

Coastal Hazard Mitigation Sub-Element (CHZ)

Goal 5.0

~~The County shall manage, use, conserve and protect the coastal resources along with protecting human life from natural disasters.~~ Promote the responsible management of its coastal area, balancing the provision of water-dependant and water-related uses with the protection of life and property from natural disasters and the preservation of natural resources.

OBJECTIVE ~~5.03~~-CHZ.01

The County shall ~~make every reasonable effort to~~ ensure the public safety from coastal hazards, health and welfare from the effects of natural and technological hazards. ~~It will participate with all applicable state and federal agencies to ensure public safety~~ by keeping disaster preparedness plans current and coordinated within the region and with adjacent jurisdictions.

Policy ~~5.03.01~~

~~Within one year of adopting the EAR based plan amendment; the County will revise its Land Development regulations to further reduce the vulnerability of future development in the 100-year flood plain. Such revisions shall include:~~

- ~~a. Implementation of road concurrency requirements to ensure evacuation capability;~~
- ~~b. Adoption of policies regarding the siting of infrastructure facilities in hazardous areas; and~~
- ~~c. Alerting potential purchasers of property in hazard areas of the potential consequences of construction in such areas.~~

Policy ~~5.03.02~~ CHZ.01.01

The County, ~~by reference, incorporates~~ most recent edition of the Nassau County Comprehensive Emergency Management Plan ~~into the Coastal Management Element.~~ (CEMP) shall be used as the operational guide in preparation of, response to, and recovery from a tropical storm, hurricane or other emergency. Responsibility for coordination of the Comprehensive Emergency Management Plan with the County Comprehensive Plan shall be designated to the County ~~Planning~~ Growth Management Director.

Policy 5.03.03

~~The County shall not subsidize public facilities within the CHHA, other than those, which are deemed necessary to maintain existing level of service standards, and those which are directly related to public access and/or recreation areas.~~

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OBJECTIVE 5.04

~~Upon Plan adoption, the County shall review annually, and where possible revise its Comprehensive Emergency Management Plan to ensure continued safety for its residents during the post-disaster reconstruction/rehabilitation period.~~

Policy 5.04.01

~~The Nassau County Comprehensive Emergency Management Plan shall be used as the operational guide in preparing for, responding to, and recovering from natural and technological hazards requiring emergency actions by local government officials.~~

Policy 5.04.02

~~The County hereby adopts, by reference, its Post Disaster Plan which describes facilities and sites designed to serve as local, state and federally sponsored emergency assistance locations. Examples of such facilities include disaster application centers, citizen assistance centers, disaster field offices; include temporary housing sites and debris disposal locations.~~

Policy CHZ.01.02

The County shall adopt and maintain a Post Disaster Redevelopment Plan (PDRP) to provide the County and its incorporated municipalities with a strategic, interdisciplinary plan for guiding action and decision making during the disaster recovery and redevelopment periods, as well as identifying actions that can be implemented prior to a disaster to expedite the recovery process.

Policy CHZ.01.03

The County shall incorporate the findings and recommendations of the County's Local Mitigation Strategy (LMS) and adopted Post Disaster Redevelopment Plan (PDRP) into the goals objectives and policies of this Plan and into the updates of its Comprehensive Emergency Management Plan (CEMP) to ensure continued safety for its residents during the post-disaster reconstruction/rehabilitation period.

Policy 5.04.03 CHZ.01.04

The County shall coordinate the development and maintenance of its Post Disaster Redevelopment Plan (PDRP) with other state and regional post- disaster plans and programs among the relevant local, regional and state governments, districts or agencies.

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Policy ~~5.04.04~~ CHZ.01.05

The County shall update its hurricane evacuation plan and disaster preparedness plan, based on the recommendations of the ~~NEFRPC's~~ most recent Northeast Florida Hurricane Evacuation Study(HES) ~~, 1998. In addition, the County shall update its hurricane evacuation plan and disaster preparedness plan every five years thereafter. Also, the County will re-evaluate the effectiveness of hurricane evacuation plan and disaster preparedness plan immediately after a major disaster event to recommend appropriate improvements.~~ As updates to the HES become effective, the county will re-evaluate the goals, objectives and policies of this Plan relating to hurricane evacuation and disaster preparedness.

