selecting the monitoring sites and shall coordinate with the Apalachicola National Estuarine Research Reserve in keeping record of the monitoring results. The purpose of the study will be to monitor contaminants entering the Apalachicola Bay. The study will commence as part of the NFWFMD's SWIM program for the Bay. As the study is completed, the appropriate recommendations shall be incorporated into the adopted portion of the comprehensive plan, including the capital improvements schedule.

Policy 4.8 The County shall develop a mosquito control plan which identifies chemicals, methods of application, frequency of application and disposal of residue. The plan shall be submitted to DEP for approval prior to implementation.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Policy 4.9 The County shall, in cooperation with DEP, develop an aquatic weed control program which identifies chemicals, methods of application, frequency of application and disposal of residue.

Policy 4.10 Stormwater impacts shall be minimized by using site suitable best management practices which maximize infiltration of stormwater and minimize off-site discharge. Best management practices shall include, but not limited to, such techniques as concrete grid and modular pavement, detention ponds, exfiltration basins, grassed waterways and swales, porous asphalt pavement, retention basins, rooftop runoff disposal, storage/treatment facilities, and underdrains and stormwater filter systems. These shall be implemented through land development regulations.

Policy 4.11 Through the land development regulations the County shall restrict lot coverage so that excessive stormwater runoff is not generated.

Policy 4.12 All development within 150 feet of wetlands and shorelines in Franklin County will be reviewed by the County Planning and Zoning Commission to insure that development conforms to the Critical Shoreline Ordinance and is done in a manner that minimizes stormwater runoff.

Policy 4.13 Within 150 feet of wetlands and shorelines no more than 20% of a lot shall be covered by impervious surface.

Policy 4.14 The County shall continue to enforce its existing measures to preserve high water quality in Apalachicola Bay, as established by existing Outstanding Florida Waters and Class II Shellfish Harvesting Waters designations. In addition to coordinating with the Florida Department of Environmental Protection and the Northwest Florida Water Management District to maintain water quality in Apalachicola Bay, the County shall coordinate with the staffs of the Aquatic Preserve and National Estuarine Research Reserve on development that may impact water quality in the Bay, such as large scale development projects and industrial development. The County shall rely on existing water quality monitoring programs within these entities to monitor water quality within the Bay.

Policy 4.15 The County shall continue to coordinate with the Florida Department of Environmental Protection and the Northwest Florida Water Management District to treat stormwater runoff before it enters the Bay, the Gulf, or estuaries.

OBJECTIVE 5

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Coastal Barrier Protection/Conservation - The coastal barriers islands of Franklin County shall be protected/conserved such that there will be no loss of the dune systems.

Policy 5.1 The County shall prohibit development seaward of the Department of Environmental Protection's coastal construction control line without prior written approval from the Department of Environmental Protection. The County shall limit any such development to single family dwellings at a density not to exceed one unit per acre, or lot of record.

Policy 5.2 Vehicular traffic on the Gulf Beach and in the primary dunes shall be prohibited through County land development regulations.

Policy 5.3 The County shall support beach re-nourishment projects when recommended by the U.S. Army Corps of Engineers or Florida Department of Environmental Protection and may act as the local sponsor if necessary.

Policy 5.4 The County shall amend as necessary its coastal building code to be consistent with the most recent revisions of the Florida Building Code.

Policy 5.5 The County shall require all applications for building permits for all new construction or substantial improvement of existing major structures within the County's coastal building zone to be certified by an architect or professional engineer registered in the State of Florida.

Policy 5.6 There shall be no alterations of any active sand dunes by excavating, leveling, filling, surfacing or any other construction which would impair the natural ability of such a sand dune to provide storm protection. Structures shall be elevated above the dunelands on deep-anchored piles, and filling and general clearing, grading, and paving of the site is prohibited. Alteration of dune vegetation shall be discouraged and may only be allowed when altered vegetation is replanted.

Policy 5.7 Fill shall not be used for structural support.

Policy 5.8 Access to the beach shall be by means of elevated walkways which do not interfere with the action of the dunes and which do not destroy dune vegetation.

Policy 5.9 The County shall limit impervious coverage of lots in the Critical Shoreline District to 20%.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

OBJECTIVE 6

WATER-DEPENDENT USES: The County hereby establishes land use criteria which give priority to the siting and development of water-dependent uses within the Coastal Area, as defined in the following policies.

Policy 6.1 It shall be the policy of the County to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses when allowed within applicable zoning districts. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in the order of declining priority.

- 1) Water-dependent uses such as fish, and shellfish production;
- 2) Water-dependent recreation and commercial uses such as ports and marina-type uses
- 3) Water-related uses
- 4) Water-enhanced uses

Policy 6.2 New marinas and multislip docking facilities shall conform to the following criteria:

- a) public use marinas shall be allowed only in commercial land use or as otherwise permitted in land use categories in the plan.
- b) non-public use marinas or multislip docking facilities shall be allowed only in residential zoning districts and then only if use of docking facilities are limited to use by residents;
- c) marinas and multislip docking facilities must provide vehicular parking.
- d) all parking, dry storage, and non-water dependent facilities must be built on existing uplands;

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

- e) marinas and multislip docking facilities shall prepare hurricane plans which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment; this hurricane plan shall be reviewed and approved by the Emergency Management Director;
- f) marina or multislip docking facilities shall comply with the other policies of this plan;
- g) marinas or multislip docking facilities which propose to disturb wetlands shall create new wetlands in compliance with Policy 1.2(c) of the Coastal Conservation Element. Destruction of grassbeds shall be prohibited.
- h) dryslip use shall be maximized in order to minimize impacts on water quality, and minimize the areas extent of disturbance of the estuary; and
- i) fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water.
- j) No marina expansion or construction will be permitted if the expansion or construction results in any loss of waters classified for the harvest of shellfish. Docking facilities shall only be located in areas with good circulation, flushing, and adequate water depths.
- k) The siting of docking facilities shall take into account the access of the boat traffic to avoid marine grassbeds or other aquatic resources in the surrounding area.
- l) The siting of new facilities within the aquatic preserve shall be secondary to the expansions of existing facilities when such expansion is consistent with other standards.
- m) New facilities shall be required to prepare and implement a DEP approved monitoring program to assure that there are no water quality problems associated with the marina.

Policy 6.3 The County shall review new marina applications for consistency with the Apalachicola Bay and Alligator Harbor Aquatic Preserve Plans.

OBJECTIVE 7

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Franklin County shall maintain ambient air quality standards which are equal to or more stringent than the State and Federal National ambient air quality standards (NAAQs).

Policy 7.1 The County shall evaluate all industrial land development activities which will require a permit under Chapter 62-4, FAC with regard to appropriateness of location and shall adopt development order conditions consistent with this policy.

Policy 7.2 The County shall condition all commercial new construction development approval to implement best management practices for reduction of erosion, fugitive dust, and air emissions related to the construction of the development.

OBJECTIVE 8

The County shall continue to enforce mechanisms to conserve current and projected water sources within Franklin County, as defined in the 1992 Wellfield Protection Ordinance.

Policy 8.1 Proposed development which requires large water withdrawals from the aquifers will be submitted to the NWFWMMD for review prior to development approval.

Policy 8.2 The County shall continue to coordinate with the NWFWMMD to cap abandoned, free-flowing wells.

OBJECTIVE 9

The County shall by 2010, adopt and enforce aquifer protection measures to ensure the protection of the County's potable water source and to safeguard public health.

Policy 9.1 The County shall adopt a water conservation plan which shall be consistent with the emergency water shortage contingency plans developed by the NWFWMMD and which shall apply to all water system users. The plan shall include such measures as:

- a) implementation of the Water Conservation Act
- b) compliance with the Florida Energy Conservation Standards
- c) alternating days of ground watering
- d) through land development planning, ensure that development activities do not impair the function of high or regionally significant recharge areas, and limit roads and other impervious

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

surfaces and watershed alterations that reduce the availability and flow of good water to recharge areas.

e) Ensure that new development maintains natural groundwater levels, including seasonal fluctuations, consistent with sound ecological and public safety considerations.

f) Encourage incentives such as reduced connection fee and service charges through water and wastewater saving devices such as graywater systems.

Policy 9.2 The County shall coordinate with the NWFVMD to initiate a study of the cost/benefits associated with the installation of a water reuse system.

Policy 9.3 The County shall encourage the use of native vegetation over the use of exotic vegetation.

Policy 9.4 The County shall seek funding to identify cones of influence and will amend its land use and zoning maps to provide protection to such cones.

Policy 9.5 The County shall identify and protect the functions water recharge areas and provide incentives for their conservation.

Policy 9.6 The County shall promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.

Policy 9.7 The County shall protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.

OBJECTIVE 10

The County shall continue to protect and conserve its soils and mineral resources.

Policy 10.1 The County's site plan review process shall continue to take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

Policy 10.2 The county shall provide training to the community, home owners, and to

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

construction companies requesting variances for seawalls. Such training shall include the use of upland and wetland vegetative measures, dune renourishment, use of berms, swales and other stormwater management practices to protect and conserve the soil.

Policy 10.3 The county shall continue to implement the Critical Shoreline District Ordinance which designates environmentally sensitive lands.

OBJECTIVE 11

The County shall maintain its hazardous waste management program.

Policy 11.1 The County, in conjunction with the cities, shall continue to have regular Amnesty Days to collect hazardous waste.

Policy 11.2 The County shall continue to identify all unauthorized dumps and, in cooperation with DEP, develop closure plans for such dumps.

Policy 11.3 The County shall enforce those local ordinances which prohibit the discharge of petroleum and lead-based fuels and solvents from boat maintenance with the Apalachicola River adjacent to the County limits.

Policy 11.4 The County will ensure that the U.S. Department of Interior oil, gas and mineral lease sales do not allow for the exploration and development of these resources when it would threaten the productivity of marine, aquatic and estuarine resources.

GOAL 2

THE VULNERABILITY OF PEOPLE AND PROPERTY IN FRANKLIN COUNTY TO HARM FROM HURRICANES AND ASSOCIATED COASTAL FLOODING WILL BE REDUCED AND PUBLIC EXPENDITURES IN AREAS SUBJECT TO NATURAL DISASTER WILL BE LIMITED.

OBJECTIVE 12

Hazard Mitigation and Coastal High-Hazard Areas. The County shall adopt Land Development Regulations to restrict development within coastal high-hazard areas and shall develop budget

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

policies to restrict public funding for facilities within coastal high-hazard areas.

Policy 12.1 The County shall not authorize the funding of public facilities in the coastal high hazard area unless a crucial need is demonstrated. Crucial need is defined at Policy 12.2. For the purposes of this policy, infrastructure, boat ramps, recreation facilities, roads are permissible in the CHHA.

Policy 12.2 A crucial need finding must be arrived at by the County to authorize public expenditures within the CHHA and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of surface and potable water quality standards, or to construct recreational facilities unique to coastal sites such as boat-ramps and associated facilities. Furthermore, a crucial need may only be established after consideration has been given to hazard mitigation standards, including floodproofing and evacuation.

Policy 12.3 The County, through its land development regulations, shall restrict development in the CHHA to one unit per acre or one unit per lot of record.

Policy 12.4 The County's Floodplain Management Ordinance shall reference the building elevations of the Flood Insurance Rate Maps, the building requirements of the National Flood Insurance program, provide for detention of rain from a 25 year - 24 hour rainfall event, and restrict discharge of rainwater into ditches which may flood evacuation routes.

Policy 12.5 The Coastal High-Hazard Area is defined as 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. Exact location of such surge line can be field verified with a survey. The area known as the Eastpoint Urban Service Area (USA), where it is in the Coastal High Hazard Area (CHHA), shall be exempt from the provisions of the CHHA, as the USA is an existing urbanized area where various state and county programs have encouraged the infill and development of the area to take advantage of the existing infrastructure.

OBJECTIVE 13

DEVELOPMENT DENSITY AND INTENSITY: The County shall through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Policy 13.1 It shall be the policy of Franklin County to require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics. Applications will be reviewed for compliance with all applicable flood control regulation requirements.

Policy 13.2 Franklin County shall limit the density of new residential development within the Coastal High Hazard Area to a maximum of one dwelling units per acre (ie., the maximum density associated with the low intensity residential category described in the Land Use Element). Maximum density/intensity of new commercial development within any area of the Coastal High-Hazard Area shall be limited to the lowest density/intensity for those areas as provided for in the Future Land Use Element.

Policy 13.3 Promote, through Land Development Regulations in instances where a proposed project is located entirely within the CHHA, the clustering of uses. Such clustering will serve to limit the amount of infrastructure provided within the CHHA. Net density limits that are otherwise applicable to future land use categories may be waived for purposes of implementing the clustering concept identified in this policy, provided that the overall density caps are not exceeded

Policy 13.4 The County shall prohibit the approval of new development orders for mobile home projects within the V-zones of the FEMA maps and on the barrier islands in Franklin County.

Policy 13.5 The County shall prohibit the siting of new acute care medical facilities within the Coastal High Hazard Area. Furthermore, existing medical facilities within the Coastal Area shall be discouraged from locating new facilities or expanding existing facilities. Medical facilities, as defined in this proposed policy, shall be limited to those regulated by applicable State law.

Policy 13.6 The County shall coordinate with the Regional Planning Council to formulate a methodology for assessing the impact of new development on evacuation time. Subsequent to formulating the methodology, the County shall assess the impact of all new development within the CHHA and not permit new development which increases LOS standards as established for evacuation times.

Policy 13.7 Franklin County may consider amendments to the Future Land Use Element for properties within the coastal high hazard area. Any Future Land Use Map amendments and corresponding density and intensity assignments shall be consistent with the requirements of Chapter 163, Part II, Florida Statutes, and the Franklin County Comprehensive Plan. Any amendment to the Future Land Use Map within the coastal high hazard area shall not exceed a residential density of one unit per acre and must be supported by best available data and

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

analysis with particular attention to the impact the amendment will have on the established LOS hurricane evacuation clearance times.

Policy 13.8 Should a comprehensive plan amendment in the coastal high hazard area cause the hurricane evacuation clearance times for a Category One storm to exceed the established county standard, the amendment shall mitigate such impacts to insure compliance with applicable established hurricane evacuation level of service. Mitigation may include subscribing to "reverse 911" system, providing NOAA weather radios, developing hurricane evacuation plans, creating annual hurricane evacuation information, and providing other development specific requirements.

OBJECTIVE 14

Hurricane Evacuation - The County shall conduct its hurricane evacuation procedures to ensure that Countywide evacuation clearance times do not exceed 16 hours for Category 1 storms and 24 hours for Category 2, 3, 4, and 5 storms.

Policy 14.1 In order to prevent unnecessary evacuees crowding roads and shelters, the County Emergency Management Director shall, prior to the 2006 hurricane season, develop a plan to maximize use of existing transportation routes and to provide early notification. These strategies may include requiring or encouraging use of alternative routes to US 98 and SR 319 including SR 65 and SR 67, where appropriate, planning staged evacuations, and providing early notification and evacuation orders pursuant to National Weather Service advisory issuances.

Policy 14.2 New or replacement bridges spanning the Intracoastal Waterway shall not be draw bridges.

Policy 14.3 The County shall coordinate with the cities of Apalachicola and Carrabelle in implementing this hurricane evacuation plan.

Policy 14.4 All future improvements to roads along the evacuation routes shall include remedies for flooding problems.

Policy 14.5 New or improved roads in the coastal area shall when feasible include paved areas which can be used to increase the number of traffic lanes for hurricane evacuation.

