

SECTION 2
PLANNING PROCESS

This page intentionally left blank.

Santa Rosa County Local Mitigation Strategy

This section of the Plan describes and documents the process used to review and update the 2016 Santa Rosa County Local Mitigation Strategy (LMS.) The 2016 plan will expire on June 2021. The final draft of the 2020 updated plan will be submitted to the State of Florida by December 9, 2020 for review and approval. The Local Mitigation Strategy initiated the 2016 LMS 5-year update process by tasking Santa Rosa County staff including representatives from Public Works, Engineering, Planning & Zoning, Emergency Management and Grants to facilitate the update process, and to update the risk and vulnerability portion of the plan. The LMS working group engaged local agencies, community members, neighboring communities, regional agencies and the public to be involved in the planning process. Due to public health measures enacted during the COVID-19 pandemic, the State of Florida Division of Emergency Management approved alternative methods of soliciting public input. Accordingly, the LMS working group sought public input through an online survey, activated in January 2020 and distributed more widely following a public presentation and solicitation for feedback provided during the June 8, 2020 Board of County Commissioners meeting. The LMS working group – concurrently with the public BOCC meeting presentation and solicitation for feedback via an online survey – distributed an interactive webpage for the public to better understand the purpose of the LMS and provide input regarding the 2020 update. (See LMS working group meetings listed below and meeting minutes in Appendix D.)

PLANNING AREA AND PARTICIPATION

Santa Rosa County, Florida is located along the Gulf of Mexico in the panhandle of Northwest Florida. It covers a total of 1,174 square miles; approximately 1,017 square miles of land and 157 square miles of water. The three incorporated communities in Santa Rosa County are Milton, which is the county seat, Gulf Breeze and Jay. Unincorporated communities in the County include Chumuckla, Midway, Navarre, Navarre Beach, Oriole Beach, Bagdad and Pace. The County shares its western border with Escambia County, Florida across the Escambia River. Escambia County, Alabama borders on the north while Okaloosa County, Florida borders on the east. The southern border is the shoreline of the Gulf of Mexico. Santa Rosa County was established in 1842. There have been neither new municipalities created nor any dissolved since the last plan approval date. The planning area continues to include the Cities of Milton and Gulf Breeze, Town of Jay, and the unincorporated areas of Santa Rosa County. For information about population and growth statistics, please see Section 3.

The Local Mitigation Strategy Steering Committee

Membership in the Local Mitigation Strategy is open to all jurisdictions, organizations and individuals supporting its purposes. The Local Mitigation Strategy consists of three components, the Steering Committee, the Working Committee (Advisory) and support staff. The current Local Mitigation Strategy (LMS) steering committee member list is shown below. Members of this planning group have typically been involved from the time of the original plan and throughout all succeeding updates. Membership consists of

Santa Rosa County Local Mitigation Strategy

at least one appointed representative and one designated alternate from the government of Santa Rosa County and each participating incorporated municipality; at least one representative from voluntary participating organizations and associations representing key business, industry, and community interest groups; and other individuals and their designated volunteer alternates as deemed appropriate by the Steering committee to ensure well-balance representation. The Steering Committee is the central core decision-making and voting component for the Local Mitigation Strategy. All members of the steering committee participated in various aspects of the update process whether through technical assistance, data input, local knowledge or plan element review.

Table 2.1 2016 LMS Steering Committee

Santa Rosa County LMS Steering Committee January 2021

Santa Rosa County Emergency Management	Brad Baker, Director	Kim Bouler
City of Gulf Breeze	Thomas Lambert, Asst. Director of Public Services	Nathan Ford
Town of Jay	Eric Seib, Operations Manager (Current Chair)	Donna Bullock
City of Milton	Randy Jorgenson, City Manager	Tim Milstead
Santa Rosa County Building Permits	Karen Thornhill, Floodplain Manager (CRS Coordinator)	Rhonda Royals
Santa Rosa County Development Services	Shawn Ward, Director	Darlene Stanhope
SAFER Santa Rosa	Daniel Hahn	
Board of County Commissioners	James Calkins, Commissioner District 3	
Santa Rosa BOCC Admin.	Mark Murray, Asst. County Administrator (Current Vice-Chair)	
Resident	Kimberly Kilroy	
Homeowners' Association	President, Holley by the Sea, Board of Directors	Thomas Beckman, HBTS Strategic Planning Committee

Santa Rosa County Local Mitigation Strategy

Homeowners' Association	Vacant	
-------------------------	--------	--

The Local Mitigation Strategy Working Committee

Membership of the Working Committee includes representatives from departments of local governments and other entities including county emergency management, planning and zoning, engineering, public works, grants and transportation departments; non-governmental entities, small business; and private citizens. Members of this planning group have typically been involved from the time of the original plan and throughout all succeeding updates. All members of the Working Committee participated in various aspects of the update process whether through technical assistance, data input, local knowledge or plan element review.

