

This section of the LMS describes the goals established by the Task Force and the current programs, policies, and plans that support mitigation. In addition, a catalog of organizations with mitigation functions is provided.

**Goals for the Mitigation Plan**

The county has established a number of goals to guide its work in the development of this plan and focus the efforts of the group on the mitigation planning effort to achieve an end result that matches the unique needs, capabilities and desires of the participating jurisdictions. The goals selected by the Task Force for the planning process are those listed in an attachment of this section, Table 5.1. They are related to the broad mitigation needs and capabilities of the communities involved, rather than addressing a specific hazard type or category. Therefore, the county mitigation goals, by definition, are “multi-hazard” in scope and can be described as statements of the desired “mitigation-related capabilities” that will be present in each participating jurisdiction in the future as the goals are achieved.” Table 5.2 demonstrates how these mitigation goals are reflected in other current policies.

In the planning approach used by the Task Force, the goals are established for the entire planning area and all of the participating jurisdictions in a process that can be described as follows: Task Force members ranked each goal from most important to least important, omitting goals that should not be part of the LMS planning process or revising goal wording to suit the county’s specific needs. Completed worksheets were returned to support staff, which compiled the ranked goals. This approach clearly creates a framework for “goal-based” planning by the Task Force, focusing the group’s efforts on proposing and implementing mitigation initiatives intended to achieve the jurisdictions’ established mitigation goals.

As the LMS is reviewed and updated by the Task Force, the goals will also be reviewed to ensure they are still applicable to meeting the unique needs, interests and desires of the community.

**Table # 5.1**

**Franklin County Ranked Mitigation Goals**

Ranking	Goal
# 1	Protect the health, safety and welfare of the community's residents and visitors from disasters.
# 2	Support effective hazard mitigation programming throughout the community with local government policies and regulations.



# 3	Local government will have the non-delegable duty to develop, implement and maintain effective mitigation programs.
# 4	Minimize property damage to homes, institutions and places of employment in the community.
# 5	Maintain the condition of coastal and riverine environmental systems, especially those that provide natural protection and have economic value.
# 6	Maintain the availability and functioning of the community's infrastructure during a disaster.
# 7	Seek preventative measures that would reduce loss and the need for response and recovery measures.
# 8	Promote the economic vitality of the community.
# 9	Protect scenic, historical and recreational community resources.
# 10	Promote community awareness of local hazards and the techniques to minimize vulnerability to those hazards.
# 11	Coordinate with other government agencies to enhance regional mitigation efforts.
# 12	Minimize government expenditures for public goods and services.
# 13	Maintain continuity of local government operations after disasters.
# 14	Maintain emergency response readiness.

**Table # 5.2**                      **Goals Identified in Existing Policy Objectives**

Mitigation Goals as Policy Objective	Source
1. Protect the health, safety and welfare of the community's residents and visitors from disasters.	
To protect human life and health.	<u>Franklin County Floodplain Ordinance</u> Objective 1
Minimize suffering, loss of life, personal injury, and damage to property resulting from hazardous or emergency situations.	<u>Comprehensive Emergency Management Plan</u> Objective 1
Provide relief and promote short range and long-range recovery in disaster areas.	<u>Comprehensive Emergency Management Plan</u> Objective 3
Avoid or reduce future losses of life and damage to property resulting from	<u>Comprehensive Emergency Management Plan</u>



natural and manmade disasters (i.e. hurricanes, flooding, hazardous materials, etc.) with an emphasis on the equitable distribution of the impacts of such preventative measures.	Objective 4
To conduct hurricane procedures to ensure that hurricane evacuation times do not exceed 24 hours for Category 1 and 2 storms and 30 hours of Category 3, 4, and 5 storms.	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 14
To make all public facilities available by the time the impact of the new development occurs.	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 20
2. Support effective hazard mitigation programming throughout the community with local government policies and regulations.	
County shall adopt standards, which shall facilitate the safe flow of motorized and non-motorized traffic.	<u>Comprehensive Plan</u> Traffic Objective 1
Eliminate substandard and dilapidated housing units by the year 2000, with half of the substandard and dilapidated units eliminated by 1995.	<u>Comprehensive Plan</u> Housing Objective 4
To apply level of service standards to development in coastal areas with consideration to evacuation times established in Objective 14.	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 19
3. Local government will have the non-delegable duty to develop, implement, and maintain effective mitigation programs.	
4. Minimize property damage to homes, institutions, and places of employment in the community.	
To help maintain a stable tax base by providing for sound land use and development in hazard prone areas in such a manner as to minimize areas of blight.	<u>Floodplain Ordinance</u> Objective 6
5. Maintain the condition of coastal and riverine environmental systems, especially those that provide natural protection and have economic value.	
To protect natural coastal barriers so there will be no loss of dune systems.	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 5