Policy 14.6 The County shall prioritize its roadway maintenance and construction

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

projects such that projects located on critical links and on major evacuation routes are given first priority.

Policy 14.7 The County shall evaluate any proposed zoning changes in the areas vulnerable to Category 1 and 2 storms on how the change would affect the evacuation capabilities of the zone.

Policy 14.8 The County shall continue to coordinate with Gadsden, Liberty, Wakulla, and Leon counties to assess the availability of out-of-county sheltering facilities and to pursue agreements to provide out-of-county evacuation shelters during storm events. Additionally, the County shall identify as part of the evacuation plan funding mechanisms including impact fees or other revenue sources to be used for providing out-of-county sheltering facilities. The County shall reassess its out-of-county shelter needs at least every five years, beginning in 2009.

Policy 14.9 The County shall include, as part of its Emergency Management Plan, an evacuation plan for persons with special needs.

Policy 14.10 Annually, the County shall prepare for public dissemination, a public information brochure outlining the County's emergency preparation procedures.

OBJECTIVE 15

Post-Disaster Redevelopment. By 2009, the County shall adopt a post-disaster response and cleanup assistance, procedures for redevelopment permitting and hazard mitigation measures.
9J5-042 (3)(b)(8)

Policy 15.1 The County shall amend where necessary the natural disaster preparedness technical data, as well as the Goals, Objectives and Policies of the Coastal Management Element to be consistent with an updated version of the Regional Planning Council's Hurricane Preparedness Plan when it becomes available.

Policy 15.2 Upon completion of DCA's Post Disaster Redevelopment Plan Pilot Program, the County shall work with the cities to modify the current Comprehensive Emergency Management Plan to comply with the policies under this objective, and shall contain step-by-step details for post disaster recovery operations.

Policy 15.3 The Recovery Task Force shall propose comprehensive plan amendments to County officials which reflect the recommendations in any interagency hazard mitigation reports

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL 106-390),

Policy 15.4 In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation or land use and which suffered damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 15.5 The County shall coordinate with the cities to develop and adopt prior to the 2009 hurricane season a formal decision making process to evaluate options for damaged public facilities in the CHHA including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

Policy 15.6 The County shall, through its local mitigation strategies, identify structures in the coastal high-hazard area, inventory their assessed value, judge the utility of the land for public access, and make recommendations for acquisition when post-disaster opportunities arise.

Policy 15.7 As modified pursuant to policy 15.2, the County shall incorporate into this plan recommendations listed in the hazard mitigation appendix of the Comprehensive Emergency Management Plan, as well as applicable hazard mitigation recommendations from future revisions to the Regional Hurricane Preparedness Plan. These recommendations shall be incorporated no later than 18 months after the recommendations have been adopted.

Policy 15.8 The County shall prioritize its post-disaster cleanup operations in such a way that those activities necessary to assure public health and safety are given priority over other cleanup activities. The provision of access to private property following a disaster shall be given secondary priority unless that access is determined to be necessary for the health and safety of the owner.

Policy 15.9 Upon completion of DCA's Post Disaster Redevelopment Plan (PDRP) pilot program, Franklin County shall initiate the PDRP process to adopt a PDRP, as per Objective 15 within the Coastal/Conservation Element, and include strategies for rebuilding historical structures (if any), purchasing repetitively damaged structures, and exploring additional funding sources for rehabilitating more substandard and dilapidated housing units per year. Initiation of the development of the PDRP shall be contingent upon available funding.

OBJECTIVE 16

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

The County shall promote community awareness of the hazards, such as hurricanes, wildfires, flooding, etc., that exist in the county, and techniques to minimize vulnerability in those areas.

Policy 16.1 The County shall continue its current efforts to provide emergency and hurricane preparedness information.

Policy 16.2 The County shall encourage the Emergency Management Office to continue its hurricane education and information programs and activities.

Policy 16.3 The County shall continue its current efforts to provide flood protection information, including information about Flood Insurance Rate Maps and the National Flood Insurance Program.

Policy 16.4 The County shall provide information about wildfire hazards and other hazards as needed.

OBJECTIVE 17

Public Access – The amount of public access to coastal resources shall be maintained and not decreased.

Policy 17.1 The County shall ensure that existing access for the public to the County's rivers, bays, beaches, and estuaries is maintained by new development. The County will require new waterfront development to show on map amendments, development orders and site plans any existing dedicated waterfront access ways. The proposed development shall indicate on map amendments, development orders, and site plans how the existing dedicated water access will remain open to the public, how it will be relocated with the County's approval, or that it will be donated to the County.

Policy 17.2 All public access facilities shall include parking facilities and access to a State or County road.

Policy 17.3 The County shall accept donations of shoreline lands suitable for use as public access facilities.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Policy 17.4 Except for donations to the County for public access as stated in Policy 17.1 or to preserve historic and archaeological sites as stated in Policy 18.2, the County shall not support the acquisition of additional land by the local, state, or federal government unless it is determined that such a purchase is necessary to protect the seafood industry or unless the County is compensated for the resulting loss in tax revenue.

Policy 17.5 In 2011, the County shall update the public access study performed in 1987 to determine whether any dedicated public access points or property with deed restrictions or easements have been illegally closed. Upon completion of the update, the county will initiate appropriate action to reopen illegally closed access points. The update will include a determination of the number of parking spaces available, and the capacity of the access points to serve future needs.

Policy 17.6 The County has inventoried the existing commercial water access facilities in Franklin County. This data shall be used to evaluate what improvements, if any, should be made to commercial water access facilities.

Policy 17.7 The County may provide expedited processes for land development approvals for development that increases recreational and commercial public water access in Franklin County.

Policy 17.8 The County may waive County fees for developments that increase public access to recreational and commercial water resources in Franklin County.

OBJECTIVE 18

Historic Resources - The County will identify all historic resources within the Coastal Area and establish development standards for the protection, preservation and sensitive reuse of historic resources throughout the County.

Policy 18.1 Historic Resources - County land development regulations shall prohibit the destruction of historic resources as referenced in the data & analysis section of this element on County owned property.

Policy 18.2 Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development regulations. The County shall establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

development.

Policy 18.3 As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site.

Policy 18.4 The County shall accept donations of historic or archaeological sites.

OBJECTIVE 19

Maintaining Scenic routes. The County will continue to support scenic roads designated in Franklin County in order to help preserve the area's natural beauty.

POLICY 19.1 U.S. Highway 98 within the County, shall be designated a scenic road along the coast.

Policy 19.2 Properties between designated scenic roads and wetlands or open water shall be zoned the lowest density allowed for their respective future land use categories.

Policy 19.3 Site plan requirements for areas between designated scenic roads and wetlands or open water shall require the use of native vegetation in landscaping, separation of buildings by at least 20 feet along the axis of the road, and the avoidance of fencing or landscaping that would obstruct views of wetlands or open water.

GOAL 3

INFRASTRUCTURE - PUBLIC FACILITIES SHALL BE ADEQUATE AND AVAILABLE TO SERVE THE RESIDENTS AND VISITORS TO THE COUNTY'S COASTAL AREA.

OBJECTIVE 20

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Levels of Service - The level of service standards adopted in the Public Facilities Element shall be applied to all development within the coastal areas. The evacuation times established by Objective 14 shall also be considered levels of service standards for roads.

Policy 20.1 Through the Public Services Commission, the County shall allow service areas to be established for water and sewer service providers. Development within these service areas shall be limited to the capacity of the respective facilities to supply the appropriate service as established by the level of service standard adopted in this comprehensive plan.

OBJECTIVE 21

Required Improvements, Timing, and Funding. All public facilities shall be available by the time the impact of the new development occurs.

POLICY 21.1 Developments which would impact existing facilities by reducing the level of service below adopted levels shall not be allowed.

GOAL 4

**INTERGOVERNMENTAL COORDINATION TO PROTECT COASTAL RESOURCES.
COASTAL RESOURCE MANAGEMENT WILL ADDRESS NATURAL SYSTEMS ON A
SYSTEMWIDE BASIS REGARDLESS OF POLITICAL BOUNDARIES.**

OBJECTIVE 22

Coordinating with Other Local Governments - Franklin County shall continue to coordinate with other local governments in order to manage coastal resources affecting or affected by governments other than the County.

Policy 22.1 The County shall review the comprehensive plans of the cities to determine consistency.

Policy 22.2 The County shall develop joint planning and management programs with the Cities for hurricane evacuation, provision of public access, provision of infrastructure, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges, protection of living marine resources, reduction of exposure to natural hazards.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Policy 22.3 The County shall continue to coordinate with the Cities to combat non-point source pollution in the Apalachicola Bay basin.

Policy 22.4 Prior to the adoption of any land development regulations developed pursuant to Section 163.3202, F.S. the County shall review and incorporate, where appropriate, policies recommended in the Apalachicola Bay Aquatic Preserve Management Plan, the National Estuarine Research Reserve Management Plan, the Northwest Florida Water Management District's Surface Water & Improvement Management Plan and the Lower Apalachicola River: Environmentally Endangered Lands Management Plan.

Policy 22.5 The County shall assist, however necessary, in the completion, periodic updating and implementation of the Apalachicola Bay Aquatic Preserve management plan.

GOAL 5

THE COUNTY, ACKNOWLEDGING THE EVOLVING EFFECTS OF SEA LEVEL RISE, WILL IMPLEMENT MEASURES TO PROTECT HEALTH, SAFETY, AND WELFARE OVER AN INTERMEDIATE TO LONG-TERM HORIZON (10-80 YEARS).

Commented [RF1]:

Primary Feedback –

- Try to locate greater number of receiving zones within Eastpoint and not only municipalities.
- Soften the wording on Sea Level Rise Management Fee.

OBJECTIVE 23

The County will maintain a sea level rise map series assessing the vulnerability of public and private resources to sea level rise and related coastal impacts. This series will inform the sea level rise thresholds and other delineations described under this goal.

Policy 23.1 Informed by the sea level rise map series, the County will work to prioritize coastal resiliency measures that limit nuisance flooding through wave attenuation practices. These may include marsh, seagrass meadow, or mollusk reef habitat restoration, and related measures. These will reflect the areas prioritized by the 2019 SHaRC study.

Policy 23.2 Informed by the sea level rise map series, the County will pursue local, state, and national funding options that incentivize parcel-level and area-level adaptation measures, including but not limited to berms, structure flood-proofing, and living shorelines.

Policy 23.3 The County may elect to supersede Level of Service facilities planning if a finding is made that long-term sea level change will affect the utility and safety of an infrastructure. In such a case, the County may explore opportunities to relocate the infrastructure before seeking to meet level of service standards.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

OBJECTIVE 24

The County will consider ways to implement adaptation measures for properties and structures touched by the 1ft. Sea Level Rise Mean Higher High Water line depicted by the sea level rise map series.

Policy 24.1 In the event of a hurricane, tropical storm, or other flood, properties experiencing over 50% damage may be entered into a Transfer of Development Rights Sending Zone. Parcels will be converted to open space or dual-benefit stormwater facilities. The County may elect for this policy to supersede Policy 15.4.

Policy 24.2 Vacant residential and non-water-dependent use properties that do not directly provide local employment, located within a FEMA V Zone and where greater than 50% of the property is exposed to the sea level rise 1-ft. MHHW threshold, and/or repetitive loss properties or those designated through Policy 15.6 of this Element may be entered into blue skies Transfer of Development Rights Sending Zones.

Policy 24.3 The County will, where feasible, establish Transfer of Development Rights Receiving Zones in areas landward of the sea level rise MHHW 1-ft. threshold, outside of a FEMA Special Flood Hazard Area, within areas that already provide central sewer facilities, and in areas that do not otherwise cause outcomes that conflict with the intent of Objective 12 of this Element.

Policy 24.4 The Transfer of Development Rights Receiving Zone may also allow for density and intensity upgrades (beyond those purchased) based on a "Resilient New Urbanism/Smart Growth Development" Pattern that reduces incidence of detached business and residential structures, replacing them with clustered, mixed-use structures that can financially support a combined stormwater conveyance and retention system (rather than site-by-site) and other combined adaptation infrastructure.

OBJECTIVE 25

From past storm data (especially that of Hurricane Michael), the County may explore NFIP claims concentration areas and implement dune restoration, Florida Friendly Landscaping, structure raising, break-away walls, and other requirements and assistance for areas not already held to these standards.

Policy 25.1 The County may collect a sea level rise assessment to be put toward infrastructure upgrades – e.g. raised roads, stormwater pumps, and natural buffer enhancements – on future development located within the Adaptation Action Area (AAA) and adjacent to AAA assets identified on the sea level rise map series.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Policy 25.2 The County may explore funding sources to incentivize the provision, at the individual structure level, of floodproofing measures such as: sealing exterior cracks, sump pump installation, backflow valve installation, protection for structure openings, and slope enhancements.

OBJECTIVE 26

The County will continue to ensure that new, rebuilt, and substantial modification development in flood plains meets the standards set forth by federal guidelines.

Policy 26.1 Where applicable, development shall meet the construction requirements detailed by 44 CFR 60.3(e) including lowest floor elevation, anchoring, breakaway walls, anti-collapse techniques, and preservation of sand dunes on the parcel, and requirements set by Policies 5.4, 5.5, and 12.4 of this Element.

OBJECTIVE 27

The County shall continue to coordinate with Florida Department of Environmental Protection to ensure that applicable development seaward of Coastal Construction Control Lines meets permitting standards set forth in Fla. Stat. chapter 161. This includes observing the 30-year erosion projection line restrictions, protection of marine turtles, and coastal vegetation standards and by continued implementation of Policies 5.1 and 5.6 of this Element.

OBJECTIVE 28

The County may review and improve its Community Rating System (CRS) activities and actions to complement and enhance those described by Objective 16 in this Element in order to mitigate sea level rise damage and reduce flood insurance premiums to residents.

Policy 28.1 The County may pursue CRS "Mapping and flood data" activity points through the sea level vulnerability assessment and future public engagement and information dissemination activities.

Policy 28.2 The County may pursue CRS "Managing new development to minimize future damage" activity points through the sea level rise Transfer of Development Rights program, 44 CFR 60.3 activities, and sea level rise mitigation engineering and development projects.

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

Policy 28.3 The County may pursue, where feasible, CRS "Reducing flood losses to existing development" activity points through its post disaster acquisition of repetitive loss properties, by pursuing state and federal grants to improve drainage flow, retention, and sump pumping, and by incremental steps to flood proof local government-owned and operated structures.

Policy 28.4 The County may pursue CRS "Implementing public information activities" activity points by disseminating information about sea level rise and associated flooding to residents through utility bill mail outs, council announcements, local government web-pages, pamphlets available through the public library, and social media.

OBJECTIVE 29

The County shall explore new policy tools to advance the adaptation process, protecting people, structures, and natural resources from sea level rise and associated coastal impacts.

Policy 29.1 The County hereby adopts *Adaptation Action Areas (AAAs)* as delineated by the AAA Map. These Adaptation Action Areas consist of flood and sea level rise vulnerable assets (e.g. roads and critical facilities) and adjacent areas wherefor the County may pursue hardening, raising, and other adaptations to reduce vulnerability.

Policy 29.2 Within and adjacent to Adaptation Action Areas, the County may pursue new funding mechanisms, including but not limited to tax assessments and grant funding, to enable public information, outreach, and infrastructural upgrades to these future affected areas.

Policy 29.3 Where applicable, the County may work to attract investment and mitigate risk simultaneously, such as via capital recruitment to Opportunity Zones (identified on the Adaptation Action Areas Map). New investment in real estate and business activity may be assisted through the provision of in-kind or financial awards to help allay costs of flood-proofing described throughout this Element.