~~Policy-5.04.05~~

~~The County shall update its hurricane evacuation plan showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens.~~

~~Policy-5.04.06~~

~~The County will continue to implement its Emergency Disaster Preparedness Plan (as amended). The county Emergency Services Director shall be responsible for coordinating post-disaster activities with fire, law enforcement, medical and support services through scheduled quarterly meetings.~~

~~Policy 5.04.06A~~

~~Consistent with the Comprehensive Emergency Management Plan (as amended), the County will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the County's ability to recover, the County shall declare a local state of emergency, pursuant to Chapter 252, F.S. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (DEM).~~

~~Policy-5.04.06B~~

~~The County, in cooperation with the incorporated municipalities of Nassau County, will coordinate the implementation of the Nassau County Local Mitigation Strategy (LMS), with this Coastal Management Element so as to reduce potential damage from natural disasters.~~

Policy ~~5.04.06C~~ CHZ.01.06

The County shall facilitate periodic meetings of the Local Mitigation Strategy Working Group for the purpose of coordinating and implementing LMS strategies.

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Policy ~~5.04.06D~~ CHZ.01.07

The Local Mitigation Strategy Working Group will be charged with making recommendations related to implementing, updating, revising and coordinating local mitigation strategies and initiatives. Major issues of the LMS Working Group will be concerned with include:

1. Maintaining a uniform list of mitigation goals and objectives and initiatives to address hazard mitigation;
2. coordination between the county and the three municipalities;
3. identifying sources and disbursement of state and federal recovery funds;
4. pre-identifying potential post-disaster mitigation projects; and
5. relocating of infrastructure.

~~Policy 5.04.06E~~

~~Structures located seaward of the Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of its tax-assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes coastal construction prior to reconstruction.~~

~~Policy 5.04.06F~~

~~Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of twelve (12) inches above the base flood elevation (BFE), as depicted on current FIRMs.~~

OBJECTIVE 5.04A CHZ.02

~~Upon Plan adoption, t~~ The County shall manage post disaster redevelopment to improve the survival of rebuilt structures and required infrastructure.

~~Policy 5.04A.01~~

~~In accordance with rule 9J-5.003(17), F.A.C., t~~ The county hereby designates the "Coastal High-Hazard Area" (CHHA) as identified as a Category 1 Evacuation Zone as defined in Chapter 9J-5 F.A.C.

Policy CHZ.02.01

Consistent with the Comprehensive Emergency Management Plan (as amended) and the Post-Disaster Redevelopment Plan, the County will perform an initial damage assessment, immediately following a natural disaster event, in order to determine the extent of damage and prioritize allocation of recovery resources. If the scope of damage exceeds the County's ability to

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recover, the County shall declare a local state of emergency, pursuant to Chapter 252, F.S. Once a local state of emergency has been declared, the county will request assistance from the Florida Division of Emergency Management (DEM).

Policy ~~5.04A.02~~ CHZ.02.02

The Engineering Services Director, with required support, shall survey disaster sites immediately following the emergency occurrence to identify immediate repair and clean-up actions required to protect public health and safety and shall coordinate with the Director of Emergency Management to accomplish priority tasks.

Policy ~~5.04A.03~~ CHZ.02.03

Roadway segments located within low lying areas that are used as hurricane evacuation routes ~~shall~~ should be considered for elevated~~ion~~ or rerouted~~ing in subsequent capital budgets~~ during post-hazard ~~disaster re-~~construction.

Policy ~~5.04A.04~~ CHZ.02.04

In the event that sanitary sewer and potable water facilities are damaged hurricane activity, the facilities shall be subject to post disaster redevelopment policies and regulations that require damaged ~~structures and~~ facilities to be reconstructed at an elevated height or otherwise flood proofed in accordance with existing building and development regulations.

