

DRAFT 3-27-19
RECOMMENDED REVISIONS TO COMPREHENSIVE PLAN, LAND DEVELOPMENT
REGULATIONS AND PROCEDURES TO ADDRESS ADAPTIVE STRATEGIES
ASSOCIATED WITH COASTAL FLOODING AND SLR.

COMPREHENSIVE PLAN PROPOSED REVISIONS
COASTAL MANAGEMENT ELEMENT

PROPOSED

Goal: Increase the City's resiliency to climate change and rising sea levels.

Objective: The City will designate areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to related impacts of rising sea levels, as Adaptation Action Areas (AAAs) for the purpose of prioritizing funding for infrastructure and adaptation planning.

Policy: Within AAAs, the City shall consider options that may include, but not be limited to: a. Protection b. Accommodation c. Managed retreat d. Avoidance

Policy: Consideration of areas appropriate for AAA designation may include, but not be limited to:

- a. Areas which experience tidal flooding, storm surge, or both
- b. Areas which have an hydrological connection to coastal waters
- c. Locations which are within areas designated as evacuation zones for storm surge
- d. Other areas impacted by stormwater/flood control issues such as repetitive flood properties

Policy: The City will develop adaptation strategies for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the City's comprehensive adaptability and resiliency capacities.

Policy: The City will collaborate and coordinate with appropriate local, regional and state governmental agencies, to the extent possible, toward the implementation of adaptation strategies.

Policy: The City will provide educational materials regarding energy efficiency, sustainable design, and climate change that encourage community residents and business owners to invest in energy-efficiency improvements through community outreach efforts, such as the City's Website.

Policy: The City will coordinate transportation-related adaptation policies with other affected agencies and across jurisdictional boundaries to ensure consistency among broader planning and plan implementation efforts. Specifically, strategies for preparing for sea level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, will be collaboratively assessed.

Policy: The City will continue to maintain analysis and mapping capabilities for identifying areas of the City vulnerable to sea level rise, tidal flooding, and other impacts of climate change through the acquisition of Light Detection And Ranging (LiDAR) data, or other state-of-the-art elevation data, and other necessary modeling data and programs every 5 years to update the Priority Planning and improve available information needed to make informed decisions regarding adapting to the impacts of climate change.

Objective: The City will employ adaptive strategies in the AAA to mitigate coastal flooding.

Policy: The City will support mixed land uses which promote resilient, walkable mixed use development designs and projects by providing flexibility in development review for these projects, revising the zoning and land development codes to support such projects, and promoting the adoption of specific goals in local Comprehensive Plans to support and establish sustainable development patterns, especially in areas at reduced risk to sea level rise

Policy: The City shall not amend the Future Land Use Map or zoning code to increase allowable maximum density limits within the AAA.

Policy: The City of Apalachicola shall develop a Development Impact Tool or criteria to assess how proposed development and redevelopment project features including location, site design, land use types, density and intensity of uses, landscaping, and building design, will help mitigate climate impacts or may exacerbate climate related hazards. The tool would also assess each development's projected level of risk of exposure to climate change impacts, such as inland flooding.

Policy: The City shall prohibit fill within areas of special flood hazard without a prepared plan that incorporates appropriate standards for regulating stormwater management on the property.

Objective: The City will increase resiliency to the impacts of climate change and rising sea levels by developing and implementing adaptation strategies for public infrastructure within the City.

Policy: The City shall identify public investments and infrastructure at risk to sea level rise and other climate related impacts. Assess the vulnerability to public facilities and services, including but not limited to water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, hospitals, transit infrastructure and other assets for sea level rise and other climate related impacts.

Policy: The City shall consider SLR impacts in all future decisions regarding the design, location, and development of infrastructure and public facilities in the City.

Policy: The City shall consider pursue funding opportunities to improve the resiliency of infrastructure within the AAA.

(STAFF ADDED AFTER WORKSHOP)

Objective: The City shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that reduce such risks.

Policy: The City shall maintain and update as needed all maps--including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps—identifying current and potential future areas subject to high flood hazard.

Policy: The City shall continue to provide flood relief and cleaning operations to lessen the resident's hardship after a major rainstorm and document the City's after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvements Plan.

Policy: The City shall amend Land Development Regulations to prohibit hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and FEMA-defined Special Flood Hazard Area, and also encourage such existing facilities to relocate to safer locations within the City.

Policy: The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

Objective: The City shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

Policy: By the end of 2020, the City shall update its 2013 Floodplain Management Ordinance for consistency with the most recent edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Flood Prevention Code continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy: The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, in addition to sustainable flood actions such as installation of bioswales, recharge through drainage wells, use of pervious parking and maintenance of natural areas that will stand the test of time and be adaptable to future climate changes.

Policy: The floodplain administrator /building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the City's Floodplain Management Ordinance.

Policy: By 2020, the city shall complete the tasks necessary to gain entry into the National Flood Insurance Program's Community Rating System (CRS) administered by the Federal Emergency

Management Agency (FEMA) to reduce flood losses and achieve flood insurance premium discounts for their residents.

CHANGES TO EXISTING AND/OR NEW POLICIES PROPOSED TO SUPPORT EXISTING GOPS

OBJECTIVE 8: Hazard Mitigation and Coastal High-Hazard Areas. Through the ~~2020-2040~~ planning period the City shall continue to enforce Land Development Regulations to restrict development within coastal high-hazard areas and budget policies shall restrict public funding for facilities within coastal high-hazard areas.

POLICY 8.7 The City shall adopt most recent amendments to the Florida Building Code. ~~1985 edition of Southern Standard Building Code.~~

OBJECTIVE 9 DEVELOPMENT DENSITY AND INTENSITY: ~~By 1990, the~~ The City 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. ~~9J5.012 (3)(b)(6)~~

POLICY 9.5 The City 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 Chapter 464, F. S. ^~~

OBJECTIVE 11: Post-Disaster Redevelopment. By ~~1995,~~ The City shall adopt a post-disaster response and cleanup assistance, procedures for redevelopment permitting and hazard mitigation measures and will continue to participate in the Franklin County Local Mitigation planning initiative. ~~In the mean time, the current county emergency plan will be utilized and modified as indicated. 9J5.012 (3)(b)(8)~~

POLICY 11.1: 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 Planning Council's Hurricane Preparedness Plan. ~~when it becomes available.~~

POLICY 11.7 ~~The City shall coordinate with the county to develop and adopt prior to the 1995 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: The City shall continue to work with the County to annually update City projects as part of the County local mitigation plan.

POLICY: The City shall research and apply for FEMA hazard mitigation funds to support City projects identified in the Franklin County Local Mitigation Plan.

POLICY: The City shall seek legislative support and other federal and state funding to fund City projects identified in the Franklin County Local Mitigation Plan.

OBJECTIVE 13:Historic Resources – ~~By 2020, the~~ The City will ~~complete an updated survey of all historic resources within the coastal area and~~ continue to enforce development standards for the protection, preservation and sensitive reuse of historic resources throughout the City