Public Participation

The general public is invited to all Local Mitigation Strategy meetings and workshops through newspaper advertisements, website notification and frequently, by word of mouth. Local Mitigation Strategy meeting notices are published in each of Santa Rosa County newspaper publications and on the Santa Rosa County Local Mitigation Strategy website. An electronic copy of the current LMS plan is available to the public on the Local Mitigation Strategy website and hard copies can also be reviewed in the Planning and Zoning Department. (Please see meeting rosters from the 2020 update meetings in Appendix D.) The Grants and Special Projects Department maintains an email listing of interested citizens, organizations, and businesses. All contacts are emailed prior to each meeting and invited to attend.

Comments and other input were accepted during the drafting stage and prior to plan submission. The public was invited to participate in all Local Mitigation Strategy meetings throughout the 5-year planning cycle through public notice in local newspapers and via the Santa Rosa County website. Public participation was solicited via an online survey activated in January 2020, and a public presentation was provided during a BOCC meeting on June 8, 2020. The survey and an interactive webpage were widely distributed through the Santa Rosa County Public Information Office. A press release was sent to all of the media contacts regarding the opportunity to participate in the plan update and provide community-based feedback. The information was included in print media, radio, and through social media. Public comments were discussed at Local Mitigation Strategy Task Force meetings, which are available to the public.

Neighboring communities and regional agencies were also invited to attend and participate in the planning process through the review of the draft plan in December. The invitation to participate was extended via email to the email distribution lists that are maintained by the Grants and Special Projects Department.

Santa Rosa County Local Mitigation Strategy

External agencies and groups included:

- Santa Rosa County Chamber of Commerce
- American Red Cross
- Santa Rosa County School District
- West Florida Regional Planning Council
- Pace Chamber of Commerce
- Rebuild Northwest Florida
- Northwest Florida Water Management District

The Santa Rosa County Chamber of Commerce also publishes the Local Mitigation Strategy meetings information and invitation to participate in the planning process through their weekly newsletters. This reaches a wide audience of businesses.

Incorporation of Public Participation

The requests for public participation outlined in the preceding section yielded sixty-nine survey responses and four email inquiries sent to the Local Mitigation Strategy Task Force support staff. Public input can be categorized as follows:

- Comments expressing concerns about flooding and increased development adding stress to existing stormwater infrastructure.
- Concerns regarding the wildfire hazard in consideration of a wildfire event in 2020.
- Comments regarding updates to flood insurance rate maps.
- Comments regarding climate change and the utilization of green infrastructure.

The public input synthesized above is addressed in the Local Mitigation Strategy Plan and other planning mechanisms as follows:

- Consistent with the probability of flooding in Santa Rosa County and the public's concern with the flooding hazard, the LMS Task Force has prioritized the development of mitigation projects which specifically address flooding. Accordingly, over 48% of the mitigation initiatives identified in this plan address flooding.
- Consistent with the public's concerns regarding the wildfire hazard, the LMS Task Force has developed two projects for wildfire mitigation. These projects have been added to the Prioritized Initiative Listing found in Section 4 of the LMS Plan.
- The Flood Mitigation Plan is incorporated by reference in the Local Mitigation Strategy Plan (see Section 6, Appendix). Santa Rosa County, City of Gulf Breeze, and City of Milton participate in the National Flood Insurance Program Community Rating System, as outlined in the Flood Mitigation Plan. (Town of Jay and unincorporated areas are included in Santa Rosa County's flood maps.)
- The process for prioritization of hazard mitigation initiatives outlined in Section 4 includes consideration of environmental impacts of individual projects – with

Santa Rosa County Local Mitigation Strategy

priority given to those with positive environmental impacts. Likewise, the Prioritized Initiative Listing in Section 4 includes projects utilizing green infrastructure and nature-based solutions.

Local Mitigation Strategy Meetings

The Santa Rosa County Grants Department is the support staff for the Local Mitigation Strategy responsible for scheduling, advertising and conducting the Local Mitigation Strategy meeting efforts as well as the annual review. The 5-year update efforts are led by the Development Services Department. During the 2020 update process, Mr. Eric Seib, Operations Manager for the Town of Jay, presided as the LMS working group chairperson.

The Santa Rosa County LMS working group is composed of local private citizens, members of the business community and county, city, and town government personnel. Meeting agendas and minutes for the 2020 update are included in Appendices C and D.

Annual Meetings

Since the 2015 update, the Local Mitigation Strategy has met annually to review the local mitigation strategy to ensure it is current and reflects changing conditions within the community. An annual update was presented to the BOCC on the following dates:

- September 19, 2016
- October 11, 2017
- October 8, 2018
- October 21, 2019

The 2020 Update Planning Process

October 17, 2019 Update Kick-off Meeting

The Local Mitigation Strategy Steering Committee held the kick-off meeting for the 2020 plan update. An overview of the update process was presented including value of participant input, a review of each element of the update, review of the current project list, next steps and expected timeline. The update will be conducted concurrently with the Flood Mitigation Plan Update.

January 23, 2020 Regular Meeting

Review and update of bylaws and confirmation of Local Mitigation Strategy members and alternates. (See meeting materials in Appendix D.)

June 8, 2020 Public Presentation

Due to the COVID-19 pandemic, public input and participation was solicited through a variety of method. A presentation was provided to the publicly advertised Board of County Commissioners meeting on June 8 to provide information on the LMS plan and

Santa Rosa County Local Mitigation Strategy

to encourage feedback from the community. Concurrently, an online survey and interactive LMS webpage was distributed through the County Public Information Office. Locals news outlets published and advertised the request for public input.