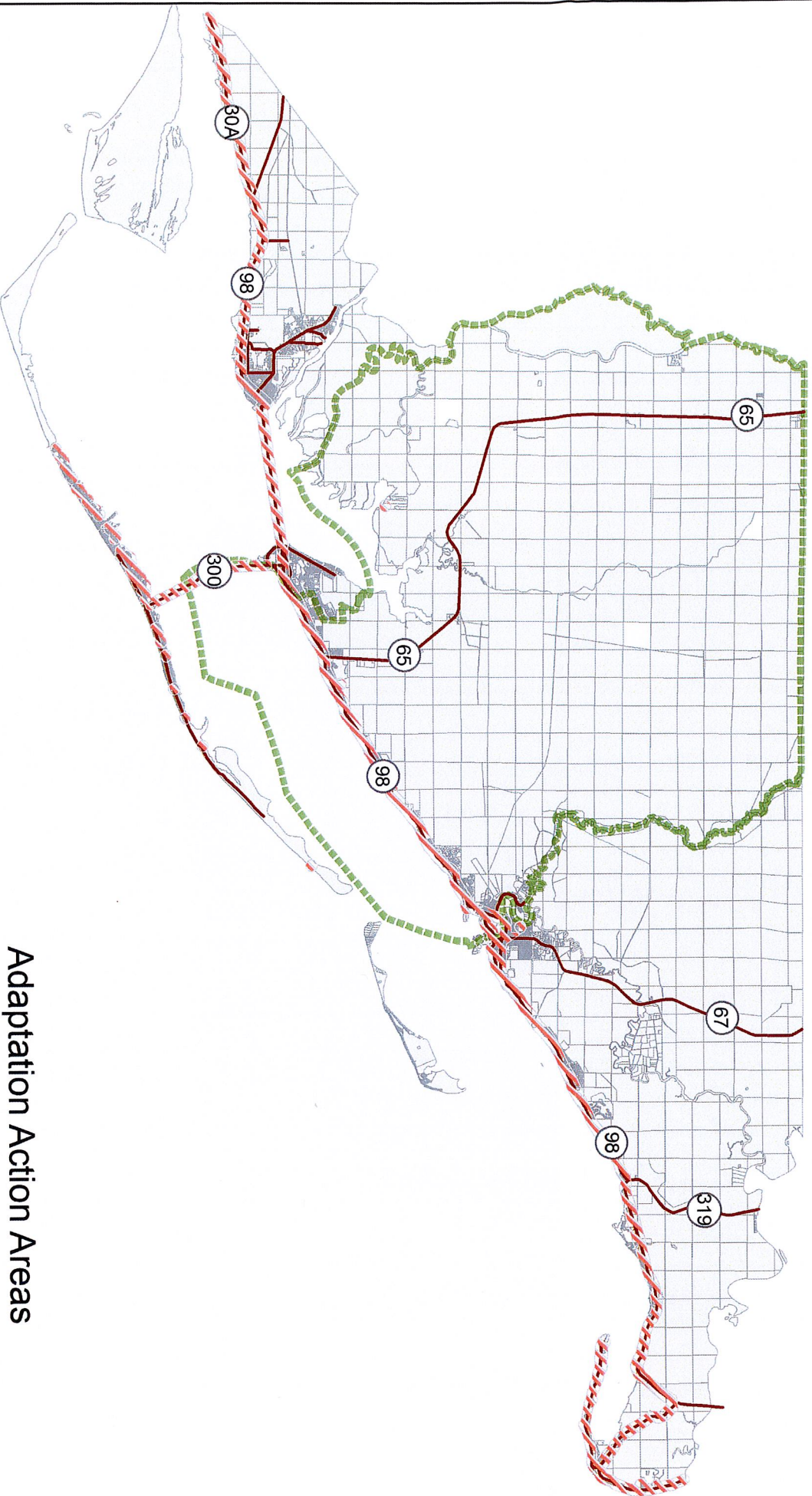
OBJECTIVE 30

The County's Local Mitigation Strategy Working Group and Comprehensive Emergency Management Plan (CEMP) may consider climate change within its list of hazards and corresponding prioritized projects. It may assess sea level rise and associated coastal flooding via the information presented by this Element and may supplement it as new data become available. The working group may pursue elevation, acquisition, demolition, and other projects

COASTAL/CONSERVATION

GOALS, OBJECTIVES, AND POLICES

enabled by Pre-Disaster Mitigation, Flooding, and Hazard Mitigation Grant Program funds when feasible.

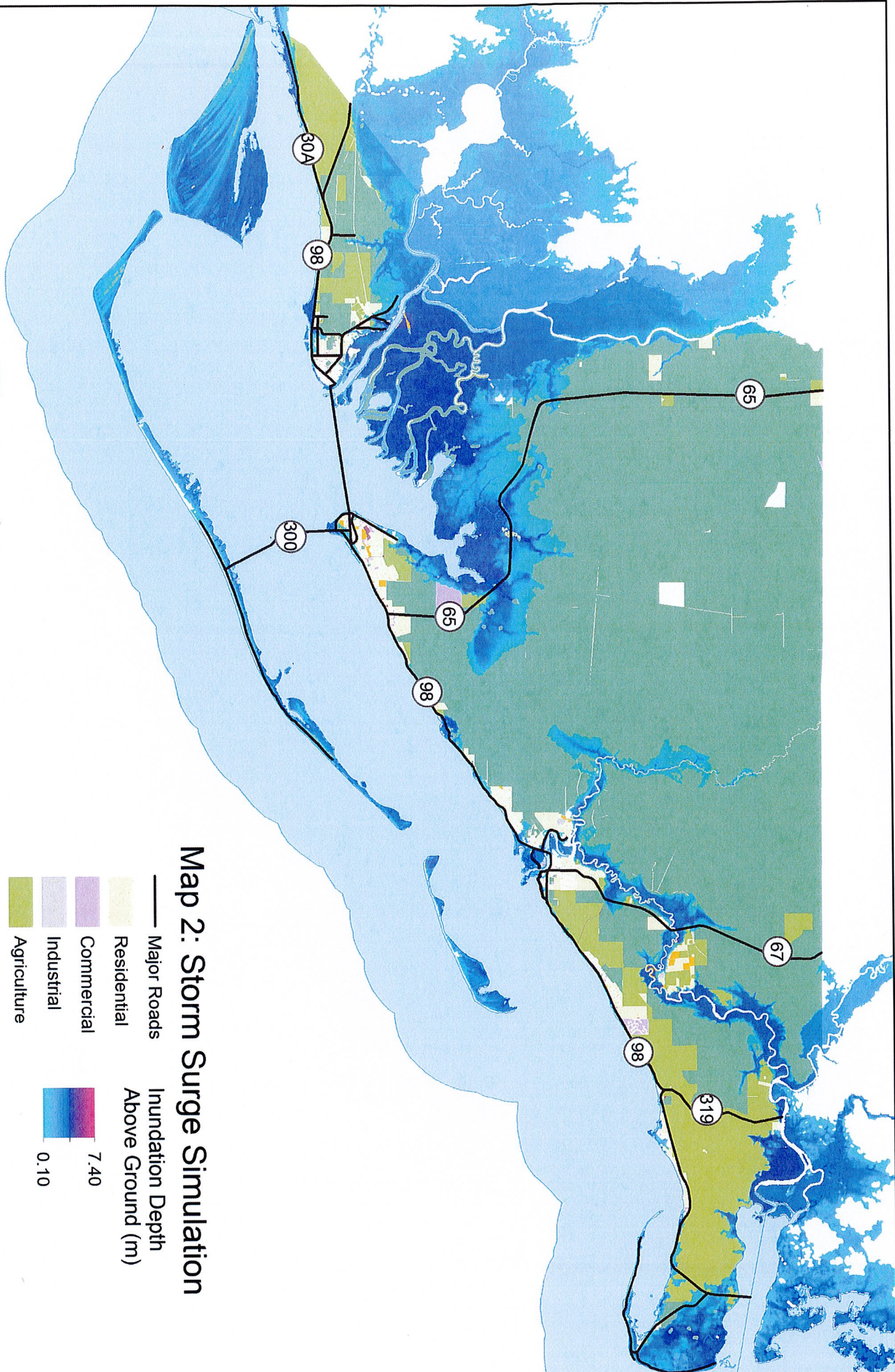


Adaptation Action Areas Franklin County

- Major Roads
- Opportunity Zone
- Adaptation Action Areas
- Parcels

Adaptation action areas based on stakeholder feedback.
Parcel data from Department of Revenue, opportunity zone from
Department of Economic Opportunity.



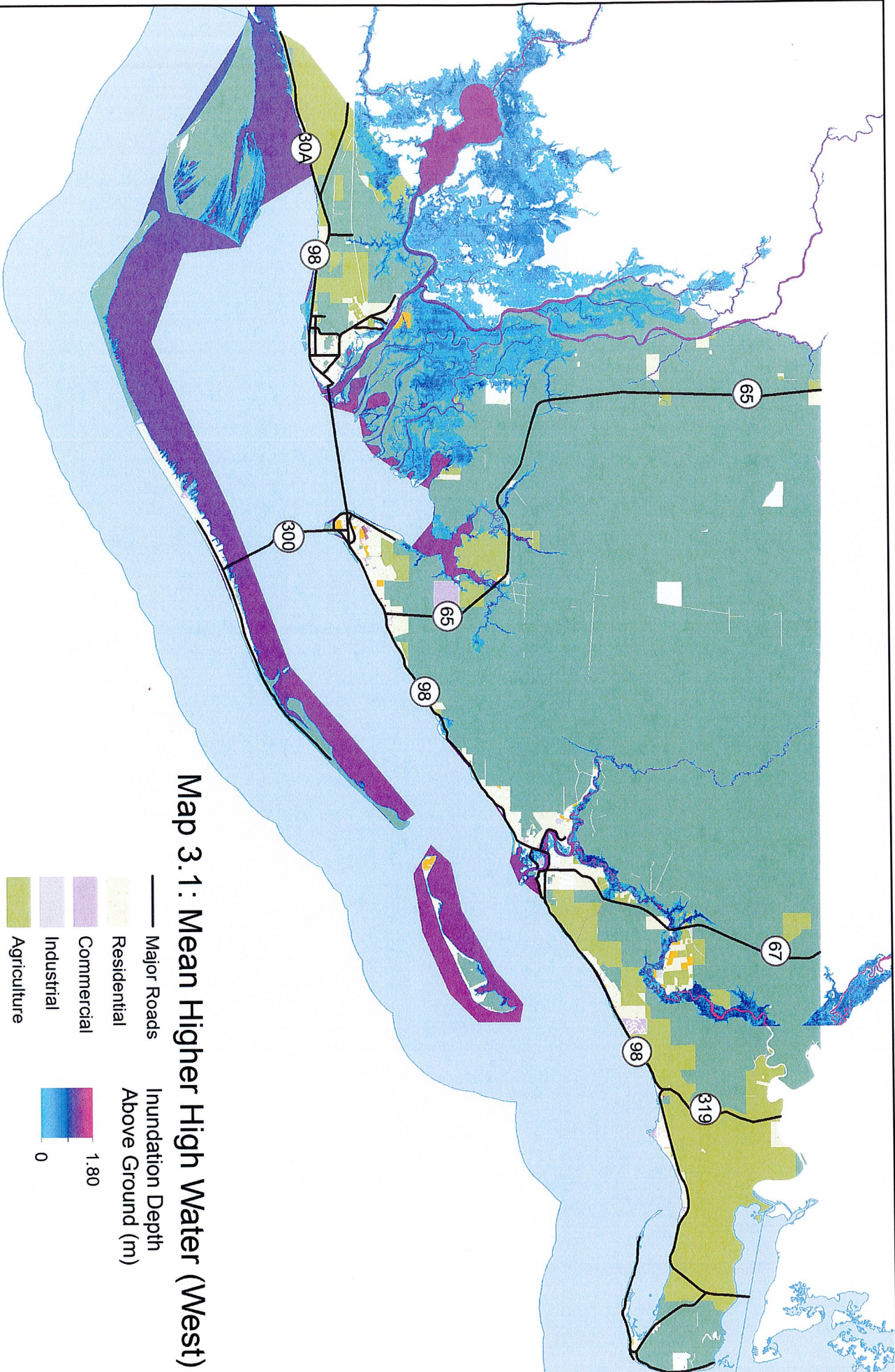


Map 2: Storm Surge Simulation

- Major Roads
 - Residential
 - Commercial
 - Industrial
 - Agriculture
 - Institutional
 - Government
 - Central_non_ag
 - Misc
- Inundation Depth Above Ground (m)
- 7.40
- 0.10

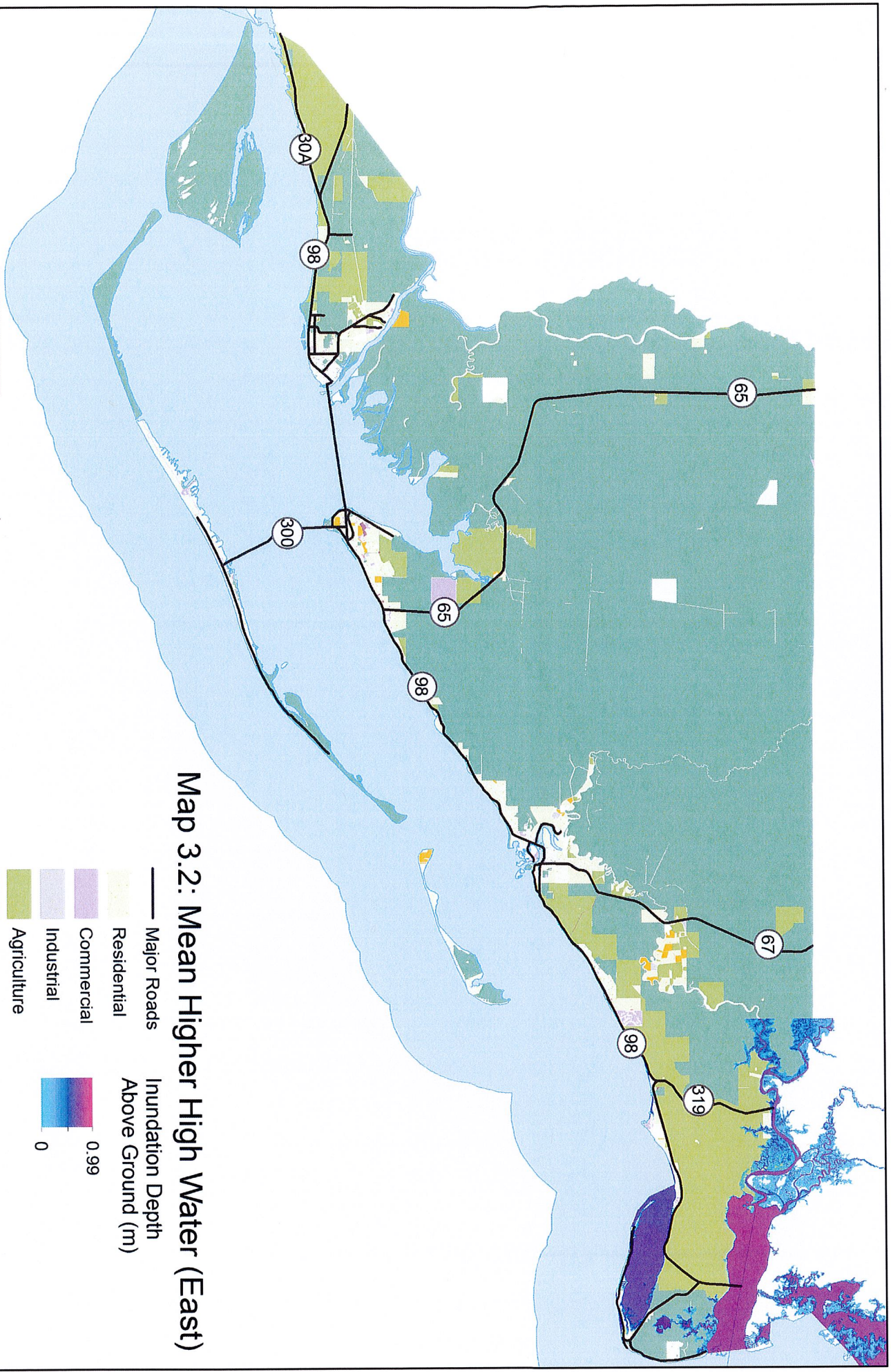
Source: Inundation depth from NOAA, Parcels from Florida Department of Revenue, Roads from Census. Storm surge simulation based on a sea level rise scenario of .5 meters above mean sea level. Information based on the best available data; intended for planning purposes only.