<p>To protect and conserve mineral and soil resources. (Policy 10.1 requires consideration of erosion, flood hazards, wetlands, and aquifer recharge. Policy 10.2 requires the provision of training to coastal homeowners and construction companies requesting variances for seawalls on the use of upland and coastal vegetation, dune restoration techniques, berms and swales, as well as other stormwater management techniques that protect and conserve the soil.)</p>	<p><u>Comprehensive Plan Coastal/Conservation Element</u> Objective 10</p>
<p>To maintain estuarine water quality such that there will be no net loss of approved shellfish harvesting classifications.</p>	<p><u>Comprehensive Plan Coastal/Conservation Element</u> Objective 3</p>
<p>6. Maintain the availability and functioning of the community's infrastructure during a disaster.</p>	
<p>Minimize disaster related resource shortages and service system disruptions that would have an adverse impact on the residents, the economy, and the general well being of the County.</p>	<p><u>Comprehensive Emergency Management Plan</u> Objective 2</p>
<p>7. Seek preventative measures that would reduce loss and the need for response and recovery measures.</p>	
<p>To provide information and assistance regarding state and federal housing programs to the private system of providing housing within Franklin County.</p>	<p><u>Comprehensive Plan Housing Element</u> Objective 11</p>
<p>8. Promote the economic vitality of the community.</p>	
<p>To minimize prolonged business interruptions.</p>	<p><u>Floodplain Ordinance</u> Objective 4</p>
<p>9. Protect scenic, historical, and recreational community resources.</p>	
<p>To maintain the amount of public access to coastal resources.</p>	<p><u>Comprehensive Plan Coastal/Conservation Element</u> Objective 16</p>
<p>To identify historic resources within</p>	<p><u>Comprehensive Plan Coastal/Conservation</u></p>



the coastal area and establish development standards for the protection, preservation, and sensitive reuse of historic resources throughout the County.	Element Objective 17
To establish a scenic road program to help preserve the area's natural beauty.	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 18
10. Promote community awareness of local hazards and the techniques to minimize vulnerability to those hazards.	
To provide data from which hazard prone areas within the County may be identified to ensure that potential homebuyers are notified that property is in a hazard area.	<u>Floodplain Ordinance</u> Objective 7
11. Coordinate with other government agencies to enhance regional mitigation efforts.	
To establish an intergovernmental coordination program to manage coastal resources affecting or affected by governments other than the County.	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 21
12. Minimize government expenditures for public goods and services.	
To minimize expenditure of public money for costly hazard control projects.	<u>Floodplain Ordinance</u> Objective 2
To minimize the need for rescue and relief efforts associated with disasters and generally undertaken at the expense of the general public.	<u>Floodplain Ordinance</u> Objective 3
13. Maintain continuity of local government operations after disasters.	
To minimize damage to public facilities and utilities such as water, electricity, telephone and sewer lines, and streets and bridges located in the floodplains.	<u>Floodplain Ordinance</u> Objective 5
14. Maintain emergency response readiness.	
To develop and adopt a post-disaster response and clean-up assistance procedures for redevelopment permitting and hazard mitigation	<u>Comprehensive Plan</u> Coastal/Conservation Element Objective 15



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**Organizations with Mitigation Functions**

An essential part of getting things done is coordinating with others. This means knowing what agencies are available to help, what it is that those agencies do, and how their operations are supposed to work with others. Tables 5.3, 5.4, 5.5 and 5.6 are lists of federal, state, regional, and local organizations with descriptions of the mitigation functions they perform. Table 5.7 also catalogs utility companies in the county and indicates their infrastructure functions.