July 23, 2020 Regular Meeting

Updated scoring and prioritized initiative list. Discussion of public input.

September 2, 2020 Special Meeting

Review of section 2 (Planning Process) and section 3 (Hazard Identification and Risk Assessment), updated prioritized initiative list.

October 22, 2020 Special Meeting

Review of section 1 (Executive Summary), section 4 (LMS Goals and Objectives), and section 5 (Plan Maintenance), updates to prioritized initiative list.

REVIEW AND INTEGRATION WITH EXISTING PLANS

To ensure implementation of mitigation goals, it is important that this plan be integrated with the other plans of the county and municipalities. A review of existing plans was conducted by the LMS Committee during development of the previous LMS. A similar review by the Flood Mitigation Task Force took place for the Flood Mitigation Plan. That work was reviewed by staff and is updated here to reflect currently adopted plan documents.

All locally maintained plans listed below are updated at regular intervals. All participating jurisdictions (City of Gulf Breeze, City of Milton, Town of Jay, Santa Rosa County) solicit public input and consider natural hazards, new development, and hazardous events to ensure mitigation strategies are included to foster increased resiliency during the update and implementation of all listed plans and policies listed below. Further, all locally maintained plans listed below receive input from qualified planners, engineers, and environmental experts to identify strategies for ensuring mitigation and resiliency are principal considerations during respective update processes.

Santa Rosa County 2040 Comprehensive Plan

The 2040 Santa Rosa County Comprehensive Plan adopted in 2017 continues to implement the LMS and the FMP through policies such as:

Policy 1.1.A.14.A - At least 45% of the developable land within the Navarre Beach Zoning Overlay District shall remain within the Low Density Residential and Conservation/Recreation Future Land Use Map Designations.

Santa Rosa County Local Mitigation Strategy

Policy 1.1.B.4: The development approval process shall ensure new development and redevelopment includes appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.1. D.4: Consistent with Policy 6.1.A.5, buffers will be created between development and Escambia Bay, Blackwater Bay, East Bay and the basins and bayous of these water bodies. The purpose of the buffer is to protect natural resources from the activities and impacts of development.

Goal 4.3 : The provision of an environmentally safe and efficient storm water management system that protects from flood damage and protects surface and ground water quality.

Objective 4.3.A : To coordinate the increase in capacity of storm water facilities with meeting future needs and environmental protection measures such as those related to water quality.

Policy 4.3.A.1 : Installation of storm water management facilities made necessary by new development shall be the responsibility of the developer.

Policy 4.3.A.2 : The County shall continue to enforce regulations in the LDC containing LOS standards for drainage, storm water management and water quality. The County shall require that storm water management facilities meet or exceed the adopted LOS, and that capacity is available concurrent with the impacts of the development.

Policy. 4.3.A.3 : There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in Santa Rosa County in areas designated as regulatory floodway by FEMA Flood Insurance studies in Santa Rosa County. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill and new construction and development improvements that would result in any increase in flood levels.

Policy 4.3.A.4 : The County shall regulate development within the flood prone areas to minimize flood storage capacity reduction so that post development equals pre-development standards, which will afford protection to life and property within the floodplain.

Policy 4.3.A.5 : Where soil conditions and land use permit, the County may require the use of swale drainage on all new roadways or drainage easements.

Santa Rosa County Local Mitigation Strategy

Policy 4.3.A.6 : Site specific development plans will be required to protect natural drainage features and incorporate such features into the site planning and development process.

Policy 4.3.A.7 : The County shall continue its practice of correcting localized drainage problems so that LOS standards are maintained.

Policy 4.3.A.8 : The County shall continue its periodic inspection program of storm water control structures to ensure the proper functioning of such structures.

Goal 5.1 : To protect Navarre Beach, the built environment, and the citizens that live in Santa Rosa County's coastal areas while maintaining and improving estuarine environmental quality.

Objective 5.1.A : Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters.

Policy 5.1.A.1 : Public expenditures on Navarre Beach not directly paid by users, necessary for evacuation, or necessary for the insurance of public safety shall be limited to the following: the development of parks and recreational facilities; the enhancement or protection of natural resources; or increasing the public's access to the shoreline.

Policy 5.1.A.2 : Coastal High Hazard Areas shall be 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. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is located within the Support Documentation for this Element. Within the CHHA, the following provisions apply:

A) New development of adult congregate living facilities, nursing homes for the aged, total care facilities, hospitals, correctional facilities and similar developments shall be prohibited;

B) Except as provided in (A) above, there is no prohibition on development or redevelopment seaward of the Coastal Construction Control Line provided that the applicant for such development or redevelopment has obtained all necessary State and/or Federal permits;

C) Within the CHHA, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.

Santa Rosa County Local Mitigation Strategy

D) Densities and intensities of use to guide development and post-disaster redevelopment within the CHHA are as established in this Plan.

E) Sizing of infrastructure shall be consistent with that needed to support the densities and intensities established by this Plan for those areas within the CHHA.