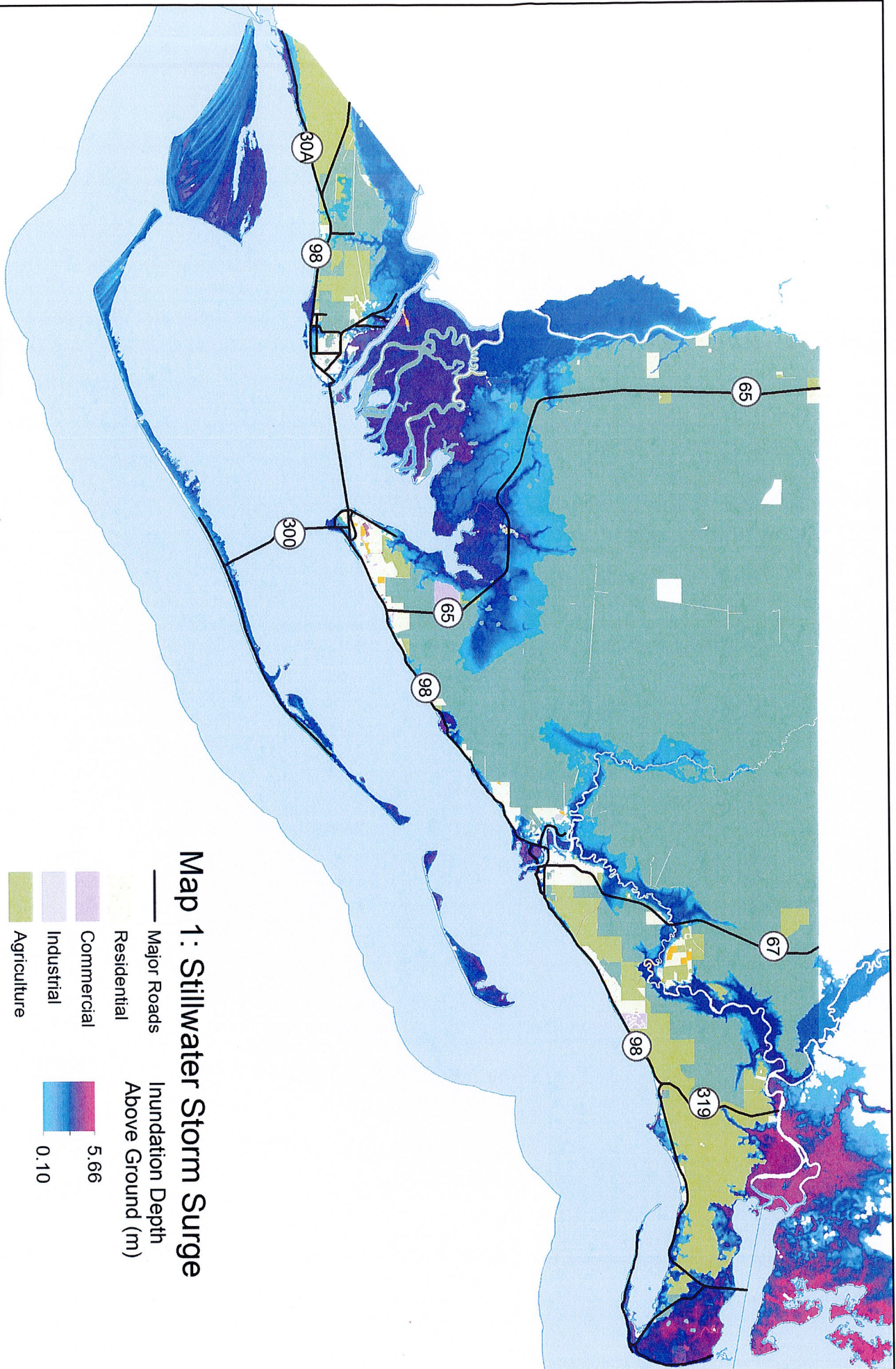
Map 3.1: Mean Higher High Water (West)

Source: Inundation depth from NOAA, Parcels from Florida Department of Revenue. Roads from Census. Mean higher high water based on a sea level rise scenario of 1 foot above mean sea level. Information based on best available data; intended for planning purposes only.



Map 3.2: Mean Higher High Water (East)

Source: Inundation depth from NOAA, Parcels from Florida Department of Revenue, Roads from Census. Mean higher high water based on a sea level rise scenario of 1 foot above mean sea level. Information based on best available data; intended for planning purposes only.



Map 1: Stillwater Storm Surge

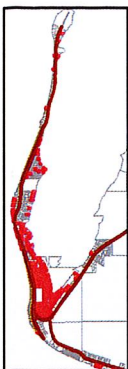
- Major Roads
 - Residential
 - Commercial
 - Industrial
 - Agriculture
 - Institutional
 - Government
 - Central_non_ag
 - Misc
- Inundation Depth Above Ground (m)
- 5.66
- 0.10

Source: Inundation depth from NOAA, Parcels from Florida Department of Revenue, Roads from Census. 1% annual chance flood event Still water storm surge based on a sea level rise scenario of 5 meters above mean sea level. Information based on the best available data; intended for planning purposes only.

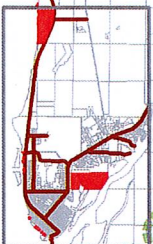




Detail 5



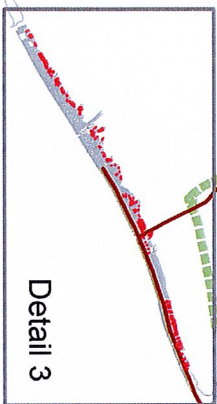
Detail 1



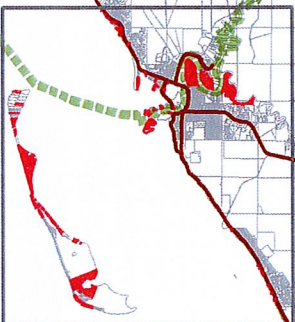
Detail 2



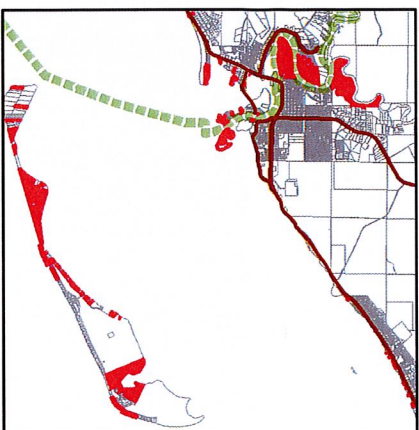
Detail 3



Detail 4



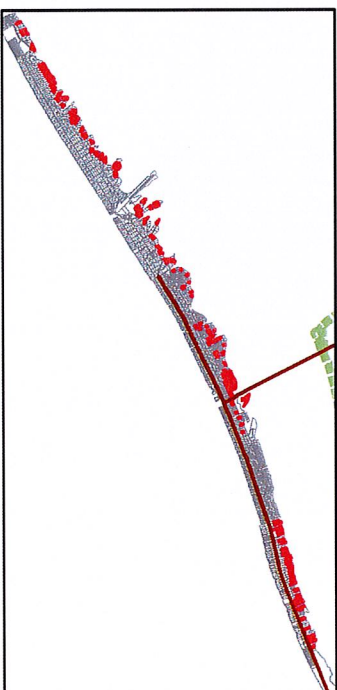
Detail 4



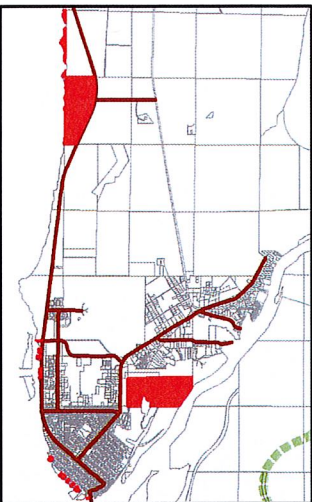
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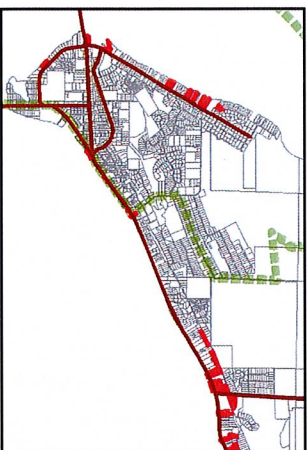
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Detail 1



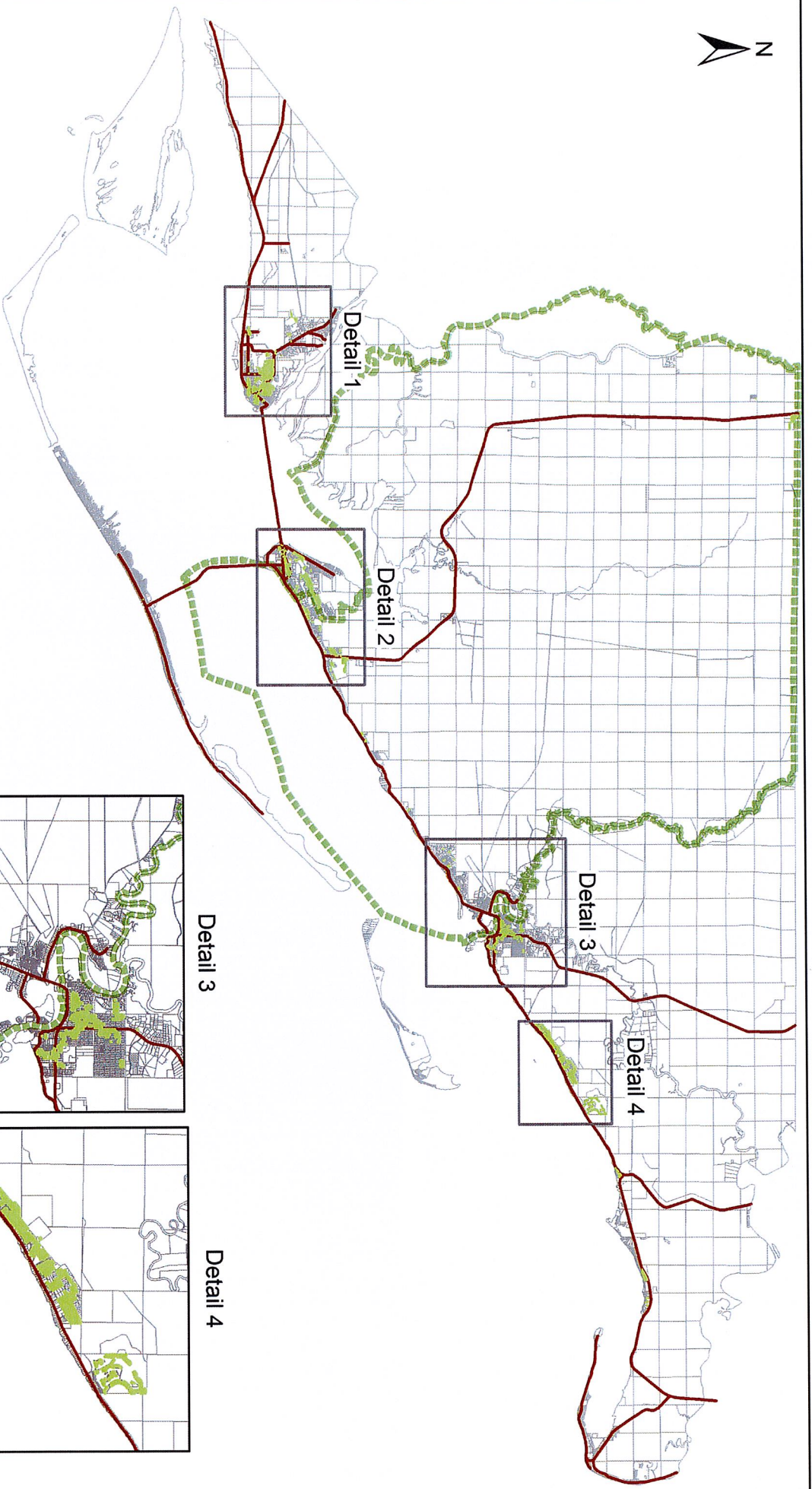
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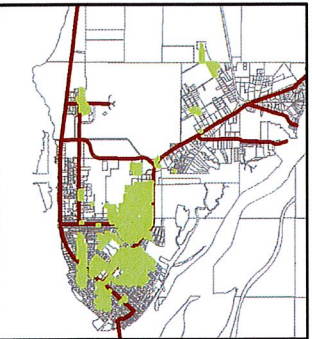
Sending Zones Franklin County

- Major Roads
 - Sending Zones
 - Opportunity Zone
 - Parcels
- Sending and receiving zones based on redevelopment component TDR. Areas have not been ground truthed. Parcel boundaries from Department of Revenue.

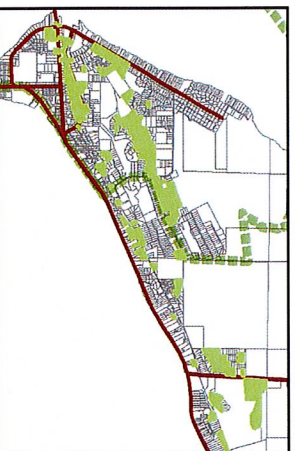




Detail 1



Detail 2



Detail 2



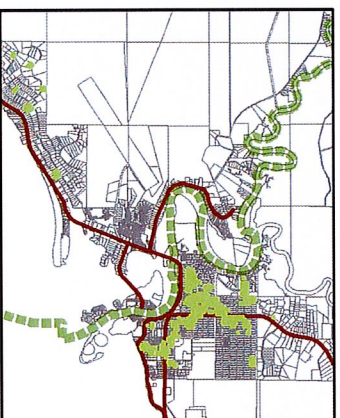
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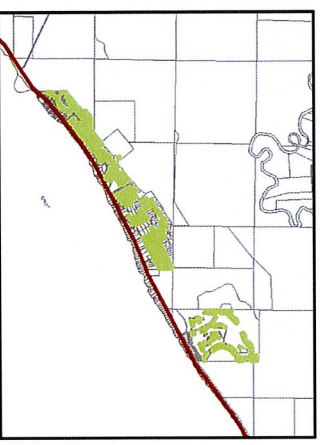
Detail 4



Detail 3



Detail 4



Receiving Zones Franklin County

- Major Roads
- Receiving Zones
- Opportunity Zone
- Parcels

Sending and receiving zones based on redevelopment component TDR. Areas have not been ground truthed. Parcel boundaries from Department of Revenue.