**Table # 5.3**      **Federal Organizations and Mitigation Functions**

Organization	Mitigation Functions
Federal Emergency Management Agency	Post-disaster relief and assistance, National Flood Insurance Program, Community Rating System, Hazard Mitigation Grant Program,. Repair and Restoration of Disaster-Damaged Historic Properties program. Hazardous Materials Training Program for Implementation of the Superfund Amendment and Reauthorization Act makes funding available to provide training designed to improve emergency planning, preparedness, mitigation, response, and recovery capabilities associated with hazardous chemicals.
US Army Corps of Engineers	Intercoastal waterways, dam maintenance, dredge and fill permitting, wetland permitting, emergency protection from erosion caused by flooding.
US Department of Defense	Post-disaster relief and assistance.
US Department of Commerce	Small Business Administration loans for individual relocation and repair or floodproofing. Fisheries Development and Utilization Research and Development Grants and Cooperative Agreements Program makes grants for enhancement of sustainable fishing industries.
US Department of Agriculture	Soil Conservation Service is a possible source for Wetland Reserve program, flood hazard studies, and levee infrastructure improvement funds. Rural Development program provides low cost loans to rural communities for public services and infrastructure.
US Environmental Protection Agency	Chemical Emergency Preparedness and Prevention Technical Assistance Grants Program provides funds for chemical accident prevention activities and emergency preparedness for chemical accidents. Pollution Prevention Grants Program provides grants



	to implement pollution prevention projects. Sustainable Development Challenge Grants encourage partnerships among community, business, and government entities to work cooperatively to develop flexible, locally-oriented approaches that link environmental management and quality of life activities with sustainable development and revitalization.
National Estuarine Research Reserve	Promotes preservation of the Apalachicola River basin and estuary; Provides information on ecological health of estuary.
Department of Housing and Urban Development	The Community Development Block Grant program (CDBG), although administered by the state, originates from HUD. The CDBG program provides funds to local governments under a variety of programs (neighborhood revitalization, commercial revitalization, economic development, and housing rehabilitation). Congress may allocate additional funds for post-disaster recovery. All projects must benefit primarily (51%) low to moderate-income people.
General Services Administration	Disposal of Federal Surplus Real Property program provides equipment to local government at discounts up to 100%.

**Table # 5.4 State Organizations and Mitigation Functions**

<b>Organization</b>	<b>Mitigation Functions</b>
Governors Office of Planning and Budgeting	Review of federal assistance applications, intergovernmental coordination.
Florida Department of Community Affairs	Local planning assistance and review, comprehensive plan amendments and evaluation, disaster preparedness, response, recovery, and mitigation.
Florida Communities Trust Program	Provides financial and technical assistance to acquire lands that conserve natural resources, correct undesirable development patterns, restore degraded natural areas, enhance resource values, restore deteriorated urban waterfronts, reserve lands for later purchase, use innovative land acquisition methods, and provide public access to surface waters. Land acquisition grants, loans, and matching grants are available through the P-2000 program.
Florida Coastal Management Grants Program	Local governments within Florida's 35 coastal counties are eligible to apply for about \$1,200,000 for project subgrants for planning small-scale capital improvements, acquisition, and technical assistance.
Waterfronts Florida	Designated communities receive a combination of technical



	assistance and limited financial assistance for the purpose of developing a plan for revitalizing traditional working waterfronts.
Community Development Block Grant Program	Community project grants are awarded to applicants on a funds available basis according to a project score that depends on the degree the project benefits very low, low, and low to moderate-income populations within the community.
Emergency Management Preparedness and Assistance Trust Fund	Provides competitive grants to state or regional agencies, local governments, and private non-profit organizations to implement projects that will further state and local emergency management objectives.
State Housing Initiatives Partnership	Funding for improving local housing for low-income households.
Florida Department of Environmental Protection	Environmental studies, water facilities (stormwater, potable water, wastewater), wetland permitting, landfill permitting. Drinking or waste water system loans. Fisheries management.
Florida Department of Transportation	Local transportation planning assistance, long-term (five year) state transportation planning.
Florida Department of Health	Public health services, septic tank permitting.
Florida National Guard	Post-disaster relief and assistance
Department of Agriculture and the Division of Forestry	Forest management, prescribed burning, fire-fighting, agricultural support, fire hazard awareness programs, burn permits, fire-fighting equipment, aerial surveillance equipment.
Flood Mitigation Assistance	Federally funded state program providing 75% of cost to elevate or relocate repetitively damaged properties in NFIP communities.