Policy 5.1.A.3 : New development and redevelopment shall comply with current Florida Building Code construction standards and with the Santa Rosa County Land Development Code's Coastal Management/Conservation provisions.

Policy . 5.1.A.4 : The County shall consider the relocation, mitigation or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed. As identified in the Local Mitigation Strategy (LMS) Priority List. An analysis of this need will be included annually in the evaluation of this Plan.

Policy 5.1.A.5 : New roads, pipelines and other public infrastructure within the Coastal Area shall be planned and constructed

Policy 6.1.A.5 : Vegetated buffers will also be required between development and free-flowing streams, rivers, lakes, bays, basins, and bayous. Such buffers will have a minimum width of 15 feet. Minor encroachments are permitted for such things as docks, piers, or similar structures, and recreational access. Variances to this requirement shall only be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map. When development is designed to allow untreated stormwater to discharge into wetlands, a vegetated natural buffer shall be required in accordance with DEP standards and shall be designated on the site plan or recorded plat.

Policy 5.1.A.6 : Reduce the exposure of human life and public and private property to natural hazards through implementation of the Santa Rosa County current Local Mitigation Strategy Plan.

Policy 5.1.A.7 : Santa Rosa County shall continue to implement the local Flood Mitigation Plan for the purposes of reducing flooding hazards.

Policy 5.1.A.8 : The County shall maintain an inventory of areas within the County that have experienced repeated damage from coastal storms and shall seek grant funding or assist property owners to limit redevelopment within these areas.

Objective 6.1.E: To conserve and protect environmentally sensitive lands. Environmentally sensitive lands are defined as wetlands under the jurisdiction of the Florida Department of Environmental Protection or the U.S. Army Corps of Engineers;

Santa Rosa County Local Mitigation Strategy

floodplains as identified by the Federal Emergency Management Agency; free-flowing streams, rivers, lakes, bays, basins, and bays; and wildlife habitat within publicly-owned lands managed for conservation use.

Policy 5.1.B.1: The County shall limit the densities and intensities of land use as defined within this Plan. Such limitations will assure generalized low density use of land within the majority of the Coastal High Hazard Areas of Santa Rosa County.

Policy 5.1.B.2: The County will work with the Local Mitigation Task Force to identify and prioritize coastal properties so they may be acquired as part of the state's land acquisition programs subject to property availability by willing sellers. Priority will be given to properties subject to repetitive flood losses, environmentally sensitive properties subject to development pressure, and properties subject to coastal flooding.

Policy 6.1.F.4: Development of vacant lands adjacent to Outstanding Florida Waters, Aquatic Preserves, Wildlife Sanctuaries, State Preserves, Sanctuaries and Wildlife Management Areas shall be designed to a scale and intensity which is consistent with the existing adjacent uses; and shall be required, at a minimum, to meet all applicable Federal, State and local drainage and water quality standards.

Objective 8.1.B : To limit public expenditures that subsidizes development in Coastal High Hazard Areas.

Policy 8.1.B.1 : Except for the provision or support of recreation uses such as parks and walkovers, erosion control devices, increased public access and the correction of deficiencies, public expenditures within the CHHA shall be governed by Objective 5.1.A and its associated policies.

Policy 8.1.B.2 : The County shall incorporate into its review processes for infrastructure planning an assessment of the appropriateness of public capital improvements in coastal high hazard areas as identified in the Coastal Management Element of this Plan.

Santa Rosa County Land Development Code

The Santa Rosa County Land Development Code (LDC) implements the Comprehensive Plan by detailing specific land use and infrastructure standards for all development. In addition, Article 10 of the LDC is the Flood Plain Management section and includes those standards required for participation in the National Flood Insurance Program.

City of Gulf Breeze Comprehensive Plan

The 2035 City of Gulf Breeze Comprehensive Plan adopted in 2014 continues to implement the LMS and the FMP through policies such as:

Policy 1.6.4: Require development in identified flood prone areas to be in accordance with the City's Floodplain Management Ordinance. The LDC will continue to implement the FEMA floodplain restrictions by adhering to the Flood Insurance Rate Maps (FIRM), as updated. To prevent duplication of agency requirements for floodplain management, the LDC will be revised, and new definitions included that are consistent with the State and FEMA language.

Policy 1.1.2: Implement the City's Stormwater Utility Master Plan, and update the plan every five years (beginning in March 2016) at a minimum to include a drainage facility capacity analysis, flood control performance assessment, and assessment of ground and surface water quality impacts. Develop a Master Infrastructure Plan that identifies all sewer, drainage, potable water and road construction needs in order to coordinate the construction of the facilities in a cost – effective manner and included in the Five-year Schedule of Capital Facilities as updated every year.

Policy 1.2.1: Correcting existing infrastructure deficiencies will take priority over construction of new facilities to meet future needs. The City establishes the following prioritization in the maintenance of existing infrastructure facilities and construction of new ones:

- Sanitary Sewer Facilities

Instances where the health and safety of users are compromised.
Reduction of effluent loss due to repetitive leakages and breaks.