0 5 10 Miles

FRCP Coastal Management Element-Peril of Flood Policy Overlap

City of Carrabelle

This table provides cross-reference information between Goals, Objectives, and Policies created by ARPC on behalf of the community and existing G-O-Ps within the Coastal Management Element. Where a linkage is noted, this indicates that said item within the CME is supplemented or fortified by the proposed policy in model language.

Gulf Peril of Flood Model Policy	Existing Gulf County CME G-O-Ps supplemented or influenced by model policy
Goal 1	
Objective 1	7G1 P 1.1.1 (Subdivision approval contingent on uplands), 7G1 P1.2.1 (No development w/in 50 ft. MHW), 7G1 P 1.2.2 (Critical Shoreline District 150 ft.), 7G1 Policy 1.4.3 (SFHA Elevation Certificates for structures), 7G2 O 1.1 (Restrict Public Facility Funding in CHHA), 7G2 O 1.2 (Limit Density in CHHA), 7G2 1.4.1 (Update disaster preparedness data), 7G3 P 1.1.1 (Service areas est'd for water, sewer, roads, bridges)
Policy 1.1	
Policy 1.2	7G1 P 1.4.5 (Pursue funding for repair/construct drainage facilities), 7G1 1.7.1 (Survey of parcel b4 construction to preserve sand dunes)
Objective 2	
Policy 2.1	7G2 1.4.7 (Coastal structures must be brought into compliance after storm damage), 7G2 1.4.8 (Post disaster City facility relocate evaluation)
Policy 2.2	7G1 O 1.5 (Priority to Water Dependent Uses), 7G2 O 1.1 (Restrict Public Facility Funding in CHHA), 7G2 O 1.2 (Limit Density in CHHA), 7G2 P 1.2.4 (TDR Mechanism), 7G2 1.4.9 (Annually evaluate structures in CHHA via LMS for acquisition)
Policy 2.3	

Policy 2.4	7G1 1.1.5 (Reduction of setback req's for natural veg), 7G1 1.3.8 (Multi unit/PUD stormwater requirements), 7G1 O1.4 (Stormwater Master Plan), 7G2 P 1.2.2-4 (Res Density and Commercial Density in CHHA, Density Transfer Mechanism),
Objective 3	
Policy 3.1	7G1 P 1.1.4 (No habitat destroying seawalls), 7G1 1.3.8 (Multi unit/PUD stormwater requirements), 7G1 O1.4 (Stormwater Master Plan)
Policy 3.2	7G1 Policy 1.4.3 (SFHA Elevation Certificates for structures)
Objective 4	
Policy 4.1	7G1 P1.2.4 (New development must connect to public wastewater), 7G2 1.4.7 (Coastal structures must be brought into compliance after storm damage),
Objective 5	7G1 P1.2.4 (New development must connect to public wastewater)
Objective 6	
Policy 6.1	
Policy 6.2	
Policy 6.3	7G1 Policy 1.2.2 (Septic tank setback – 150ft), 7G1 Policy 1.4.3 (SFHA Elevation Certificates for structures), 7G2 1.4.8 (Post disaster City facility relocate evaluation), 7G2 P 1.6.1 (Additions and renovations to historic structures),
Policy 6.4	
Objective 7	
Policy 7.1	
Policy 7.2	7G1 P 1.4.5 (Pursue funding for repair/construct drainage facilities), 7G2 P 1.3.1 (Evacuation Roads), 7G2 P 1.3.4 (No new bridges shall be drawbridges), 7G2, 1.3.6 (Evac route improvements include remedies for flooding)
Objective 8	7G2 1.4.1 (Update disaster preparedness data), 7G2 1.4.2-3 (Coordinate w/Franklin EM Director and create city LMS), 7G2 1.4.9 (Annually evaluate structures in CHHA via LMS for acquisition)

7. Coastal Management Element

GOAL 1

THE NATURAL AND HISTORIC RESOURCES OF THE COASTAL AREA SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.

7.G.1 OBJECTIVE 1.1, Protect and Conserve Natural Resources

The City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that the City will prohibit the unmitigated destruction of the City's natural resources.

7.G.1 Policy 1.1.1

No new subdivision will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required buffers and preservation areas.

7.G.1 Policy 1.1.2

The City will develop and enforce site plan review criteria ~~by December 2007~~ which will provide for an appropriate set back from nesting areas or habitat used by threatened or endangered species. The criteria will be developed in conjunction with the Florida Fish and Wildlife Conservation Commission Game and Fresh Water Fish Commission and the Apalachicola National Estuarine Research Reserve.

7.G.1 Policy 1.1.3

The City shall require individuals seeking permits for erosion control devices to first plant native vegetation to control erosion. Should the survival rate be inadequate to control erosion, the individual shall be required to provide documentation proving a hardship of the land and obtain a variance from the Board of Adjustment. Reduction of side setbacks may be provided as a compensatory measure.

7.G.1 Policy 1.1.4

The City shall prohibit the use of habitat destroying vertical seawalls, without rip rap reinforcement along the waterfront.

7.G.1 Policy 1.1.5

The City may, through the reduction of setback requirements, encourage the use of natural vegetation fencing over rigid man made fence construction.

7. Coastal Management Element

7.G.1 Policy 1.1.6

The City shall prohibit the alteration, other than approved maintenance, of mosquito ditches.

7.G.1 Policy 1.1.7

The City will provide a critical shoreline development brochure to applicants developing within the Critical Shoreline District ~~by December 2007~~. The brochure will describe stormwater management techniques and the use of native vegetation to control erosion and treat stormwater.

7.G.1 Policy 1.1.8

The City will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in their efforts to maintain a comprehensive inventory of ecological communities which shall include species, population, habitat conditions, occurrences and alterations.

7.G.1 Policy 1.1.9

Development shall not be permitted which will significantly damage or destroy the habitat of species listed as endangered or threatened as specified in the "Official Lists of Endangered Fauna and Flora of Florida", published by the Florida Fish and Wildlife Conservation Commission ~~Game and Fresh Water Fish Commission~~.

7.G.1 Policy 1.1.10

The developer of any areas identified as containing wildlife habitat shall be responsible for the conduct of an analysis to determine the value and extent of such habitat. The term 'wildlife habitat' shall be defined as areas containing undisturbed, naturally occurring vegetation in uplands and wetlands, specifically including saltwater marsh and tidal areas. This habitat analysis shall form the basis of habitat conservation and preservation measures to be established either as a condition of development approval or in an enforceable development agreement, pursuant to section 163.3220-3243, F.S

7.G.1 OBJECTIVE 1.2, Maintain Estuarine Water Quality

The City shall continue to maintain the estuarine water quality surrounding Carrabelle's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications.

7.G.1 Policy 1.2.1

The City shall adopt and enforce the Critical Shoreline Ordinance Section of its land development regulations, which prohibits habitable development within 50 feet of the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels.

7. Coastal Management Element

No impervious surfaces shall be allowed within 20 feet of the waters or wetlands of the state, except for water dependent uses located in the Commercial Fishing District. Docks, pervious walkways, and elevated walkways may be permitted to allow access to the water. All new development within this district shall install a site suitable stormwater management system and obtain approval by the City or its designee. All development shall comply with Carrabelle stormwater management requirements.

Notwithstanding the standards set forth above and elsewhere in the Comprehensive Plan, the lots of record platted prior to November 2, 2006, that can demonstrate that implementing the 50 foot setback from the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels will deny the lot owner of reasonable use of the property consistent with its land use designation may be allowed a reduction in the 50-foot setback to a distance of no less than 20 feet.

The following criteria shall be applied and findings of fact required in order for the City to grant a reduction in the 50-foot setback from the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels, any such findings of fact justifying a finding that a reduction is necessary shall be based on substantial competent evidence that:

- 1) The lot of record was platted prior to November 2, 2006.
- 2) Special conditions and circumstances exist that are peculiar to the lot of record that the 50-foot setback cannot be achieved. Special conditions and circumstances that may warrant a reduction area as follows:
 - (a) The lot or parcel cannot conform to the 50-foot setback due to irregular shape or insufficient size.
 - (b) Adverse impacts to valuable natural resources such as wetlands, coastal marsh and coastal hammocks, including associated ecologically significant wildlife habitat species that are endangered or threatened.
 - (c) Adverse impacts as to archeological resources.
 - (d) The footprint of the structure would be reduced below 2,400 square feet of space.
- 3) The setback granted shall be the minimum setback that will make possible the reasonable use of the land, building, or structure and shall not be less than 20 feet.

The City shall not approve any new parcels or lots within the area designated "V" on the FEMA FIRM panels that cannot meet with the 50-foot setback. The City shall require that the 50-foot setback be explicitly depicted on all new subdivision plats and that all lots subject to the 50-foot setback contain sufficient buildable area.

7. Coastal Management Element

7.G.1 Policy 1.2.2

The following requirements shall apply within the 150-foot Critical Shoreline District:

- a. No habitable or impervious development shall occur within 50 feet of the mean high water line of the waters of the state in areas designated "V" on the FEMA FIRM panels unless located within the Commercial Fishing District C-2, which is waterfront dependent or on a platted lot of record platted prior to November 2, 2006;
- b. Reasonable access to the water shall apply;
- c. Dredge-and-fill activities shall be prohibited except for maintenance dredging and when no other alternative exists;
- d. Septic tanks and drainfields, percolation ponds, or polishing ponds shall be set back 150-feet from the shoreline;
- e. Aerobic treatment units may be allowed within 75 feet of mean high water or jurisdictional wetlands;
- f. Impervious surfaces and lot coverage within the Critical Shoreline District shall be limited to 20 percent;
- g. All new development shall be required to obtain a FDEP or NFWFMD stormwater permit or letter of exemption;
- h. Residential development shall require a stormwater plan be approved by the City Commission or its designee; and
- i. Docks, pervious walkways and elevated walkways may be permitted to allow access to the water.

7.G.1 Policy 1.2.3

The City shall require all owners and users of onsite sewage disposal systems in Carrabelle to connect to a central sewer system within 180 days of notice of availability of such a system pursuant to s. 380.0555 (~~1014~~) (b), F.S.

7.G.1 Policy 1.2.4

The City shall enforce its land development regulations which requires developers of new subdivisions to connect to a public wastewater system and provide sewers to each lot in the subdivision.

7. Coastal Management Element

7.G.1 OBJECTIVE 1.3, Maintain and Improve Water Quality

The FDEP water classification of Carrabelle River and St. George Sound will not be degraded and measures will continue to be taken to improve the water quality.

7.G.1 Policy 1.3.1

No new untreated point sources and untreated nonpoint sources shall be permitted to discharge into the Carrabelle River, St. George Sound or into ditches and canals that flow into the above named waterbodies. All new development shall be required to obtain a stormwater permit from FDEP prior to receiving a development permit. All development shall require a stormwater plan be approved by the City Commission or its designee.

7.G.1 Policy 1.3.2

~~By December 2007,~~ The City shall submit a petition to the Florida Department of Environmental Protection, in accordance with Chapter 120 of the Florida Statutes, to seek an "Outstanding Florida Water" (OFW) designation for the Crooked River, New River, Carrabelle River, and St. George Sound in order to protect and maintain water quality.

7.G.1 Policy 1.3.3

In order to reduce the impact of effluent from sewage treatment plants on the Sound, sewage treatment facilities with a history of treatment standards violations shall have highest priority in connecting to new or improved facilities.

7.G.1 Policy 1.3.4

~~New boat basins shall be prohibited. Marinas and other multi-slip docking facilities shall use docks extending out to water no less than four feet deep at mean low tide. Dredging for marinas or multi-slip docking facilities shall be restricted to limited channels for launching boats. Dredge and fill activities shall be prohibited except for maintenance dredging and when no other alternative exists. Maintenance dredging shall be allowed only if it serves to benefit the public as a whole.~~

7.G.1 Policy 1.3.4⁵

Dredging at the mouth of the Carrabelle River shall be prohibited, unless a detailed study of contaminants in the sediments is performed and adequate safeguards to prevent release of any contaminants are provided. All contaminated dredged materials shall be disposed of at safe upland sites.

7.G.1 Policy 1.3.5⁶

Structures, which constrict water circulation in St. George Sound, shall be prohibited.

7. Coastal Management Element

7.G.1 Policy 1.3.67

In order to reduce non-point source pollutant loadings and improve the functioning of the County's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches and stormwater control structures is prohibited. The City shall utilize fines and initiate a public information program to help discourage future illegal dumping in drainage facilities.

7.G.1 Policy 1.3.78

The City shall establish periodic inspection requirements for stormwater control structures to ensure their proper functioning and maintenance.

7.G.1 Policy 1.3.89

Parcels with more than one residential unit and/or parcels with more than one commercial unit that are planned for redevelopment are required to meet current stormwater standards, which shall include:

- a. Facilities that shall accommodate the 25-year, 24-hour storm duration, as defined by the Florida Department of Transportation, with the runoff from the first 1.5 inches of rainfall retained; and
- b. Facilities that shall be designed in accordance with the specifications described in Chapter 62-25, F.A.C. so that the receiving water is not degraded and complies with water quality standards established in Chapter 62-302 17-302, F.A.C.

7.G.1 OBJECTIVE 1.4, Adopt Implement Citywide Stormwater Master Management Plan

By July 2007, ~~t~~The City shall adopt implement a the Stormwater Master Management Plan.

7.G.1 Policy 1.4.1

~~A Stormwater Management Plan shall be developed and implemented based upon the data and analysis and recommendations contained within the *Stormwater Management Needs Assessment* and *Stormwater Master Plan*, which are currently being prepared by a private engineering company for the City of Carrabelle and will be completed by December 2006. The City shall continue to implement the *City of Carrabelle Stormwater Master Plan* (October 2006).~~

7.G.1 Policy 1.4.2

By July 2007, ~~t~~The City shall consider ~~amend the Comprehensive Plan to include the findings and recommendations of the *Stormwater Management Needs Assessment* and *Stormwater Master Plan* when.~~ The Stormwater Management Plan shall determine determining the need for and establishing priorities for drainage facilities replacement, correcting existing deficiencies, and future drainage needs based upon an adopted level

7. Coastal Management Element

of service standard. The City shall prioritize the identified drainage needs and maintain a five-year schedule for construction, to be updated annually in conformance with the review process of the Capital Improvements Element of this plan.

7.G.1 Policy 1.4.3

~~By December 2007, the City shall initiate the implementation of its Stormwater Management Plan.~~

7.G.1 Policy 1.4.34

The City shall continue to enforce the Carrabelle Flood Hazard Prevention Ordinance within its land development regulations, which includes development and density limitations that requires all development within the City's areas of special flood hazard to submit a certificate of elevation in accordance with Federal Flood Hazard Regulations; or, for commercial structures, provide engineer-certified documentation for flood proofing.

7.G.1 Policy 1.4.45

The City shall maintain its drainage facilities through regular cleaning and debris removal.

7.G.1 Policy 1.4.56

The City shall apply annually for grants available through FDEP, FDEQ, FDCA, EPA, and the Northwest Florida Water Management District for the repair and construction of new drainage facilities within the City.

7.G.1 OBJECTIVE 1.5, Utilize Land Use Criteria That Gives Priority to Siting and Development of Water-Dependent Uses

The City shall continue to utilize land use standards that gives priority to the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

7.G.1 Policy 1.5.1

It shall be the policy of the City to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other uses listed in the order of declining priority. Uses listed under (6) shall be given the least preference for location along the shoreline.