~~Policy 5.04A.05~~

~~F.E.M.A., National Weather Service and Regional Planning Council data, which are pertinent to Nassau County hurricane damage mitigation, shall be incorporated into this element of the Plan through the amendment process specified in s 163.3187 F.S.~~

Policy ~~5.04A.06~~ CHZ.02.05

~~The County shall require, through land development regulations, that~~ Redevelopment plans within the CHHA shall include reduced densities and the minimization of public facilities and expenditures to a level no greater than that necessary to support land uses in the effected areas as shown on the Future Land Use Map.

Policy ~~5.04A.07~~ CHZ.02.06

The County shall develop plans and criteria for immediate repair and clean up in addition to long term repair and redevelopment. These plans shall also address removal, modification or relocation of damaged infrastructure and unsafe structures. The level of reconstruction that will be permitted in an area of damage in terms of intensity and density of use shall be consistent with the Goals, Objectives and Policies expressed in this Plan.

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Policy **5.04A.08** CHZ.02.07

Following a storm event, the Engineering Services Department shall assess all county facilities damaged from storm activity in the CHHA, and shall make recommendations to reduce future expenditures and potential damage risks.

Policy CHZ.02.08

Structures located seaward of the Coastal Construction Control Line (CCCL) exhibiting damage from a naturally occurring storm event, greater than 50 percent of its tax assessed market value, shall be required to obtain all applicable permits and comply with all applicable building codes coastal construction prior to reconstruction.

Policy CHZ.02.09

Consistent with National Flood Insurance Program (NFIP) requirements, any structure predating 1989 FEMA Flood Insurance Rate Maps (FIRMs) and located within a flood hazard area that sustains "substantial damage" due to a natural disaster (i.e. repair costs that exceed 50% or more of the building's value) shall be required to be elevated a minimum of twelve (12) inches above the base flood elevation (BFE), as depicted on current FIRMs.

Policy CHZ.02.10

Consistent with the PDRP, the County will, following a natural disaster event, support the local business community through the disaster impact assessment, needs identification, infrastructure restoration, employee assistance and disaster recovery funding that fosters economic resumption.

OBJECTIVE **5.05** CHZ.03

~~Upon Plan adoption, t~~ The County shall develop a maximum evacuation time based upon the most recent Northeast Florida Hurricane Evacuation Study (HES) of 1998, and shall implement a plan within 6 months of the date of adoption of this ordinance an evacuation plan based on this time.

Policy CHZ.03.01

The County will develop, in the Land Development Code(LDC), a process to evaluate all new development and redevelopment within designated hurricane evacuation zones and recommend development conditions when necessary in order to maintain consistency with established hurricane evacuation times in the most recent Northeast Florida Hurricane Evacuation Study (HES).

Policy **5.05.01** CHZ.03.02

Existing roadways designated by the County or State as evacuation routes shall be given priority for capital improvement expenditures over other transportation facilities.

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Policy ~~5.05.02~~ CHZ.03.03

Critical roadway links causing congestion or evacuation routes for Category 1 through 3 hurricanes shall receive high priority for capital improvement expenditures. The critical roadway locations/segments, as identified by the Northeast Florida Hurricane Evacuation Study, shall include the following:

- ~~1.A1A (Buccaneer Trail from O'Neil through Yulee)~~
- ~~2. A1A (Buccaneer Trail/Sadler Road/South 14th Street Intersection)~~
- ~~3.I-95 northbound on-ramps~~
- ~~4.I-95 north bound~~
- ~~5.U.S. 301 and U.S. 1 in Callahan~~
 1. Sadler Road, from SR105/A1A (Fletcher Ave.) to SR 200/A1A
 2. SR 200/A1A, from CR 107(Nassauville Road) to US 17
 3. I-95, through entire County (Duval Co. line to Ga. State line)
 4. SR 200/A1A, from US 17 to, and including, intersection with US 1(Callahan)
 5. US 301, between US 1 and Norfolk Southern Railroad

Policy CHZ.03.04

Consistent with Sec. 163.3180(6), F.S., no roadway impact will be considered *de minimis* if it would exceed the adopted level-of-service standard of any affected designated hurricane evacuation routes.