- Stormwater Management

Reduction of pollutants in impaired water bodies.
Reduction of flooding in buildings and structures.
Reduction of flooding of highways.
Reduction of pollutants where studies show a statistically significant increase in pollutants.
Reduction of other types of flooding.

- Potable Water

Instances where the health and safety of water users are compromised.
Reduction of water loss from repetitive leakages and breaks.
Reduction of repetitive issues of quality including color, clarity and taste that do not pose a health risk.

Santa Rosa County Local Mitigation Strategy

Policy 1.3.2: Development within coastal floodplains shall be in accordance with Federal Emergency Management Agency requirements for participation in the Flood Insurance Program, in addition to the requirements contained in the City's Flood Hazard Reduction and Stormwater Management Ordinances which exceed federal and state requirements.

Policy 1.3.3: Beaches shall be preserved and adequate mitigation measures required according to the provisions of the City's Shoreline Protection Ordinance, which requires shoreline protection structure and setback requirements in excess of FDEP and ACOE requirements.

Policy 1.3.6: Maintain a partnership with local governments by:

- Actively participating in the monthly meetings conducted by the Santa Rosa County Fire Association for all fire and emergency services within the county.
- Actively communicate on a regular basis with the Midway Fire District to prevent duplication of efforts whenever possible for efficiency and cost savings.

Policy 1.4.4: Mitigation measures and best management practices relating to drainage shall be taken during construction activities to ensure that water quality is not degraded during the land clearing and construction or development. No cutting, clearing, grading, or filling shall be accomplished on any site under development unless appropriate devices have been installed to minimize pollution from objectionable materials, to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be used to stabilize and revegetate disturbed land upon completion of the project.

Policy 1.4.9: Maintain an Environmentally Sensitive Lands Inventory which shall include wetlands under the jurisdiction of the FDEP and/or the U.S. Army Corps of Engineers, and all flood prone land areas classified by the Federal Emergency Management Agency as "A" Zones and "V" Zones on the Flood Insurance Rate Maps, and require that the location of these wetlands be identified on proposed site plans along with measures that will be taken to protect these wetlands.

Policy 1.5.1: Require that an erosion and sediment control plan be submitted prior to commencement of any development activities where necessary; that erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and that all disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

Policy 1.5.2: Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

Santa Rosa County Local Mitigation Strategy

Policy 1.9.1: Coastal area population densities shall be coordinated with the West Florida Regional Evacuation Study 2010, as updated.

Policy 1.9.2: The City shall implement the applicable recommendations of the Santa Rosa County Local Mitigation Strategy.

Policy 2.1.2: Prohibit high density/intensity development within the CHHA.

Policy 2.2.1: Infrastructure improvements in the CHHA will be limited to those necessary to protect human health or safety or those necessary to protect environmental quality.

Policy 2.3.1: In the event of a hurricane emergency the City will respond to the direction of the Santa Rosa County Office of Emergency Management in the implementation of emergency plans. Coordinated emergency activities will include warnings, public information, communications, evacuation, public shelters and related services.

Policy 2.3.4: Prohibit the siting of group homes, nursing homes, and mobile homes within the Coastal High Hazard Area.

Policy 2.4.7: Maintain an inventory of areas that have experienced repetitive storm damage in coastal storms.

Policy 2.4.8: Annually review and revise policies that address the removal, relocation or structural modification of damaged infrastructure and unsafe structures and that consider alternatives to redevelopment in areas of repetitive storm damage, consistent with federal and state funding provisions and regulations.

Policy 2.4.9: Continue to prohibit public expenditures in areas that have received repetitive damage in coastal storms except for those expenditures necessary to protect human health and safety or to protect natural resources.

City of Milton Comprehensive Plan

The City of Milton Comprehensive Plan Update adopted in 2014 continues to implement the LMS and the FMP through policies such as:

Policy 1.1.3: The City shall continue its periodic inspection program of stormwater control structures to ensure the proper functioning of such structures.

Policy 1.2.1: Installation of stormwater management facilities made necessary by new development shall be the responsibility of the developer.

Santa Rosa County Local Mitigation Strategy

Policy 1.1: The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated for all new development and redevelopment activity:

Stormwater Management Facilities - Treatment of the first inch of runoff is required for sites less than 100 acres in size and treatment of the first one and one-half inches of runoff is required for sites greater than 100 acres in size, given a 100-year frequency, 24-hour duration design storm event.

Policy 1.2.4: There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in the City of Milton in areas designated as regulatory floodway by FEMA Flood Insurance studies in the City of Milton. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill and new construction and development improvements that would result in any increase in flood levels.

Policy 1.2.5: The City shall regulate development within the flood prone areas to minimize flood storage capacity reduction so that post development equals pre-development standards, which will afford protection to life and property within the floodplain.

Policy 1.3.12: In order to prevent sedimentation of surface water bodies and protect sensitive soils from erosion, the City will continue to control erosion, sedimentation and run-off in compliance with the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program implemented by the Florida Department of Environmental Protection.

Policy 1.3.7: Environmentally sensitive lands within the City of Milton are hereby designated as those flood prone areas identified by the Federal Emergency Management Agency on its Flood Insurance Rate Maps as "A" Zones and any wetlands under the jurisdiction of the U.S. Army Corps of Engineers and/or the Florida Department of Environmental Protection.