1. Water-dependent uses such as fish, and shellfish production;
2. Water-dependent recreation and commercial uses such as ports, marina-type uses, and navigation;

7. Coastal Management Element

3. Water-related uses such as certain utilities and commercial uses;
4. Water-enhanced uses such as certain recreational and commercial uses;
5. Non-water dependent or related activities such as residential uses; and
6. Non-water dependent and non-water enhanced uses, which result in an irretrievable commitment of coastal resources.

7.G.1 OBJECTIVE 1.6, Prohibit Water-Dependent or Water-Related Land Uses That Degrade Water Quality

The City shall prohibit any water dependent or water related land use which will lower the water quality standards below State water quality standards for the River and Bay.

7.G.1 Policy 1.6.1

The City shall continue to enforce its land development regulations which require sewage pump out facilities for all new marina facilities along the riverfront. ~~By 2007,~~ The City shall adopt land development regulations to require existing marinas to install such facilities.

7.G.1 Policy 1.6.2

The City shall provide sewage pump out facilities at all City-owned and maintained marinas.

7.G.1 Policy 1.6.3

New marinas and multi-slip docking facilities shall conform to the following criteria:

- a) Public use marinas shall be allowed only in commercial zoned districts;
- b) Non-public use marinas or multi-slip docking facilities shall be allowed only in medium density residential zoned districts and then only if use of docking facilities are limited to use by residents;
- c) Marinas and multi-slip docking facilities must provide one vehicular parking space per slip, as enforced within the land development regulations;
- d) All parking, dry storage, and non-water dependent facilities must be built on existing uplands and shall provide a stormwater management plan;

7. Coastal Management Element

- e) Marinas and multislip docking facilities shall prepare hurricane plans, that shall be reviewed by the Planning and Zoning Advisory Board and approved by the County Emergency Management Director and the Planning Director, which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment;
- f) Marina or multislip docking facilities shall comply with the other policies of this Plan;
- g) Marinas or multislip docking facilities shall not disturb or destroy wetlands or grassbeds. In the event that no alternative exists, the developer shall develop a mitigation plan coordinated and approved by the Army Corps of Engineers, the Department of Environmental Protection, and the Apalachicola National Estuarine Research Reserve;
- h) Dryslip use shall be maximized in order to minimize impacts on water quality, and minimize the extent of disturbance of the estuary;
- i) Fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water and shall submit documentation outlining pollution control procedures, as well as designate an individual responsible for coordination with the Franklin County First Responders;
- j) New marinas and multislip docking facilities shall provide garbage pick-up and post signs prohibiting littering;
- k) New marinas and multislip docking facilities shall contain sewer and bilge pump out facilities and shall accept used oil;
- l) Dredging of previously un-dredged natural water bodies shall be prohibited; and
- m) Maintenance dredging shall be allowed only if it serves to benefit the public as a whole.

7.G.1 Policy 1.6.4

~~By December 2007, the~~ The City shall adopt land development regulations which require all existing and new marinas with fueling facilities to be designed to contain spills from on-land equipment; to be prepared to contain spills in the water; to submit documentation outlining pollution control procedures, as well as designate an individual responsible for coordination with the Franklin County First Responders; and to meet any other specific containment/emergency plans as required by the state.

7.G.1 OBJECTIVE 1.7, Protect Sand Dunes

7. Coastal Management Element

The City shall continue to enforce its adopted land development regulations, which provide for the protection of sand dunes.

7.G.1 Policy 1.7.1

The City shall enforce its land development regulations that require a topographic survey for new construction to verify the presence of sand dunes. Site alteration shall be limited to the footprint of the house and shall be constructed on pilings to allow for the natural fluctuation of sand dunes.

GOAL 2

PEOPLE AND PROPERTY IN CARRABELLE WILL BE PROTECTED FROM THE EFFECTS OF HURRICANE STORM DAMAGE.

7.G.2 OBJECTIVE 1.1, Restrict Development and Public Funding of Facilities in Coast High Hazard Area

The City shall continue to enforce its land development regulations which restricts development within the Coastal High Hazard Area and which restrict public funding for facilities within the Coastal High Hazard Area.

7.G.2 Policy 1.1.1

The Coastal High Hazard Area for the City of Carrabelle is defined as 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, depicted as the Category 1 storm-tide inundation zone and all areas seaward of its most landward extent as depicted on maps in the Franklin County Storm Tide Atlas Volume 7, Book 1 of the Apalachee Regional Evacuation Study. See also Definitions, Section 10., for further explanation of the Coastal High Hazard Area.

The Coastal High Hazard Area for the City of Carrabelle is also illustrated in Maps I-14 and I-16 of the Future Land Use Map series, included within Appendix A of the data and analysis.

7.G.2 Policy 1.1.2

City-funded public structures shall not be built in the Coastal High Hazard Area, unless the structure is for public access or resource restoration.

7. Coastal Management Element

7.G.2 Policy 1.1.3

The City shall limit the expenditure of City funds for infrastructure within the Coastal High Hazard Area (CHHA).

7.G.2 Policy 1.1.4

The City's Flood Hazard Prevention Ordinance shall reference the building elevations of the Flood Insurance Rate Maps and the building requirements of the National Flood Insurance Program; provide for retention of rain from a 25-year, 24-hour rainfall event; and restrict discharge of rainwater into ditches which may flood evacuation routes.

7.G.2 Policy 1.1.5

The City shall adopt into its land development regulations the most recent amendments to the 1985 edition of the Southern Florida Standard Building Code by December 2007.

7.G.2 OBJECTIVE 1.2, Limit Density and Intensity in Coastal High Hazard Area

In order to mitigate the impact of natural hazards within the Coastal High Hazard Area, the City shall limit density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area.

7.G.2 Policy 1.2.1

It shall be the policy of Carrabelle to require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics. Applications will be reviewed according to pertinent sections of the National Flood Insurance Program and will be reviewed for compliance with all other applicable flood control regulations.

7.G.2 Policy 1.2.2

Carrabelle shall limit the density of new residential development within the Coastal High Hazard Area to a maximum of two dwelling units per gross acre.

7.G.2 Policy 1.2.3

The City shall require that commercial redevelopment activities within the FEMA Velocity zone of the Coastal High Hazard Area be limited to the density/intensity in existence for the development site prior to the effective date of the Comprehensive Plan. All such redevelopment activities shall also be subject to compliance with other applicable goals, objectives, policies, and development regulations.

7.G.2 Policy 1.2.4

~~By December 2007, t~~The City shall develop a density transfer mechanism within the land development regulations which allows density transfers to cluster developments in order to: limit the amount of land required for infrastructure; provide open space; and protect

7. Coastal Management Element

environmentally sensitive land. Density will be based upon zoning district and the amount of developable land.

7.G.2 Policy 1.2.5

The City shall prohibit the approval of new development orders for mobile home projects within the Coastal High Hazard Area if the project is within a FEMA rated V-zone.

7.G.2 Policy 1.2.6

The City shall prohibit the siting of new acute care medical facilities within the Coastal High Hazard Area. There are no acute care medical facilities currently located within the Coastal High Hazard Area.

7.G.2 OBJECTIVE 1.3, Hurricane Evacuation Clearance Times

The City shall conduct its hurricane evacuation procedures to ensure that City-wide evacuation clearance times do not exceed 12 hours for Tropical Storms and Category 1, 2, 3, 4, and 5 hurricanes.

7.G.2 Policy 1.3.1

All persons living within the City Limits shall evacuate in the event of a Category 2, 3, 4, or 5 hurricane. In addition, the City has established a Hurricane Evacuation Zone in order to identify, notify, and facilitate the timely evacuation of those persons living within the higher flood risk areas of the City. Persons living within the Hurricane Evacuation Zone will also evacuate in the event of a Tropical Storm or Category 1 hurricane. The Hurricane Evacuation Zone encompasses the following:

- a. Areas waterward of County Road 379 (River Road);
- b. Areas waterward of County Road 67-A (Ryan Drive); and
- c. Areas south of U.S. Highway 98

The Hurricane Evacuation Zone for the City of Carrabelle is also illustrated in Map I-17 of the Future Land Use Map series, included within Appendix A of the data and analysis.

7.G.2 Policy 1.3.2

The City shall coordinate with the Franklin County Emergency Management Director to encourage City residents to evacuate Carrabelle northbound, via County Road 67-A in the event of a Tropical Storm or Category 1 hurricane in order to avoid traffic congestion in Wakulla County.

7. Coastal Management Element

7.G.2 Policy 1.3.3

In order to prevent unnecessary evacuees crowding roads and shelters, the City shall, through coordination with the Franklin County Emergency Management Director, prior to hurricane season, notify the public of their need to evacuate at various threat levels.

7.G.2 Policy 1.3.4

New or replacement bridges spanning the Intracoastal Waterway shall not be drawbridges.

7.G.2 Policy 1.3.5

The City shall coordinate with the County in implementing this hurricane evacuation plan.

7.G.2 Policy 1.3.6

All future improvements to the evacuation routes shall include remedies for flooding problems.

7.G.2 Policy 1.3.7

The City, through the Franklin County Emergency Management Director, shall coordinate with inland neighboring counties to provide for adequate evacuation shelter space.

7.G.2 Policy 1.3.8

The City shall coordinate with Franklin County and FDOT in evaluating major evacuation routes and determining where deficiencies occur and where operational improvements can be made to maintain or reduce hurricane evacuation times.

7.G.2 OBJECTIVE 1.4, Post-Disaster Response and Hazard Mitigation

~~By 2007,~~ The City shall adopt a Hazard Mitigation Element that shall include post-disaster response and cleanup assistance procedures for redevelopment permitting and hazard mitigation measures.

7.G.2 Policy 1.4.1

The City shall amend where necessary the natural disaster preparedness technical data, as well as the goals, objectives and policies of the Coastal Management Element to be consistent with an updated version of the regional hurricane evacuation study when it becomes available.

7.G.2 Policy 1.4.2

The City shall work with the Franklin County Emergency Management Director to coordinate with the County's Comprehensive Emergency Management Plan to comply

7. Coastal Management Element

with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.

7.G.2 Policy 1.4.3

The City shall coordinate with Franklin County in formulating a Local Mitigation Strategy.

7.G.2 Policy 1.4.4

After a hurricane but prior to re-entry of the population into evacuated areas, the City shall cooperate with Franklin County regarding recovery efforts. In addition, the City Commission shall meet to hear preliminary damage assessments; appoint a Recovery Task Force within the City; and consider a temporary moratorium on building activities not necessary for the City's public health, safety, and welfare. The Recovery Task Force shall include the City Administrator, Public Works Director, and other members as directed by the City Commission. The departments whose directors sit on the Task Force shall provide staff. The Task Force shall be terminated after implementing its responsibility under 7.G.2 Policy 1.4.5.

7.G.2 Policy 1.4.5

The City shall prioritize immediate repair and cleanup actions and permitting activities following a natural disaster. Immediate repair and cleanup actions needed to protect the public health and safety will be given first priority. Those priorities may include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

7.G.2 Policy 1.4.6

The Recovery Task Force shall propose comprehensive plan amendments to City officials that reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

7.G.2 Policy 1.4.7

In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation and which suffered damage in excess of fifty percent of their appraised value shall not be allowed to rebuild except in compliance with land use and in accordance with FEMA requirements.

7.G.2 Policy 1.4.8

The City shall coordinate with the County to develop and adopt prior to the ~~2007~~ 2015 hurricane season a formal decision-making process to evaluate options for damaged public facilities in the Coastal High Hazard Area including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to

7. Coastal Management Element

maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

7.G.2 Policy 1.4.9

On an annual basis, the City shall work with the County in updating the Local Mitigation Strategy to identify structures in the Coastal High-Hazard Area, inventory their assessed value, judge the utility of the land for public access and make recommendations for acquisition when post-disaster opportunities arise, and include the aforesaid recommendations within the updated Local Mitigation Strategy.

7.G.2 OBJECTIVE 1.5, Increase Public Access to Coastal Resources

The City shall increase the amount of public access to coastal resources consistent with estimated public needs.

7.G.2 Policy 1.5.1

Existing access for the public to the Carrabelle River and St. George Sound shall be maintained by new development. New riverfront development shall show on their site plans existing riverfront access ways, and the proposed development shall continue that access way, relocate it on the site with approval of the City Commission, or donate it to the City.

7.G.2 Policy 1.5.2

All public access facilities shall be accessible to a state, county, or City road and include parking facilities, as feasible.

7.G.2 Policy 1.5.3

The City shall accept donations of shoreline lands suitable for use as public access facilities.

7.G.2 Policy 1.5.4

The City shall pursue grants to improve public waterfront access points.

7.G.2 OBJECTIVE 1.6, Identify, Protect, and Preserve Historic Resources

~~By December 2007, the~~ The City will identify all historic resources within the Coastal Planning Area and establish development standards for the protection, preservation, and sensitive reuse of historic resources throughout the City.

7. Coastal Management Element

7.G.2 Policy 1.6.1

~~By December 2007, the~~ The City shall identify historically significant buildings and shall develop land development regulations which require that additions and renovations be in keeping with the character of the building. Permits for demolition will require that a hardship be demonstrated and approved by the Board of Adjustment.

7.G.2 Policy 1.6.2

~~By December 2007, the~~ The City shall adopt standards in its land development regulations which:

- a) Require historic and archaeological sites to be incorporated into required setbacks, buffer strips, or open spaces; and
- b) Establish waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

7.G.2 Policy 1.6.3

As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. If the site is first scientifically excavated, then development may proceed without preserving the site.

7.G.2 Policy 1.6.4

The City shall accept donations of historic or archaeological sites.

7.G.2 OBJECTIVE 1.7, Maintaining Scenic Routes

~~By December 2007, the~~ The City will attempt to establish a continually participate in the scenic road program in order to help preserve the area's natural beauty.

7.G.2 Policy 1.7.1

~~By December 2007, the~~ The City shall maintain ~~propose~~ 30-A (Gulf Avenue), ~~for designation~~ as a scenic corridor under the Florida Scenic Highways Program.

7.G.2 Policy 1.7.2

The City shall pursue grants to include bike and pedestrian ways along scenic roads, such as ~~proposed~~ scenic corridor 30-A (Gulf Avenue).

7. Coastal Management Element

7.G.2 Policy 1.7.3

Properties between designated scenic roads and wetlands or open water shall be zoned the lowest density allowed for their respective future land use categories.

7.G.2 Policy 1.7.4

Site plan requirements for areas between designated scenic roads and wetlands or open water shall require the use of native vegetation in landscaping, separation of buildings by at least 50 feet along the axis of the road, and the avoidance of walls, fencing, and/or landscaping that would obstruct views of wetlands or open water.

GOAL 3

PUBLIC FACILITIES SHALL BE ADEQUATE AND AVAILABLE TO SERVE THE RESIDENTS AND VISITORS TO THE CITY'S COASTAL AREA.

7.G.3 OBJECTIVE 1.1, Level of Service Standards

The level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal planning area and the additional standards under this Objective shall be applied whenever development orders or permits are requested. The evacuation time established by 7.G.2 OBJECTIVE 1.3 shall also be considered as a levels of service standard for roads.

7.G.3 Policy 1.1.1

Service areas shall be established for water, sewer, roads and bridge facilities. Development within these service areas shall be limited to the capacity of the respective facilities to supply the appropriate service as established by the level of service standard adopted in this Comprehensive Plan. Funding for such facilities will be phased to coincide with the impacts generated by development or redevelopment.

7.G.3 OBJECTIVE 1.2, Timing and Funding

All public facilities shall be available at least by the time they are needed to serve new development.

