

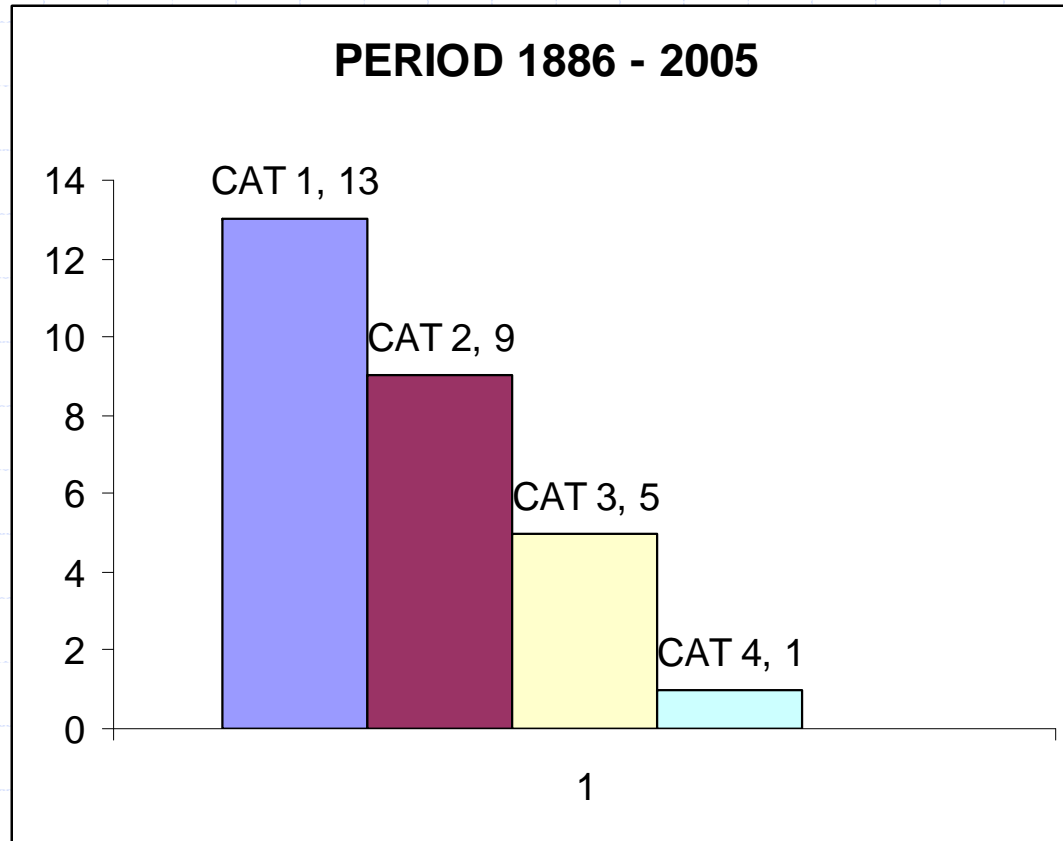


NEFRC CHHA Policy Guidance Recommendations

NEFRC Board

June 1, 2006

What Are The Odds?