Policy 1.3.8: In order to protect environmentally sensitive lands, the City will continue to implement the adopted Flood Protection Ordinance which requires the use of FEMA approved construction techniques.

Policy 1.5.3: Development in identified flood prone areas must be in accordance with Articles IV-3 (Flood Damage Protection) and V-6 (Stormwater Management) of the Land Development Regulations.

Policy 1.3.9 and 1.8.9: The City shall protect floodplains, at a minimum, by implementing the following provisions:

Santa Rosa County Local Mitigation Strategy

1. Uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities will be restricted or prohibited.
2. Uses vulnerable to floods, including facilities, which serve such uses, must be protected against flood damage at the time of initial construction.
3. The alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters, will be controlled.
4. Filling, grading, dredging and other development, which may increase erosion or flood damage, will be controlled.
5. The construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands will be prevented or regulated.
6. Public expenditures within the Category 1 evacuation zones as delineated on the Santa Rosa Hurricane Storm Tide Map contained in the Northwest Florida Hurricane Study (U.S. Army Corps of Engineers, May 1998) will be limited to the provision, or support of recreation uses such as parks, walkways and boat ramps; erosion control devices; increased public access and the correction of deficiencies; and to support infrastructure provided, however, that infrastructure sizing is consistent with that needed to support the densities and intensities established by this Plan for those areas within the Category 1 evacuation zones.

Policy 1.8.10: The location of parcels subject to FEMA construction standards (reference Policy 11.A.4.1) shall be determined through use of the FEMA Flood Insurance Rate Maps (panels) which are incorporated herein by reference.

Town of Jay Comprehensive Plan

The 2020 Town of Jay Comprehensive Plan continues to implement the LMS and the FMP through policies such as:

Policy 1.1.1: The Town shall undertake a stormwater and drainage control management system. Annual cleanout and inspections shall be documented.

Policy 1.1.2: The following level of service standard shall be adopted and be used as the basis for determining the availability of facility capacity and demand generated by development:

Drainage System – one inch of runoff from 25-year, 24-hour storm.

Policy 1.2.1: The town shall maintain drainage facilities as necessary to keep treatment and dissipation of stormwater runoff within design standards.

Policy 1.2.2: As part of stormwater facility maintenance, the Town shall monitor the facilities to ensure stormwater flows do not exceed the capacity of the facilities. When

Santa Rosa County Local Mitigation Strategy

capacity of the facility is reached, the Town shall increase the capacity of the facilities as necessary to continue to meet level of service standards.

Policy 1.2.3: The Town shall require new development to provide for the management of stormwater onsite so that post development runoff does not exceed the predevelopment runoff rate for a 25-year storm even of 24-hour duration.

Policy 1.2.4: The Town shall require through the development approval process the use and protection of natural drainage features that exist on development sites.

Policy 1.2.5: Correction of existing drainage improvement needs shall take precedence over providing for future facility needs.

Policy 1.3.1: Land development regulations adopted by the Town shall include requirements for erosion control during construction of dwellings, other buildings and associated driveways and parking areas to reduce loss of topsoil and sedimentation.

Policy 3.1.3: Coordinate with the Soil Conservation Service to consider soil and topographic suitability of land when developing land use ordinances and when reviewing request for variances of adopted land use ordinance.

Northwest Florida Water Management District Land Acquisition Work Plan

Since the inception of the District's land acquisition program, the goal has been to bring as much floodplain as possible of our major rivers and creeks under public ownership and protection. The Florida Forever Land Acquisition Program has increased the acres of wetland, floodplain and aquifer recharge areas acquired by the District. Following are the areas identified for possible acquisition affecting Santa Rosa County.

Escambia River Basin

Beginning at the confluence of the Conecuh River and Escambia Creek above the Florida-Alabama border and discharging into Escambia Bay, the Escambia River corridor contains a rich diversity of plant and animal species, as well as many rare fish and waterfowl. The Escambia River basin is broad and well drained in the upper reaches, and swampy below Molino, Florida. While the overall water quality is considered good, many point and non-point pollution sources empty into the river. Currently, the District owns 35,413 acres in fee and 19 acres in less than fee along the river.

Priority purchases will be concentrated on parcels adjacent to existing District lands around the river mouth and designated tributaries.

Santa Rosa County Local Mitigation Strategy

Approximately 6,644 acres have been identified for possible acquisition. Sufficient lands have been identified to allow for a flexible implementation strategy over at least the next five years. The timing of any given acquisition will depend upon such considerations as: Governing Board policy; threats to the resource; availability of willing sellers; tract size; general market conditions; available staff resources, and availability of funds.

Garcon Point Ecosystem

This proposed land acquisition project contains most of the Garcon Point Peninsula, which borders Pensacola, Escambia, East and Blackwater bays. The project area is largely undeveloped and includes a variety of natural communities that are in good to excellent condition. The entire tract provides considerable protection to the water quality of the surrounding estuary, as well as harboring a number of rare and endangered species.