7.G.3 Policy 1.2.1

Developments, which would impact existing facilities, shall pay for such impacts or shall provide their own facilities prior to construction.

GOAL 4

7. Coastal Management Element

COASTAL RESOURCE MANAGEMENT WILL ADDRESS NATURAL SYSTEMS ON A SYSTEMWIDE BASIS REGARDLESS OF POLITICAL BOUNDARIES.

7.G.4 OBJECTIVE 1.1, Intergovernmental Coordination

~~By December 2007,~~ ~~a~~An intergovernmental coordination program shall be established in order to manage coastal resources affecting or affected by governments other than the City and the County.

7.G.4 Policy 1.1.1

The City shall review the Comprehensive Plan of the County to determine consistency.

7.G.4 Policy 1.1.2

The City shall develop joint planning and management programs with the County for hurricane evacuation, provision of public access, provision of infrastructure, providing water dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges, protection of living marine resources, and reduction of exposure to natural hazards.

7.G.4 Policy 1.1.3

The City shall continue to cooperate with the County to combat non-point source pollution in the Apalachicola Bay basin.

7.G.4 Policy 1.1.4

The City shall forward copies of development proposals within the coastal planning area to the County for review and comment.

7.G.4 Policy 1.1.5

Prior to the adoption of any land development regulations developed pursuant to 163.3202, F.S., the City shall review and incorporate, where appropriate, policies recommended in the *Apalachicola Bay Aquatic Preserve Management Plan*, the *Apalachicola National Estuarine Research Reserve Management Plan*, the Northwest Florida Water Management District's *Surface Water and Improvement Management Plan* and *Lower Apalachicola River: Environmentally Endangered Lands Management Plan*.

GOAL 5

THE CITY, ACKNOWLEDGING THE EVOLVING EFFECTS OF SEA LEVEL RISE, WILL IMPLEMENT MEASURES TO PROTECT HEALTH, SAFETY, AND WELFARE OVER AN INTERMEDIATE TO LONG-TERM HORIZON (10-80 YEARS).

Commented [RF1]:

Main City of Carrabelle feedback: change instances of "will" and "shall" to *may* and *will consider*.

7. Coastal Management Element

7.G.5 OBJECTIVE 1.1

The City will maintain a sea level rise map series assessing the vulnerability of public and private resources to sea level rise and related coastal impacts. This series will inform the sea level rise thresholds and other delineations described under Goal 5 and contribute to Stormwater Master Plan considerations described by 7.G.1 Objective 1.4 of this Element.

7.G.5 Policy 1.1.1

Informed by the sea level rise map series, the City may work to prioritize coastal resiliency measures that limit nuisance flooding through wave attenuation practices. These may include marsh, seagrass meadow, or mollusk reef habitat restoration, and related measures. These will reflect the areas prioritized by the 2019 SHaRC study.

7.G.5 Policy 1.1.2

Informed by the sea level rise map series, the City may pursue local, state, and national funding options that incentivize parcel-level and area-level adaptation measures, including but not limited to berms, structure flood-proofing, and living shorelines.

7.G.5 Policy 1.1.3 The City may elect to supersede Level of Service facilities planning (7.G.3 Objective 1.1) if a finding is made that long-term sea level change will affect the utility and safety of an infrastructure (Thus fulfilling 7.G.2 Objective 1.2). In such a case, the City may explore opportunities to relocate the infrastructure before seeking to meet level of service standards.

7.G.5 OBJECTIVE 1.2

The City will consider ways to implement adaptation measures for properties and structures touched by the 1ft. Sea Level Rise Mean Higher High Water line depicted by the sea level rise map series.

7.G.5 Policy 1.2.1

To further fulfill 7.G.2 Policy 1.2.4, the City further elaborates its density transfer mechanism as follows: In the event of a hurricane, tropical storm, or other flood, properties experiencing over 50% damage may be entered into a Transfer of Development Rights (TDR) Sending Zone. Parcels will be converted to open space or dual-benefit stormwater facilities.

7.G.5 Policy 1.2.2

Vacant residential and non-water-dependent use properties (See 7.G.1 Policy 1.5.1) that do not directly provide local employment, located within a FEMA V Zone and where greater than 50% of the property is exposed to the sea level rise 1-ft. MHHW threshold, and/or properties already designated as repetitive loss, may be entered into blue skies Transfer of Development Rights Sending Zones.

7.G.5 Policy 1.2.3

The City will, where feasible, establish Transfer of Development Rights Receiving Zones in areas landward of the sea level rise MHHW 1-ft. threshold, outside of a FEMA Special Flood Hazard Area and within areas that already provide central sewer facilities.

7.G.5 Policy 1.2.4

7. Coastal Management Element

The Transfer of Development Rights Receiving Zone may also allow for density and intensity upgrades (beyond those purchased) based on a "Resilient New Urbanism/Smart Growth Development" Pattern that reduces incidence of detached business and residential structures, replacing them with clustered, mixed-use structures that can financially support a combined stormwater conveyance and retention system (rather than site-by-site) and other combined adaptation infrastructure.

7.G.5 OBJECTIVE 1.3

From past storm data (especially Hurricane Michael), the City may explore NFIP claims concentration areas and implement dune restoration, Florida Friendly Landscaping, structure raising, breakaway walls, and other requirements and assistance for areas not already held to these standards.

7.G.5 Policy 1.3.1

The City may collect a sea level rise assessment to be put toward infrastructure upgrades, including but not limited to – raised roads, stormwater pumps, and natural buffer enhancements – that serve future development located within the Adaptation Action Area (AAA) and adjacent to AAA Assets identified by the sea level rise map series.

7.G.5 Policy 1.3.2

The City may work with state agencies, its Community Redevelopment Agency (CRA), and through its local budget to incentivize the provision, at the individual structure level, of floodproofing measures such as: sealing exterior cracks, sump pump installation, backflow valve installation, protection for structure openings, and slope enhancements.

7.G.5 OBJECTIVE 1.4

The County will continue to ensure that new, rebuilt, and substantial modification development in flood plains meets the standards set forth by federal guidelines.

7.G.5 Policy 1.4.1

Where applicable, development must meet the construction requirements detailed by 44 CFR 60.3(e) including lowest floor elevation, anchoring, breakaway walls, anti-collapse techniques, and preservation of sand dunes on the parcel and other requirements set by 7.G.1 Policy 1.2.1 and 7.G.1 Policy 1.4.3 of this Element.

7.G.5 OBJECTIVE 1.5

The City will monitor potential new Florida Department of Environmental Protection Coastal Construction Control Line (CCCL) designations occurring within City jurisdiction (There are no currently designated CCCL lines within Carrabelle). In the event that one is designated, The City will help The Department to ensure that new development meets the standards set forth in Fla. Stat. 161, including observation of the 30-year erosion projection line, protection of marine turtles, and coastal vegetation standards and stipulations of 7.G.1 Objective 1.7.

7.G.5 OBJECTIVE 1.6

The City may review and improve its Community Rating System (CRS) activities in order to mitigate sea level rise damage and reduce flood insurance premiums to residents.

7.G.5 Policy 1.6.1

7. Coastal Management Element

The City may pursue CRS "Mapping and flood data" activity points through the sea level vulnerability assessment and future public engagement and information dissemination activities in conjunction with 7.G.1 Policy 1.1.7 of this Element.

7.G.5 Policy 1.6.2

The City may pursue CRS "Managing new development to minimize future damage" activity points through the sea level rise Transfer of Development Rights program, 44 CFR 60.3 activities, and sea level rise mitigation engineering and development projects.

7.G.5 Policy 1.6.3

The City may pursue, where feasible, CRS "Reducing flood losses to existing development" activity points through its post disaster acquisition of repetitive loss properties, by pursuing state and federal grants to improve drainage flow, retention, and sump pumping, and by incremental steps to flood proof local government-owned and operated structures.

7.G.5 Policy 1.6.4

The City may pursue CRS "Implementing public information activities" activity points by disseminating information about sea level rise and associated flooding to residents through utility bill mail outs, council announcements, local government web-pages, pamphlets available through the public library, and social media in conjunction with 7.G.1 Policy 1.1.7 of this Element.

7.G.5 OBJECTIVE 7

The City shall explore new policy tools to advance the adaptation process, protecting people, structures, and natural resources from sea level rise and associated coastal impacts.

7.G.5 Policy 1.7.1

The City hereby adopts *Adaptation Action Areas (AAAs)* as delineated by the AAA Map. These Adaptation Action Areas consist of flood and sea level rise vulnerable assets (e.g. roads and critical facilities) and adjacent areas wherefor the City may pursue hardening, raising, and other adaptations to reduce vulnerability.

7.G.5 Policy 1.7.2

Within Adaptation Action Areas, the City may pursue new funding mechanisms, including but not limited to tax assessments and grant funding, to enable public information, outreach, and infrastructural upgrades to these future affected areas.

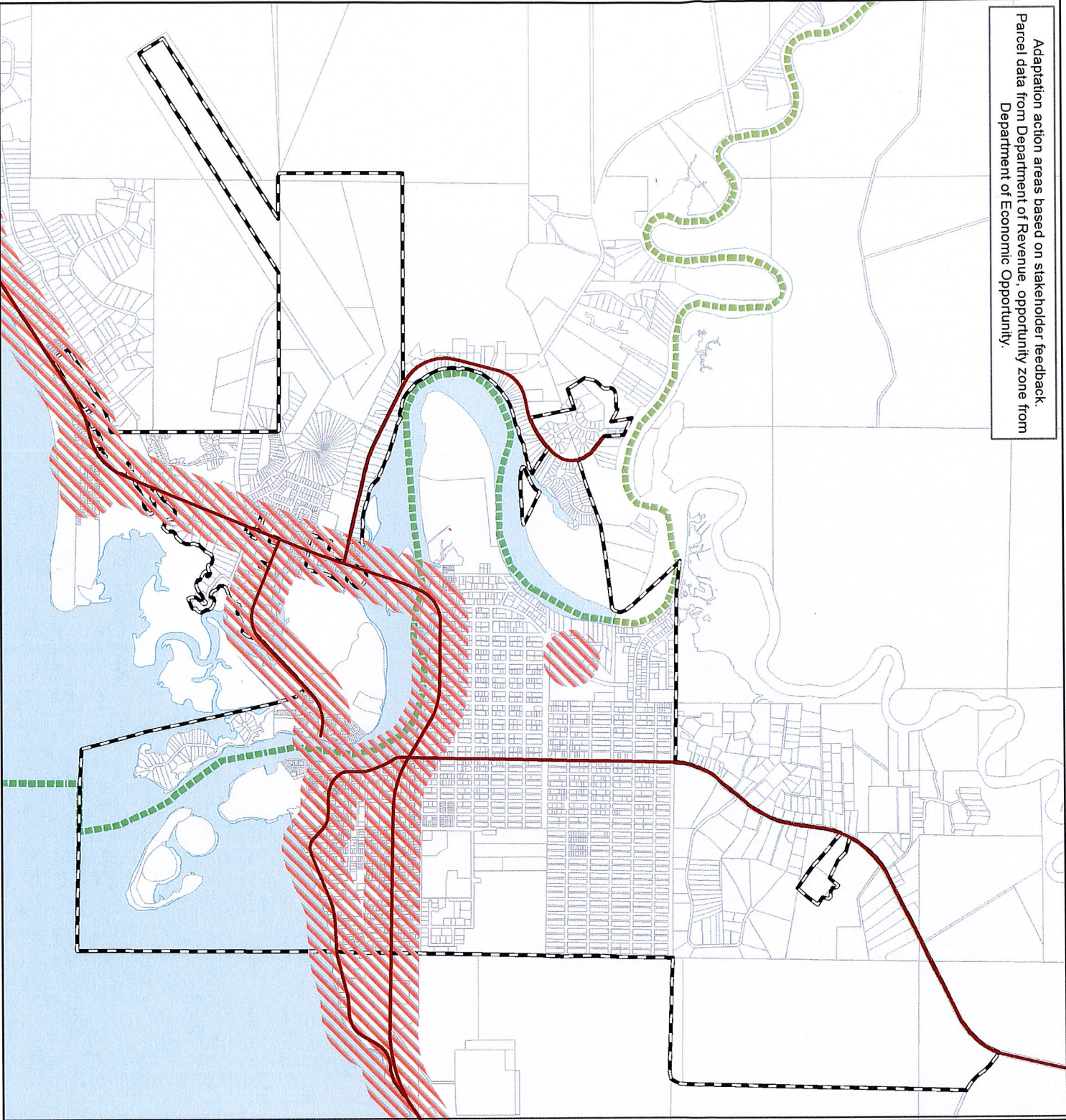
7.G.5 Policy 1.7.2

Where applicable, the City may work to attract investment and mitigate risk simultaneously, such as via capital recruitment to Opportunity Zones (identified on the Adaptation Action Areas Map). New investment in real estate and business activity may be assisted through the provision of in-kind or financial awards to help allay costs of flood-proofing described throughout this Element.

7.G.5 OBJECTIVE 1.8

The City may work with the Franklin County Local Mitigation Strategy Working Group to consider climate change within its list of hazards and corresponding prioritized projects.

Adaptation action areas based on stakeholder feedback.
Parcel data from Department of Revenue, opportunity zone from
Department of Economic Opportunity.



Sea Level Rise Scenario
Map Series

Adaptation Action Areas

November, 2018

City of Carrabelle, Florida

— Major Roads

 Adaptation Action Areas

 City Limits

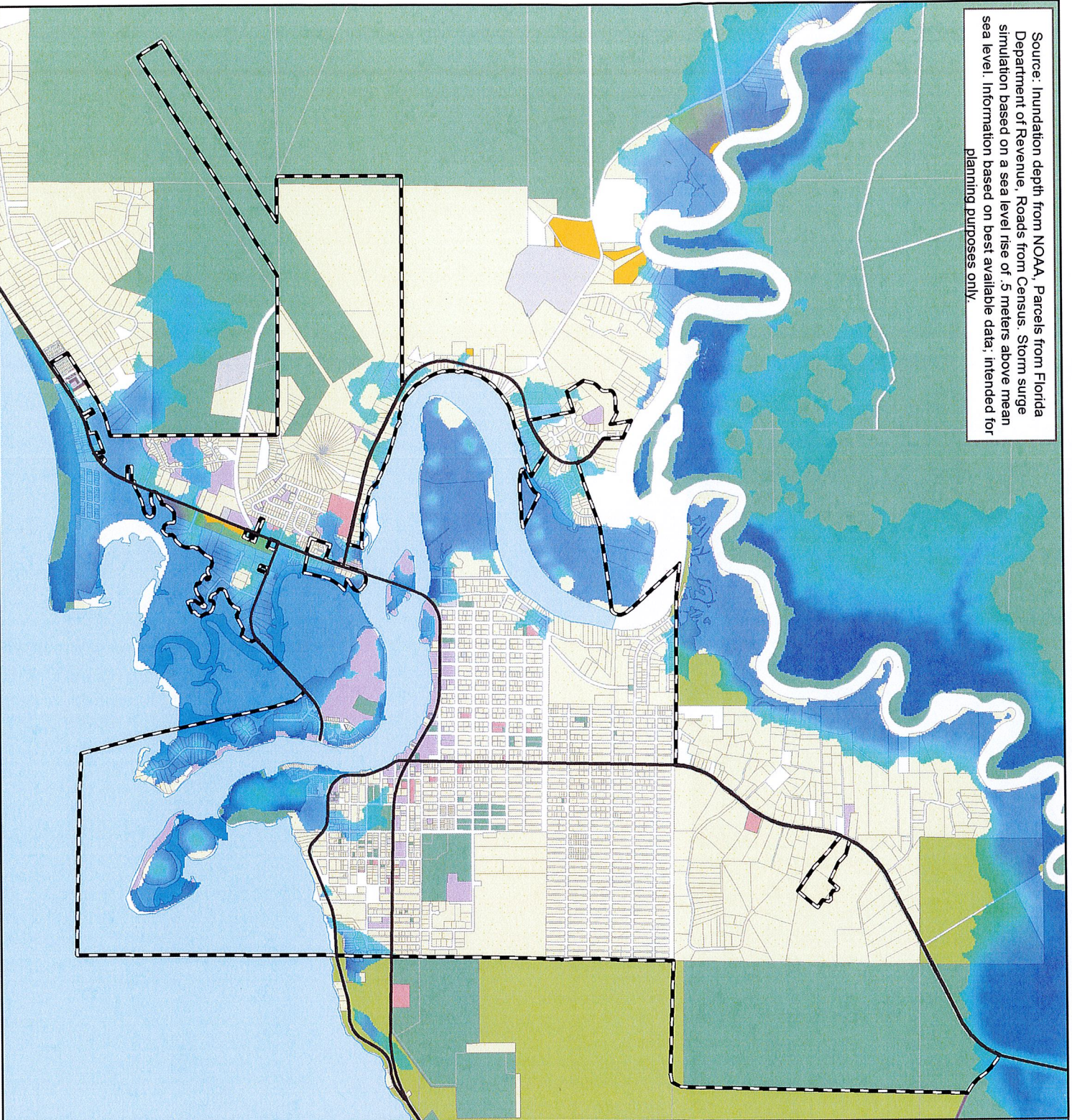
 Opportunity Zone

 Parcels

0 0.25 0.5 Miles



Source: Inundation depth from NOAA, Parcels from Florida Department of Revenue, Roads from Census. Storm surge simulation based on a sea level rise of .5 meters above mean sea level. Information based on best available data, intended for planning purposes only.