**Table # 5.5 Regional Organizations and Mitigation Functions**

<b>Organization</b>	<b>Mitigation Functions</b>
Apalachee Regional Planning Council	Local planning assistance, grant writing assistance, grant program administration.
Northwest Florida Water Management District	Regional and local water studies/planning assistance, wetland permitting, dam/impoundment permitting. Payments in Lieu of Taxes Program provides compensation to counties
Local Emergency	Planning, regional coordination, education and awareness



Planning Committee .	regarding hazardous materials public safety issues. LEPC is organized in conjunction with the Regional Planning Council.
Capitol Area Chapter of the American Red Cross	Disaster planning, disaster awareness, disaster response training, post-disaster assistance.
Salvation Army	Post-disaster assistance
Baskerville-Donovan Engineers	Grant writing and engineering for local public work projects.

**Table # 5.6 Local Organizations and Mitigation Functions**

Organization	Mitigation Functions
City of Apalachicola	Local land use planning, conduit for local hazard information.
City of Apalachicola Police Department	Enforce laws, maintain order, coordinate with city commission and county emergency management
City of Carrabelle	Local land use planning, conduit for local hazard information.
City of Carrabelle Police Department	Enforce laws, maintain order, coordinate with city commission and county emergency management
County Planning Department	Local land use planning, conduit for local hazard information.
Franklin County Building Department	Enforcement of local building codes including anchoring of manufactured housing, registration of mobile homes, elevation of structures in flood zones, site design to minimize stormwater.
Senior Citizens Association	Advocate and source of information targeted to local seniors.
School Board	Placement of schools, use of schools as shelters.
County Sheriff's Department	Law enforcement, evacuation support, traffic control.
Emergency Management	Coordination of local disaster preparation, response, recovery, and mitigation activities.
County Road Department	Local road repair, culvert maintenance, debris removal
Volunteer Fire Departments	Fire fighting, first response to hazardous material spills.
Sea Grant	Information and funding for wise utilization of coastal



	resources.
Franklin County Coastal Alliance	Local ecosystem management citizens group facilitated by Department of Environmental Protection meeting in Apalachicola

**Table # 5.7 Utility Companies and Infrastructure Functions**

Utilities	Infrastructure Function
Progress Energy	Electric: Maintain right of ways for essential services.
Alligator Point Water Resource District	Water System *
Apalachicola Water and Sewer Department	Water System *
Carrabelle Water and Sewer Department	Water System *
Eastpoint Water and Sewer System Inc	Water System *
St George Island Water Management Services Inc	Water System *
Eveready Gas Inc	Privately owned gas company
Amerigas Inc	Privately owned gas company
KOA Alligator Point	Package Wastewater Treatment Plants
Buccaneer Inn Inc	Package Wastewater Treatment Plants
300 Ocean Mile Inc	Package Wastewater Treatment Plants
Villas of St. George Inc	Package Wastewater Treatment Plants

\* Utility company are responsible for maintaining essential services for their infrastructure.

**Plans, Programs and Policies Examination**

Immediately following is a quick overview of the key policy issues with respect to mitigation that should be addressed in the LMS and eventually incorporated into the county's long-term planning. Descriptions of state, regional and local (county and city) policies that pertain to hazard mitigation can be found in Appendix D: Evaluation of Mitigation Policies. Although these policies exist in source plans and documents, they have been summarized as an accessible support to mitigation planning and funding. Many grant applications require that proposed projects conform to existing policies. Thus, these policy summaries can be used to find the policy support needed for a local



project or initiative. These mitigation policies have also been evaluated in terms of how well they are being implemented within each jurisdiction. These evaluations can serve as a review of LMS policy implementation.

<b>Table # 5.8</b>	<b>Summary of Goals and Objectives Pertaining to Hazard Mitigation</b>
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Summary	
<b>County Floodplain Ordinance Objectives</b>	
# 1	To protect human life and health.
# 2	To minimize expenditure of public money for costly flood control projects.
# 3	To minimize the need for rescue and relief efforts associated with flooding.
# 4	Generally undertaken at the expense of the general public; to minimize prolonged business interruptions.
# 5	To minimize damage to public facilities and utilities such as water, electricity, telephone and sewer lines, and streets and bridges located in the floodplains.
# 6	To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas.
# 7	To provide data from which flood prone areas within the County may be identified to insure that potential homebuyers are notified that property is in a flood area.
<b>Comprehensive Emergency Management Plan Objectives</b>	
# 1	Minimize suffering, loss of life, personal injury and damage to property resulting from hazardous or emergency situations.
# 2	Minimize disaster related resource shortages and service system disruptions that would have an adverse impact on the residents, the economy, and the general well being of the county.
# 3	Provide relief and promote short range and long-range recovery in disaster areas.
# 4	Avoid or reduce future losses of life and damage to property resulting from natural and manmade disasters (i.e. hurricanes, flooding, hazardous materials etc.) with an emphasis on the equitable distribution of the impacts of such preventative measures.
<b>Comprehensive Plan Objectives</b>	
<b>Traffic</b>	
# 1	County shall adopt standards which shall facilitate the safe flow of motorized