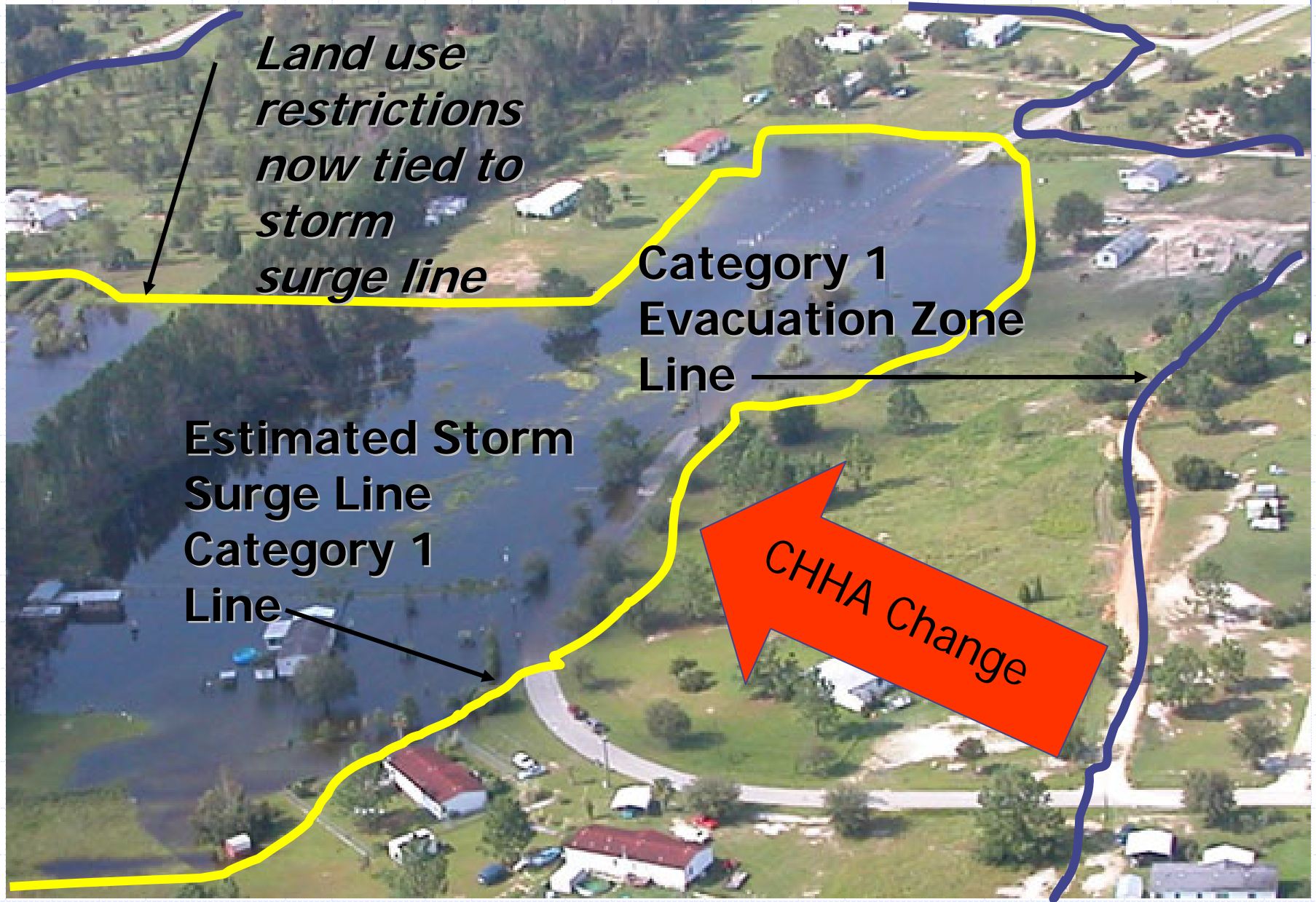
Northeast Florida
Hurricane Frequency
Total = 28 Hurricanes

1 Hurricane Every 3.9 Years Within 125 Statute Miles
Also 1 Major Hurricane Every 8.5 Years

Pensacola, FL, September 18, 2004-- The debris line deposit from the tidal surge of Hurricane Ivan. FEMA photo/Andrea Booher



Moving water kills people and destroys property.