The emergent estuarine marsh that borders several miles of shoreline within the project is an important source of organic detritus and nutrients and serves as a nursery for many of the species found in Pensacola Bay. These wetlands function as both stormwater filtration and a storm buffer area, as well as providing erosion controls to the neighboring uplands. A minimum of 13 endangered or threatened species are known to live in the region including the recently listed federally endangered reticulated flatwoods salamander. The northern wet prairie portion is known to be an outstanding pitcher plant habitat.

Priority purchases will be concentrated on parcels adjacent to existing District lands. Currently the District owns 3,245 acres on Garcon Point.

Additional property has been identified for possible acquisition. Sufficient lands have been identified to allow for a flexible implementation strategy over at least the next five years. The timing of any given acquisition will depend upon such considerations as: Governing Board policy; threats to the resource; availability of willing sellers; tract size; general market conditions; available staff resources, and availability of funds.

Blackwater River Basin

Originating in the Conecuh National Forest in Alabama, the Blackwater River has a large portion of its Florida watershed further protected by the Blackwater River State Forest. In all, nearly 50 miles of the river corridor is remote and undeveloped. As a result, the Blackwater River is considered one of Florida's best preserved waterways.

Currently the District owns 381 acres along the river.

The acquisition area includes a large area of mature longleaf pine forest; considerable bottomland forest and marsh acreage; upland mixed forest; and blackwater stream and seepage slope communities. Priority purchases will be concentrated on parcels

Santa Rosa County Local Mitigation Strategy

adjacent to existing District lands. Approximately 380 acres have been acquired along the Blackwater River immediately south of Milton in Santa Rosa County.

Approximately 11,449 acres have been identified for possible acquisition. Sufficient lands have been identified to allow for a flexible implementation strategy over the next five years or more. The timing of any given acquisition will depend upon such considerations as: Governing Board policy; threats to the resource; availability of willing sellers; tract size; general market conditions; available staff resources, and availability of funds

Yellow and Shoal River Basin

The Yellow River has its headwaters in Conecuh National Forest in Alabama and forms the northern border of Eglin Air Force Base (AFB) across much of eastern Santa Rosa and western Okaloosa counties. The proposed acquisitions would bring much of the remainder of the Yellow River floodplain in Florida under public ownership. Included in the project is a segment of the lower Shoal River, the largest tributary to the Yellow River. Large private landowners own a majority of the floodplain in this project, but considerable areas of the bordering and buffer lands are being sought to ensure effective management and protection of water resources. Highest priority will be given to tracts in the western portion of the project within the 100-year floodplain. Priority purchases will be concentrated on parcels adjacent to existing District lands. Currently the District owns 16,553 acres along the river.

Although the Yellow and Shoal rivers exhibit good overall water quality, both are fed largely by rainwater runoff and are thus susceptible to pollution from land use activities. The proposed purchase area would provide water quality protection from the Alabama border and encompass roughly 39,000 acres. Purchase of lands northwest of Eglin AFB, along the I-10 corridor, would provide approximately 52,000 acres of land that has the potential for future water resource development to supplement the strained potable water sources in southern Santa Rosa and Okaloosa counties. Acquisitions in this area are recommended by the District Regional Water Supply Plan for Okaloosa, Santa Rosa and Walton counties to protect future supply sources.

Approximately 39,140 acres have been identified for possible acquisition. Sufficient lands have been identified to allow for a flexible implementation strategy over at least the next five years. The timing of any given acquisition will depend upon such considerations as: Governing Board policy; threats to the resource; availability of willing sellers; tract size; general market conditions; available staff resources, and availability of funds.

Groundwater Recharge Areas

Santa Rosa County Local Mitigation Strategy

In Escambia and Santa Rosa counties, the Sand-and-Gravel Aquifer is the principal source of potable water for public supply. The Sand-and-Gravel Aquifer is unconfined or poorly confined, making it particularly susceptible to contamination by land uses. Land acquisition along the I-10 corridor between the Yellow and Blackwater rivers in Santa Rosa County would protect recharge areas that are important for future water supply sources.

Florida Building Code

Santa Rosa County administers the Florida Building Code for the entire county, including the municipalities. The FBC includes structural regulations for flood and fire safety.

Santa Rosa County Emergency Management Division 2020 Disaster Preparedness Guide

This annual guide identifies preparedness and response procedures that are consistent with and implement LMS and FMP goals.

Data Integration for LMS Plan

The following sources were utilized for development of this Local Mitigation Strategy Plan.

Santa Rosa County GIS – Santa Rosa County BOCC GIS staff provided locally maintained data for discussions regarding the following elements: land use changes since the last LMS update; all maps outlining topographic features, natural resources, and density increases; properties and values of properties subject to natural hazards identified in the LMS Plan.

US Geological Survey National Seismic Hazard Mapping Project – Conclusions from this dataset were incorporated for discussion on exclusion of the earthquake hazard.

NASA's Global View of Landslide Susceptibility – Conclusions from this dataset were incorporated for discussion on exclusion of the landslide hazard.

Florida Department of Environmental Protection Land Subsidence Incident Report Database – Conclusions for this dataset were incorporated for discussion on exclusion of the land subsidence and sinkhole hazards.

Santa Rosa County Local Mitigation Strategy

NOAA National Center for Environmental Information – Data incorporated for discussion regarding the climate of Santa Rosa County.