	and non-motorized traffic.
<b>Housing</b>	
# 1	Eliminate substandard and dilapidated housing units by the year 2000, with half of the substandard and dilapidated units eliminated by 1995.
# 2	County will continue with the current private system of making housing available to residents of Franklin County. Policy 11.3--By 1994 Franklin County shall have available a handbook describing current local, state, and federal housing programs.
# 3	This handbook will describe the purpose of the programs, who is eligible for them, and how to apply for them. The county will maintain a list of programs and agencies on the federal and state level that provide housing assistance.
# 4	This list shall be available to prospective housing providers and developers to aid them.
<b>Infrastructure</b>	
# 1	Goal: Ensure the provision of public facilities in a timely, orderly, efficient, and environmentally sound manner at an acceptable level of service for the County's population.
# 2	Policy 2.2 Restrictions on on-site wastewater treatment systems. County shall prohibit the installation of septic tanks within 150 feet of wetlands and shorelines. Between 150 and 75 feet of wetlands and shorelines the only on-site sewage disposal systems allowed will be Class I aerobic systems with approved maintenance provisions in accordance with Chapter 10D-6, F.A.C. No type of onsite sewage disposal system will be allowed within 75 feet of wetlands and shorelines or on lots of less than one acre except lots recorder prior to August 17, 1978, or lots platted as part of the 1982 amendment to the St. George Island Development Order, or approved cluster developments in accordance with S-1 Cluster Development provisions on the County Zoning Code.
# 3	Policy 2.15 Drainage (Stormwater). county shall study the stormwater management needs of the county (contingent on funding)...and establish a plan to address those needs...
# 4	Policy 2.16 Drainage (Stormwater). county shall initiate a stormwater study in 1991 (contingent on funding)...focusing on the Eastpoint area, but the scope shall apply countywide. The scope shall include as a minimum all private and public stormwater facilities within the area to be studied.
# 5	Potable Water Policies Objective 4. The county shall adopt land development regulations that provide for the maintenance of aquifer recharge area functions. Objective 5. The county shall restrict the alteration of natural drainage features.



<b>Coastal / Conservation Element</b>	
# 1	Objective 1. No net loss of wetland.
# 2	Objective 2. ...the County will prohibit development which can be proved to damage the county's natural resources.
# 3	Policy 2.2. Prohibit high-density development adjacent to sensitive wetland areas.
# 4	Policy 2.3. Prohibit development and disturbance of endangered species, threatened species, species of special concern and nesting areas of sea turtles.
# 5	Policy 2.4. Prohibit habitat destroying seawalls without supporting riprap. Encourage removal of existing seawalls. Restoration with sloped shorelines or riprap which will be vegetated where technically feasible.
# 6	Policy 2.9. Only minimal amount of back-fill allowed behind erosion control structures.
# 7	Policy 2.10. Protect natural reservations identified in Recreational Open Space Element.
# 8	Policy 2.11. Protect manatees by imposing speed limits in manatee areas.
# 9	Objective 3. Maintain estuarine water quality such that there will be no net loss of approved shellfish harvesting classifications.
# 10	Policy 4.6. Adopted Stormwater Ordinance.
# 12	Policy 4.9. Safe mosquito control methods
# 13	Policy 4.10. Safe aquatic weed control methods.
# 14	Policy 4.11. Stormwater infiltration techniques to minimize ill effects to water quality.
# 15	Objective 5. Protect natural coastal barriers so there will be no loss of dune systems.
# 16	Objective 6. Establish waterside land use priorities
# 17	Policy 6.1. Order of priority: <ul style="list-style-type: none"> <li>1) Water-dependent uses such as shellfish production.</li> <li>2) Water-dependent recreation and commercial uses such as ports and marinas.</li> <li>3) Water-related uses.</li> <li>4) Water-enhanced uses.</li> </ul>
# 18	Objective 8. Protect air quality.
# 19	Objective 9. Protect water quality