Policy ~~5.05.03~~ CHZ.03.05

New or replacement bridges on evacuation routes spanning major or marked navigable waterways shall not be draw bridges.

Policy ~~5.05.04~~ CHZ.03.06

Roadway segments located within low lying areas that are utilized for hurricane evacuation routes shall be considered for elevation increases during construction or reconstruction.

Policy ~~5.05.05~~ CHZ.03.07

~~Adopt requirements in~~ The Land Development Regulations Code shall establishing minimum crown elevations for new road construction for roads constructed within Special Flood Hazard Areas and areas subject to flooding from a Class Category 1 hurricane, ~~as depicted in the Hurricane Storm Surge Atlas developed by the NEFRC.~~ in the most recent Northeast Florida Hurricane Evacuation Study (HES).

~~Policy 5.05.06~~

~~All new construction within the Coastal High Hazard Area will be required to meet the County Concurrence Management Plan and 9J-5.0055(2)(c) F.A.C. for concurrency.~~

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Policy 5.05.06A

~~To maintain the maximum evacuation time, the County shall not allow an overall increase in the density of land use that is allowed by the Future Land Use Map within the Coastal High Hazard Area (CHHA).~~

OBJECTIVE 5.06 CHZ.04

~~Upon Plan adoption, t~~ The County ~~Office of~~ Emergency ~~Services Management Department~~ will continue to ~~strive to~~ provide required levels of emergency sheltering for County residents, through implementing the following policies:

Policy 5.06.01 CHZ.04.01

~~Off-Island Public school sites, facilities, except for those located on Amelia Island, will be designated designed for use as emergency shelters as coordinated by the local government and the American Red Cross in coordination with the Nassau County School Board, municipal governments and other appropriate agencies.~~

Policy 5.06.02 CHZ.04.02

New non-residential construction over 10,000 square feet ~~shall~~ may be reviewed by the County to determine its potential for serving as an ~~hurricane~~ emergency shelter based upon its construction, size, and location.

Policy 5.06.02A CHZ.04.03

~~By 2005, The County will, conduct a survey of schools, municipally owned, and county-owned buildings to identify those buildings that are appropriately designed and located to serve as hurricane evacuation shelters. Once this survey is completed, The County will in coordination with the Nassau County School Board, municipal governments and other appropriate agencies solicit state funding from the Florida Division of Emergency Management to decrease the deficit of "safe" increase public shelter capacity for by retrofitting existing primary shelter facilities schools, municipally owned, and county-owned buildings to serve as emergency shelters.~~

Policy 5.06.02B CHZ.04.04

~~Within one year of adoption of the EAR-based plan amendment~~ As part of the annual update of the Schedule of Capital Improvements, the Engineering Services Department shall assist the Emergency Management Department in assessing the vulnerability of public infrastructure within the Coastal High Hazard Area (CHHA).

OBJECTIVE 5.07 CHZ.05

~~Upon Plan adoption, t~~ The County, ~~through its Future Land Use Map and Development Orders~~ shall direct population concentrations away from ~~known or predicted high hazard areas~~ the coastal high hazard area (CHHA) as defined herein. ~~As identified by the time of EAR-based plan~~

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~~adoption, the county shall utilize the procedures County's Emergency Management Plan for assisting the special needs population in an emergency, as amended.~~

Policy CHZ.05.01

In accordance with Sec. 163.3178(2)(h), F.S., The county hereby designates the "Coastal High-Hazard Area" (CHHA) 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.