Sea Level Rise Scenario Map Series

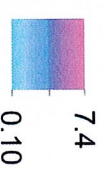
Storm Surge Simulation

November, 2018

City of Carrabelle, Florida

- Major Roads
- City Limits
- Residential
- Commercial
- Industrial
- Agriculture
- Institutional
- Government
- Central non Ag.
- Misc.

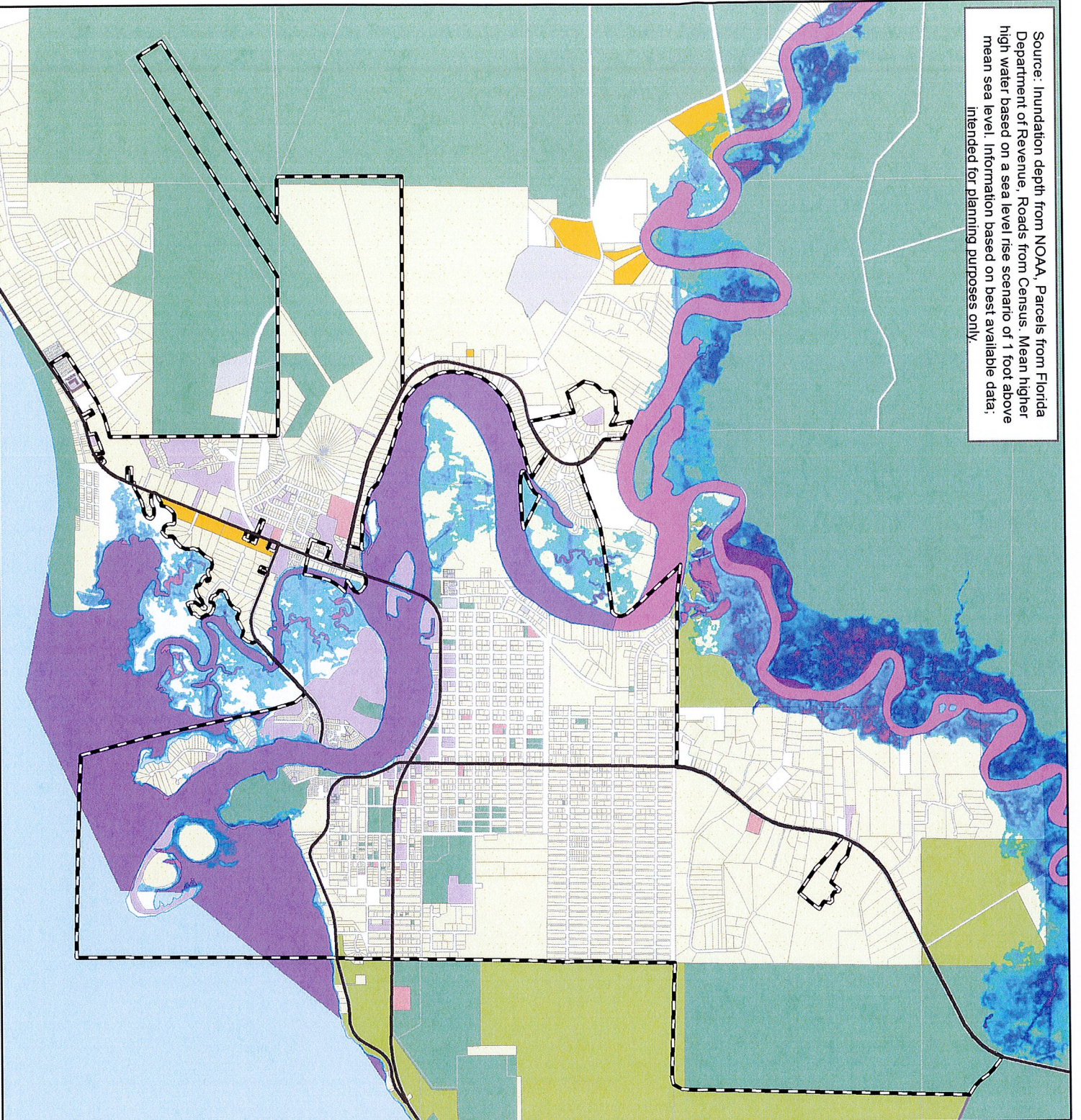
Inundation Depth Above Ground (m)



0 0.25 0.5 Miles



Source: Inundation depth from NOAA, Parcels from Florida Department of Revenue, Roads from Census. Mean higher high water based on a sea level rise scenario of 1 foot above mean sea level. Information based on best available data; intended for planning purposes only.



Sea Level Rise Scenario Map Series

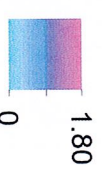
Mean Higher High Water

November, 2018

City of Carrabelle, Florida

- Major Roads
- City Limits
- Residential
- Commercial
- Industrial
- Agriculture
- Institutional
- Government
- Central non Ag.
- Misc.

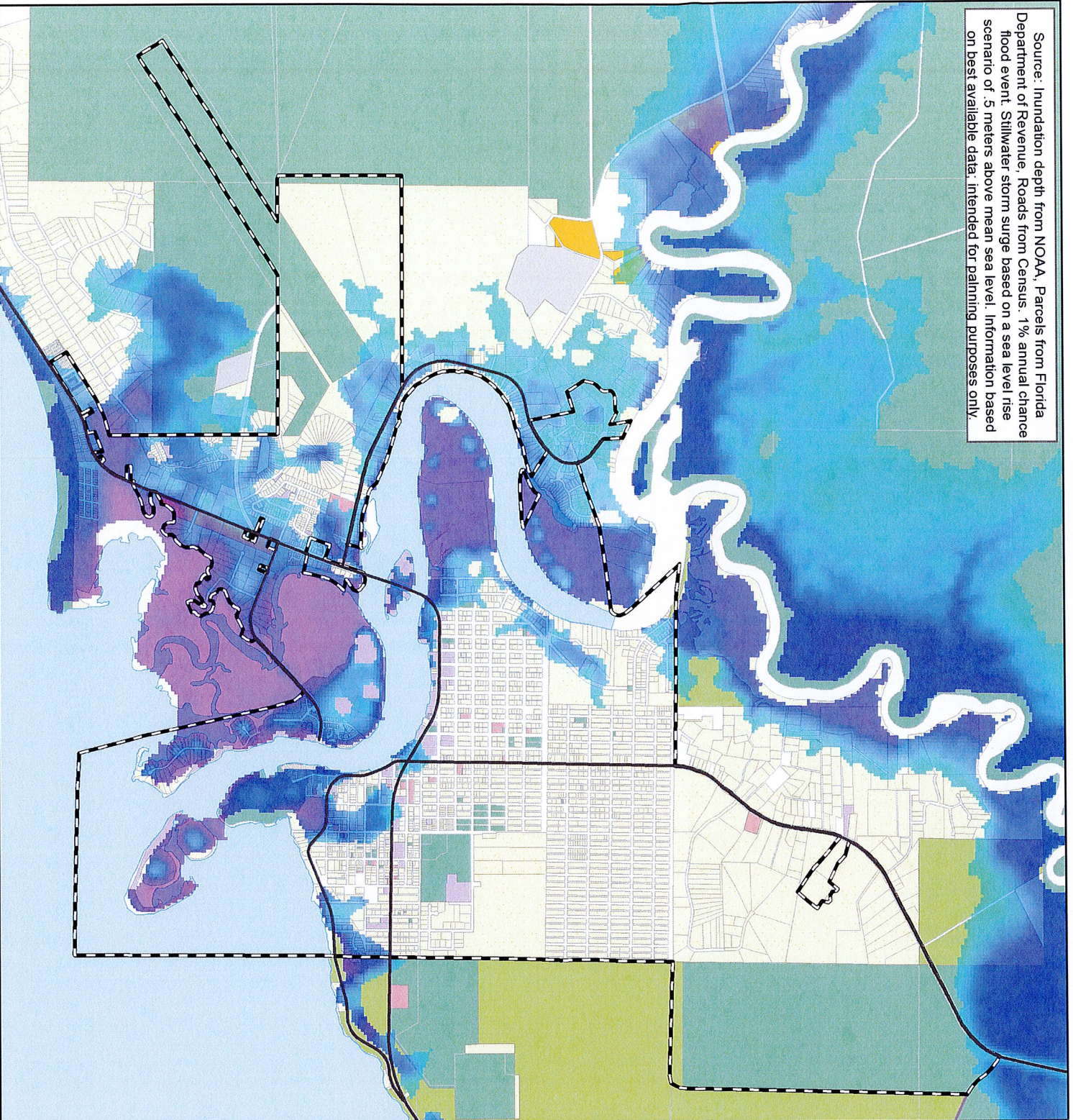
Inundation Depth
Above Ground (m)



0 0.25 0.5 Miles



Source: Inundation depth from NOAA. Parcels from Florida Department of Revenue, Roads from Census. 1% annual chance flood event. Stillwater storm surge based on a sea level rise scenario of .5 meters above mean sea level. Information based on best available data, intended for planning purposes only.



Sea Level Rise Scenario Map Series

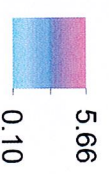
Stillwater Storm Surge

November, 2018

City of Carrabelle, Florida

- Major Roads
- City Limits
- Residential
- Commercial
- Industrial
- Agriculture
- Institutional
- Government
- Central non Ag.
- Misc.

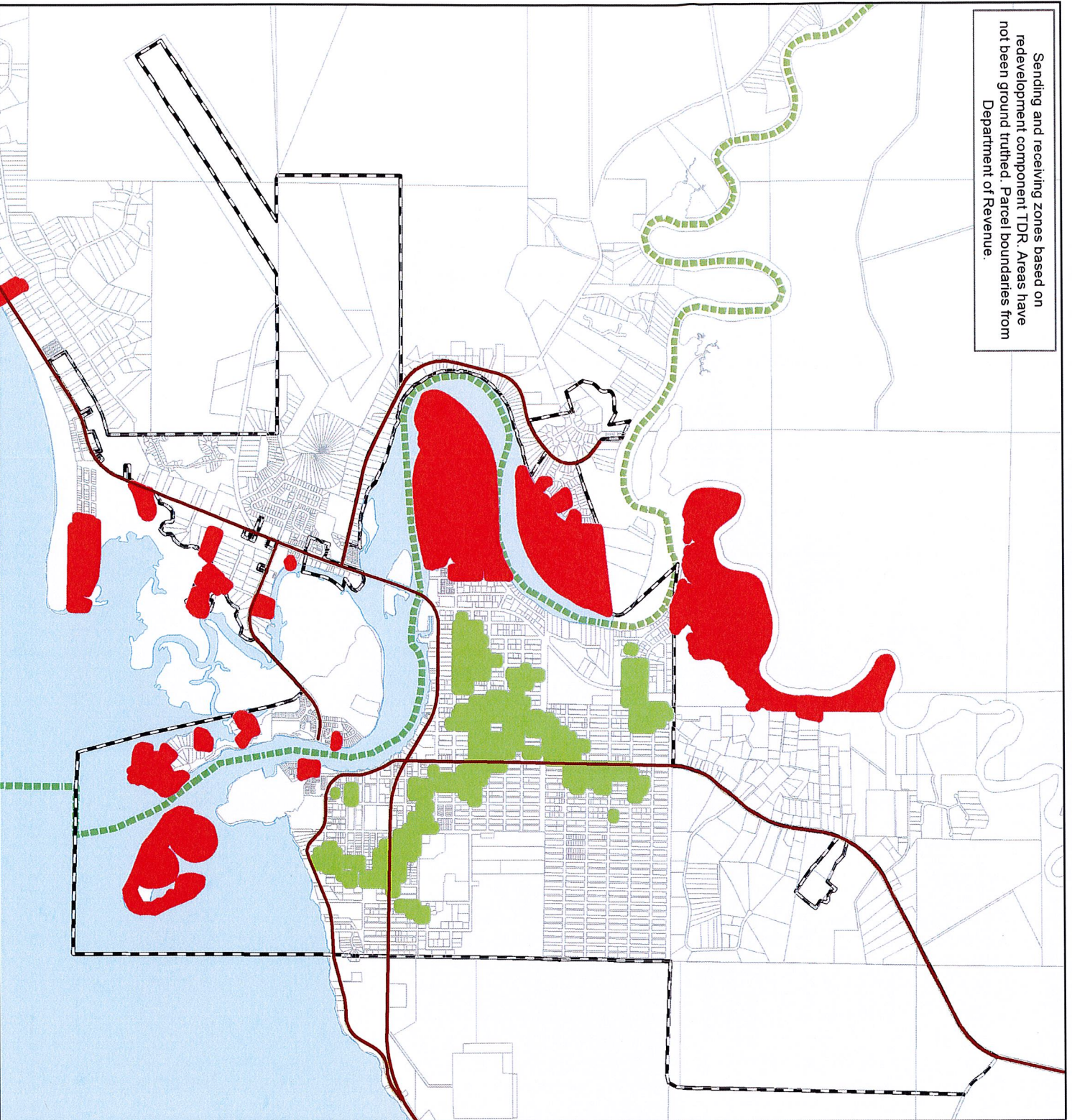
Inundation Depth
Above Ground (m)



0 0.25 0.5 Miles



Sending and receiving zones based on redevelopment component TDR. Areas have not been ground truthed. Parcel boundaries from Department of Revenue.



Sea Level Rise Scenario Map Series

Sending and Receiving Zones

Map 6
November, 2018

City of Carrabelle, Florida

- Major Roads
- Receiving Zones
- Sending Zones
- Parcels
- City Limits
- OpportunityZone

0 0.25 0.5 Miles