# 20	Objective 10. Protect and conserve mineral and soil resources (Policies 10.1 requires consideration of erosion, flood hazards, wetlands, aquifer recharge. Policy 10.2 requires the provision of training to coastal home owners and construction companies requesting variances for seawalls on the use of upland and coastal vegetation, dune restoration techniques, berms and swales as well as other stormwater management techniques that protect and conserve the soil.
# 21	Objective 11. Develop and implement a hazardous waste program by 1998. Objective 12. Adopt land development regulations to restrict development within coastal high hazard areas and budget policies to restrict public funding for facilities within coastal high hazard areas.
# 22	Objective 13. Limit development intensity and density in coastal high hazard areas and direct outside of these areas to mitigate natural coastal hazards.
# 23	Objective 14. Conduct hurricane evacuation procedures to ensure that hurricane evacuation times do not exceed 24 hours for Category 1 & 2 storms and 30 hours of Category 3,4 and 5 storms.
# 24	Objective 15. Post-Disaster Redevelopment. By 1995, the County shall adopt a post disaster response and clean-up assistance, procedures for redevelopment permitting and hazard mitigation measures.
# 25	Objective 16. The amount of public access to coastal resources shall not decrease.
# 26	Objective 17. The County will identify historic resources within the coastal area and establish development standards for the protection, preservation, and sensitive reuse of historic resources throughout the county.
# 27	Objective 18. Establish scenic road program to help preserve the area's natural beauty.
# 28	Objective 19. Adopted level of service standards shall apply to development in coastal areas with consideration to evacuation times established in Objective 14.
# 29	Objective 20. All public facilities shall be available by the time the impact of the new development occurs.
# 30	Objective 21. An intergovernmental coordination program will be established to manage coastal resources affecting or affected by governments other than the County.
# 31	Policy 21.4. Prior to the adoption of any land development regulations developed pursuant to 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 NFWFMD's Surface Water & Improvement Management Plan, and the Lower Apalachicola River Environmentally



	Endangered Lands Management Plan.
<b>Recreation Element</b>	
# 1	Objective 2. County shall ensure the adequate provision of open space.
# 2	Policy 2.2. Manage and protect open spaces through land development regulations requiring buffer zones, green belts, and other open space provisions to insure incompatible land uses are avoided.
# 3	Objective 3. Shall provide public access to recreation sites including beaches and shores and freshwater beaches and shores identified in this element.

**Table # 5.9 Evaluation of Local Policies Relating to Hazard Mitigation**

<b>Local Policies</b>
<b>Coastal High Hazard Area</b>
<p>Coastal Element Policy 12.5 in the Franklin County Comprehensive Plan defines the Coastal High Hazard Area (CHHA) as the area of the evacuation zone of a category 1 storm. Although the CHHA has never been updated in practice, there is a provision to review and update the CHHA based on storm damage or changing conditions. The ability to review and revise the CHHA based on damage caused by coastal storms or changing conditions is consistent with the concept of the local mitigation strategy as a “living document” subject to updating. Due to new development, changing environmental conditions, or new hazards, the LMS should be reviewed and revised to reflect current conditions.</p> <p>Development within the Coastal High Hazard Area (CHHA) has been consistent with Comprehensive Plan Land Use Element policies favoring location of water-dependent uses in the Eastpoint Urban Service Area and low-density residential development (1 unit per acre) on Bay and Gulf front property. The Eastpoint Urban Service Area designation helps prevent intensive commercial development in the CHHA in areas that have traditionally been used for seafood processing. However, many of the structures used for seafood processing are nonconforming structures (not built to current coastal construction codes) and are vulnerable to damage from coastal storms.</p> <p>Residential development is occurring in or near the CHHA throughout the County, although predominantly on St. George Island and around Apalachicola. The St. George Plantation resort development on St. George Island, although substantial, has kept average population density at or near 1 dwelling unit per acre. There is a high-density commercial area on St. George Island where the causeway intersects with Gorrie Drive. It may be wise to determine the carrying capacity of St. George Island with respect to evacuation, traffic, utilities, and environmental considerations so as to avoid developing past the point where health and safety are significantly compromised.</p>



### **Local Development Codes**

The county has implemented coastal and floodplain development codes regulating construction in flood zones. Like other coastal counties, some homeowners located in floodways (areas of rapid water movement during floods) or Coastal High Hazard Areas (areas subject to strong wave action during coastal flooding) have enclosed the area underneath the elevated portion of their houses after the final building inspection is complete. Although this may seem like a harmless expression of personal freedom to some, rapidly moving floodwaters or waves can destroy the enclosures built under the house. The debris from these enclosures can batter and ram adjacent houses causing additional structural damage to neighbors. In the context of jurisdiction, seaward of the established Coastal Construction Control Line (CCCL) the Florida Department of Environmental Protection and the county share the responsibility to enforce coastal construction standards. The county is responsible for limiting the amount of enclosure below the base flood level of the CCCL. This requirement is in the county's Floodplain Management Ordinance.