Land use restrictions now tied to storm surge line

Category 1 Evacuation Zone Line

Estimated Storm Surge Line Category 1 Line

CHHA Change

Growth Management Change

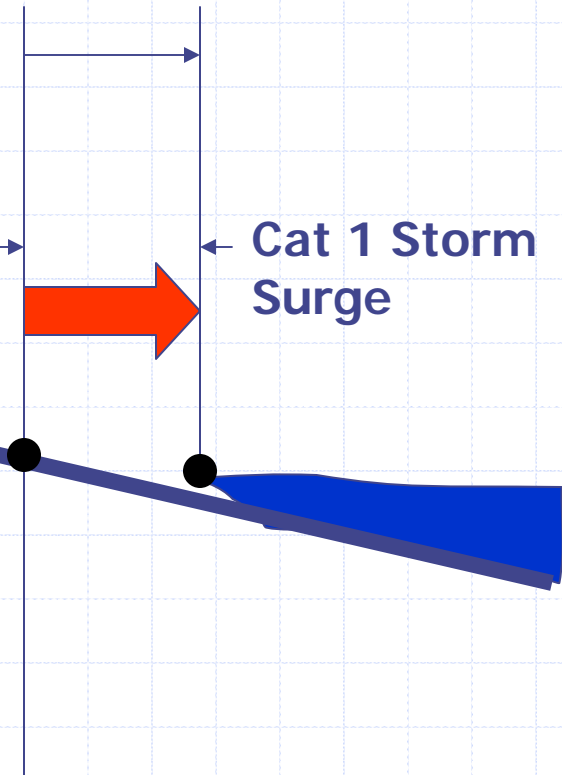
House Bill 1359 Redefined the Coastal High Hazard Area Boundary From Cat 1 Evacuation to Cat 1 Storm Surge

The land use restrictions that previously extended to the evacuation line now only extend to the storm surge line

Coastal High Hazard Area (CHHA)

Cat 1 Evacuation

Cat 1 Storm Surge



House Bill 1359

Currently, local governments must direct population away from coastal high hazard areas and maintain or reduce evacuation times through the comp plan.

Local governments can now choose an alternative approach to comply with these requirements (safe harbor) by:

- Locally adopting a LOS for Cat 5 out-of-county evacuation, and
- Complying with a statutorily prescribed 12-hour in-county evacuation threshold.
- If either threshold is exceeded – mitigation is required.
- If local government chooses safe harbor and no LOS is adopted by 2008 = 16-hour LOS.
- If no safe harbor, NEFRC and DCA reviews against regional and state policies.

NEFRC Current Policy

- ◆ Find all land use amendments which increase density in CHHA not to be in compliance with policy to direct development away from storm surge

New Ways To Comply (HB 1359)

- A. Adopt and Maintain a Cat 5 Evacuation Clearance Time (Out-of-County)
- B. Adopt and Maintain a 12 Hour (In-County) Clearance Time
- C. Exceed A or B & Mitigate (See Options)
- D. DCA sets 16 Hour Clearance Time for Cat 5 if no LOS set by 2008

New Compliance Thresholds Status

County	B. Shelter 12 hrs (In-County Clearance)	D. DCA 16 hrs (Out-of-County Clearance)
Baker	30.25	29.5
Clay	14	14
Duval	30.25	45.5/29.5
Flagler	12.5	26.5
Nassau	16	17.75
Putnam	20.25	20.25
St. Johns	23	40.75

Mitigation Options (HB 1359)

◆ Include, without limitation:

Payment of money

Contribution of land

Construction of hurricane shelters

Construction of transportation facilities

◆ Mitigation shall not exceed impacts

NEFRC SRPP CHHA Policy Guidance Recommendations

In order to interpret our SRPP policies on CHHA when local government has not chosen safe harbor, staff recommends the following:

- ◆ *Review each amendment that increases density in CHHA on a case by case basis*
- ◆ *Consider well-thought out, documented and enforceable mitigation, including but not limited to:*
 - Contribution to fair share fund (transportation, shelters, public education, ...)*
 - Contribution of land*
 - Construction of shelters*
 - Construction of transportation facilities*
 - Building Construction Requirements, e.g. floor elevations, safe rooms, building codes*
 - Density transfers*