University of Florida Bureau of Economic and Business Research (BEBR) – Data incorporated for discussion regarding population data for all jurisdictions.

US Census Bureau American Community Survey – Data incorporated for discussion regarding household income in Santa Rosa County.

Florida Office of Economic and Demographic Research County Profile – Data incorporated for discussion on employment variables in Santa Rosa County.

Santa Rosa County Flood Mitigation Plan – Hazard and vulnerability assessment data from the FMP is incorporated into discussion regarding the flood hazard.

FEMA FIRM – Dataset is incorporated in discussion regarding flood zones and surge zones.

National Severe Storms Laboratory, National Weather Service – Definitions of severe storm elements incorporated in discussion on severe storms.

US Lightning Detection Network Vaisala Lightning Density Map – Dataset incorporated in discussion regarding severe storms and lightning.

NOAA Storm Event Database – Data incorporated in discussion on historical severe storm events.

HAZUS Modeling – Dataset incorporated for discussion regarding probability of hazards listed in the LMS Plan and the potential damages associated with such hazards.

National Weather Service, Storm Prediction Center – Data and conclusions incorporated into discussion on probability of severe weather events.

Southern Group of State Foresters (SGSF), Southern Wildfire Risk Assessment Portal (SouthWRAP) – Methodologies and data incorporated for discussion on wildfire threat.

Florida Department of Agriculture and Consumer Services, Florida Forest Service – Data incorporated for discussion regarding historical wildfire events and for discussions regarding drought indexes.

(Florida) State Enhanced Mitigation Plan 2013 – Data and conclusions incorporated for discussion regarding past heat wave and drought events.

Santa Rosa County Local Mitigation Strategy

NOAA NCEI State Climate Summary – Data and conclusions incorporated into discussion on winter weather events.

(Florida) State Hazard Mitigation Plan 2018 – Data and conclusions incorporated for discussion regarding the probability of winter weather events.

Blackwater Soil and Water Conservation District – Datasets maintained by the BSWCD are incorporated into discussion on erosion probability and vulnerability.

National Flood Insurance Program (NFIP) Participation

The National Flood Insurance Program (NFIP) was created by the Congress of the United States in 1968 through the National Flood Insurance Act of 1968. It enables property owners in participating communities to purchase insurance protection from the government against losses from flooding. Flood insurance is designed to provide an alternative to disaster assistance in meeting the escalating costs of repairing damage to buildings and their contents caused by floods.

Participation in the NFIP is based on an agreement between local communities and the federal government. The agreement states that if a community will adopt and enforce a floodplain management ordinance aimed at reducing future flood risks to new construction in a Special Flood Hazard Area (SFHA), the federal government will support flood insurance availability within the community as a financial protection against flood losses.

Santa Rosa County joined the NFIP on October 14, 1977. In October 1993, Santa Rosa County qualified for the Community Rating System (CRS) Program. Participating jurisdictions are classified in CRS *classes*. These classes range from Class 1, which requires the most credit points and provides the largest reduction in insurance premiums, to Class 10, which receives no reduction in insurance premiums. Currently, unincorporated Santa Rosa County (including the Town of Jay) is a Class 5, resulting in a 25% discount on insurance premiums. City of Milton and City of Gulf Breeze are each categorized as Class 6 (20% discount). The 3-year CRS evaluation will be conducted in calendar year 2021.

Each municipality likewise participates in the NFIP. The City of Gulf Breeze joined the NFIP on September 1, 1977; the City of Milton joined the NFIP on June 1, 1977; the Town of Jay joined the NFIP on May 15, 1986.

Santa Rosa County Local Mitigation Strategy

Santa Rosa County's efforts for continued NFIP compliance include:

- Informing repetitive loss property owners of mitigation opportunities.
- NFIP integration in the County Land Development Code and 2040 County Comprehensive Plan.
- Provide flood information during special education and outreach events and bring attention to flood safety through an annual Flood Safety Week.
- Maintain maps of areas which flood frequently and prioritize these areas for inspection following flood events.
- Annual evaluation of the original 2011 Flood Mitigation Plan and actions subsequently taken to further flood mitigation efforts.

As previously indicated, all municipalities in Santa Rosa County participate in the NFIP. City of Gulf Breeze, City of Milton, and Town of Jay intend to continue with regulations of that program through the enforcement of their respective flood prevent ordinances, building department/floodplain manager review of permitted development practices, floodplain monitoring activities, and education of local staff and the community regarding flooding hazards and the benefits of flood insurance.

Santa Rosa County (on behalf of the unincorporated county and Town of Jay, City of Gulf Breeze, and City of Milton continue to comply with and participate in the Community Rating System Program and engage with the public through the following outreach efforts:

- Social media campaigns regarding flooding hazards and flood insurance.
- Regular newsletters and newspaper articles regarding flooding hazards and flood insurance.
- Sending letters to property owners, lenders, insurance offices, and real estate offices regarding flooding hazards and flood insurance.
- Sending letters with flood risk and insurance information to citizens located in repetitive loss areas.
- Meeting with property owners and developers to discuss policies and regulations for floodplain protection.