The state is mainly concerned with turtle lighting, protecting sand dunes, and ensuring an adequate and uniform setback from the water. Landward of the CCCL, the county's Planning and Building Department code enforcement officer has the responsibility to enforce local building codes, including provisions in the Floodplain Ordinance that regulate enclosing the elevated portion of a structure in the floodplain or coastal flood zone (V-Zone). Likewise, in inland floodways, the county floodplain manager and building code enforcement officer have the responsibility to enforce floodplain development regulations.

### **National Flood Insurance Program**

The National Flood Insurance Program (NFIP) allows citizens and government to purchase relatively affordable flood insurance as long as the jurisdiction agrees to establish a floodplain ordinance and maintain development standards designed to minimize flood damage within the jurisdiction's designated floodplain area. The county's participation in the NFIP does not cover the two incorporated cities: Apalachicola and Carrabelle. Each city has its own adopted flood ordinance and participates in the NFIP independently of the county. The county's NFIP responsibilities increased with its participation in the Community Rating System (CRS), an enhancement of the NFIP. The CRS requires the county to institute additional flood hazard prevention measures in return for a discount in NFIP flood insurance rates. There are a variety of measures the county could take to increase the amount of discount to flood insurance rates. These measures could include raising the minimum amount of freeboard required above the base flood elevation, increasing flood hazard awareness programs, and submitting the LMS to the CRS program as a flood hazard management plan.

### **Building Codes**

Codes are implemented and enforced by county's Planning and Building Department. It would be beneficial to formalize enhanced building codes to facilitate construction planning by contractors and allow the county to receive credit from the NFIP's



Community Rating System.
<b>Post-Storm Redevelopment</b>
<p>There is not a specific post-storm redevelopment plan other than the usual provisions to favor particular land uses and avoid infrastructure and critical facilities in the CHHA. However, Policy 15.5 states</p> <p>“The county shall coordinate with the cities 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.”</p> <p>This policy has not been implemented. The LMS could help formalize this process as well as identify specific mitigation measures and policies for post-storm redevelopment.</p> <p>Flood hazards and Stormwater Infrastructure: FIRM maps are fairly accurate and the planning staff is satisfied with floodplain ordinance and stormwater ordinance. Essentially all development is coastal and apparently federal, state, and local coastal regulations are sufficient and fairly well implemented. However, the majority of the inland portion of the county is unrated A-Zones subject to flooding. A more thorough stormwater plan may be necessary if inland development occurs.</p> <p>Ordinance 87-1 establishing a “Critical Shoreline District,” defined as all land within 150 feet landward of state jurisdictional wetlands. The purpose of this Ordinance is to assure minimal adverse impacts on freshwater and marine resources resulting from development and to protect the natural drainage features of the county.</p> <p>“Franklin County will coordinate with the Northwest Florida Water Management District (NFWFMD) in studying pollution problems in Apalachicola Bay”</p> <p>The county’s Subdivision Ordinance establishes standards for stormwater management facilities in all new subdivisions platted in the county. In any new subdivision stormwater management facilities must be designed in accordance with Chapter 17-25, F.A.C.. Any watercourse, drainage way, channel, or stream that traverses a subdivision must be provided with a stormwater easement of such width as will provide adequate drainage. Low-lying areas along watercourses shall be retained in their natural state as drainage ways. All of these easements shall be shown on the plat of the subdivision.</p>
<b>Hazard Awareness</b>
<p>Coastal / Conservation Element Policy 14.11 addresses awareness of evacuation at various storm levels and is fairly well implemented. Coastal Element Policy 10.2 is intended to provide training on seawall alternatives for homeowners requesting variances for seawalls on their property.</p>
<b>Non-Flood Hazards</b>
<p>The county’s Comprehensive Plan addresses chemical and petroleum hazards from</p>



offshore extraction and river-based transportation of these materials.