Policy CHZ.05.02

The County shall not amend the Future Land Use Map (FLUM) within the boundaries of the defined Coastal High-Hazard Area (CHHA) unless at least one of the following conditions is met:

1. The requested change does not increase residential density;
2. The requested change can be determined to not exceed the established hurricane evacuation times pursuant to Sec. 163.3178(9)(a)1 and 2; or
3. Appropriate mitigation is provided for the requested change to reduce impacts on hurricane evacuation times pursuant to Sec. 163.3178(9)(a)3.

~~Policy 5.07.01B~~ CHZ.05.03

Development within the ~~F.E.M.A. FIRM V-Zone~~ Coastal High Hazard Area (CHHA) as defined shall be limited through County restrictions regarding the provision of water/sewer/road facilities to service ~~V-Zone~~ areas within the CHHA where infrastructure facilities have been damaged/ ~~or~~ destroyed by storm forces.

~~Policy 5.07.01C~~

~~New development within the designated Coastal High Hazard Area will be limited to:~~

- ~~1. Infill (following the policies set forth in this plan for development in flood-prone areas);~~
- ~~2. PUDs with construction clustered on the upland portion of the site; or,~~
- ~~3. Development under a DRI in which site planning addresses the issue of flooding.~~

~~Policy 5.07.03~~ CHZ.05.04

A statement shall be included on all new subdivision plats located within areas of potential storm surge inundation ~~that~~ (i.e. "The area as depicted hereon is subject to storm surge inundation during a Category 1, 2, 3, 4, and or 5 hurricane").

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Policy **5.07.03A** CHZ.05.05

The County shall ~~evaluate and determine the appropriateness of~~ **prohibit** the location within the CHHA of new ~~adult congregate assisted~~ living facilities, nursing homes, and other similar ~~medical~~ facilities that serve the county's special needs population ~~within the CHHA~~.

Policy **5.07.03B** CHZ.05.06

Within the CHHA, the County will not make infrastructure improvements to accommodate development ~~more greater than the~~ density or intensity than allowed by the ~~comprehensive plan map~~ Future Land Use Map (FLUM).

OBJECTIVE **5.12** CHZ.06

~~Upon Plan adoption, t~~ The County shall limit public expenditures ~~that subsidize development permitted~~ in coastal high hazard areas. ~~except for the restoration or enhancement of natural resources.~~

Policy CHZ.06.01

The County shall not subsidize public facilities within the CHHA, other than those which are deemed necessary to:

- A) maintain existing level-of-service standards;
- B) maintain the health, safety and welfare of the residents of these areas, and;
- C) facilitate public access to natural open space and recreation areas.

Policy 5.12.01

~~The County shall promote compact growth within the barrier island whereby the cost of providing public facilities and services that benefit development is borne by those individuals who receive direct benefit. For example, the establishment of Municipal Taxing Units or Benefit Units.~~

Policy **5.12.02** CHZ.06.02

The County shall review its ~~Zoning Code and Subdivision regulations~~ Land Development Code and make **required** revisions as necessary to control development ~~on the barrier island in the hurricane vulnerability zone~~ (i.e. Level 1-3 evacuation zones) in a manner that will reduce vulnerability to hurricane forces.

Policy **5.12.03** CHZ.06.03

The ~~Emergency Management Department~~ County shall review proposed development plans to ensure that public infrastructure (~~water, sewer, roads~~) is located in a manner that provides least susceptibility to hurricane impact. Where in-place infrastructure is destroyed by hurricane forces,

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replacement of such facilities shall be engineered to ~~provide least~~ reduce exposure to hurricane forces.

Policy ~~5.12.04~~ CHZ.06.04

Consistent with DCA Rule 9J-5.012(3)(c)(8), the County shall identify and assess all infrastructure located within the CHHA to determine its vulnerability. This vulnerability assessment will be based on ~~data from FIRMs, The Arbiter of Storms (TAOS) computer model, and other~~ data and analysis contained in the adopted Local Mitigation Strategy. Any decision to abandon or relocate infrastructure outside the CHHA following a natural disaster will be based on a benefit-cost analysis of vulnerable infrastructure consistent with the methodology provided for in the Local Mitigation Strategy.