

APPENDIX B

EVALUATION OF EXISTING PROGRAMS AND POLICIES

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The following section reviews hazard-mitigation processes currently used by the Hillsborough County Board of County Commissioners and the city councils of Temple Terrace, Tampa and Plant City. These strategies are designed to address public health, safety and welfare and mitigate the impact of potential hazards on proposed and existing development. The programs and policies and an evaluation of their effectiveness, have been illustrated within the following table, which is categorized by: regulations, plans/policies, and programs.

ORDINANCE, PROGRAM OR PLAN	HILLSBOROUGH COUNTY DESCRIPTION (Relevant to Hazard Mitigation)	EFFECTIVENESS & EVALUATION
Land Development Code (Hillsborough County Ord. Last amendments adopted in 2003 – updated annually). The Code includes: Flood Damage Control Regulations; Stormwater Technical Manual (used in conjunction with the Code); and regulations associated with stormwater drainage.	The Land Development Code (LDC) has established standards, regulations and procedures for review and approval of all proposed development of property in unincorporated Hillsborough County. The Code provides a development review process that is comprehensive, consistent, and efficient in the implementation of the goals, objectives, and policies of the Future of Hillsborough Comprehensive Plan. Further, it identifies areas for review, which include consideration given to mitigating hazards – related review areas include: coastal high-hazard areas, setbacks from wetlands and water bodies, wellhead protection areas, flood-damage control, subdivision of land, site design/plan, transfer of development rights design standards, and establishing a base-flood elevation in which to build from, and site specific standards to mitigate flooding hazards.	The LDC has been effective in prohibiting new development within high hazard areas unless mitigation techniques are conducted. Specifically, no building or structure shall be constructed or reconstructed (partially or in full) within a flood-hazard area unless (mitigation) regulations are met. Since 1989, and due to the implementation of the LDC, no units have been constructed within flood hazard areas (structures have mitigated circumstances that places them outside of the hazard area). Additionally, the LDC has strengthened the “standard” for post development stormwater retention. The LDC has also been effective in implementing the County’s Growth Management (mandated through State statute) and Community Rating System programs (required through participation within the Federal Emergency Management Agency for the National Flood Insurance Program). Applicable changes to mitigation measures include: a provision that any parcel in the Urban Service Area may be utilized for temporary residential use as a Disaster Relief Community based on certain criteria. Following a Disaster Declaration, temporary

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		structures, residential and non-residential may be utilized subject to Hillsborough County building permit requirements to assist recovery on any parcel that was lawfully developed for residential and non-residential use and suffered structural damages which preclude or limit such use. All single-family subdivisions of 10 lots or more, including those zoned Planned Development, submitted for preliminary plat review after October 1, 2007 shall be designed with alternative access ways from adjacent properties for emergency response vehicles. The flood damage controls regulations were also incorporated into the LDC.
Building and Construction Code (Hillsborough Co. Ord. 95-3)	The Code is used in permitting construction. Factors considered that are related to hazard mitigation include enforcement of Federal Emergency Management Agency (FEMA) requirements for the National Flood Insurance Program (NFIP).	The Code is consistent with standards identified within the International Residential Code and the International Building Code, as modified through the Florida Building Code and the local level which was most recently conducted in 2009 whereby, the Flood Damage Control Regulations have been modified. These modifications will strengthen the Code with respect to natural disasters (e.g. hurricanes).

ORDINANCE, PROGRAM OR PLAN	HILLSBOROUGH COUNTY DESCRIPTION (Relevant to Hazard Mitigation)	EFFECTIVENESS & EVALUATION
Floodplain Management Plan (Hillsborough County Plan)	This Plan is a result of the County's existing Floodplain Management program supporting federal initiatives identified through the Federal Emergency Management Agency (FEMA). The purpose of the program is to address localized flooding connected with weather systems that are less than a hurricane. Additionally, the program provides for the review of requests for state/federal assistance for concurrence with Local Mitigation objectives. This Plan is required to maintain the current County status associated with the Community Rating System (CRS) and is required to move to the next level in the CRS program that will save county residents an additional five percent on flood insurance rates.	This Plan is effective. The Board of County Commissioners have formally approved and adopted the use of this Plan. This Plan unifies many of the mitigation strategies available for development within the County, which includes the use of regulatory reviews and processes. The Plan does identify measures the County has in place that serve to prevent, minimize or mitigate the impacts of flooding within unincorporated areas of the county. These mitigation efforts include: floodplain development regulations, drainage system maintenance, building elevation, flood insurance qualification, and wetlands protection. Additionally, this Plan will serve to further the County's participation with the National Flood Insurance Program and the State's/County's initiative to develop a Hazard Mitigation Strategy.
County Comprehensive Plan (Hillsborough Planning Commission, Comprehensive Plan, Ord. 94-10)	The Comprehensive Plan includes the County's adopted growth-management program, and guides the county's Capital Improvements Program (CIP). Principal elements of the Plan that effect hazard mitigation are: the Future Land Use Element, the Conservation Element, and the Coastal Management Element. These Elements are developed in accordance with Chapter 163, Florida Statutes and Section 9J-5 Florida Administrative Code.	The Comprehensive Plan is mandated by the State to be modified to coordinate the re-designation of land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation recommendations that the Board determines to be appropriate. The Plan must also contain within its background documentation, an analysis of proposed development or re-development based upon strategies identified within the County's Hazard Mitigation Strategy.

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Future Land Use Element (Hillsborough Comprehensive Plan, Ord. 94-10)	<p>This Element requires that the County:</p> <ul style="list-style-type: none"> ▪ Maintain compatibility between land uses, ▪ Control land-use intensity and density, and ▪ Monitor levels of service standards associated with concurrency management (includes drainage). 	The Future Land Use Element (FLUM) has been effective in maintaining compatibility in the development of property between various land uses designated within the Comprehensive Plan.
Conservation and Aquifer Recharge Element (Hillsborough Comprehensive Plan, Ord. 94-10)	<p>This Element requires that the County:</p> <ul style="list-style-type: none"> ▪ restrict encroachment into the 100 year floodplain, ▪ minimize wetland disturbance to maintain natural retention functions, ▪ establishing setbacks adjacent to wetlands and water bodies, and ▪ protection of aquifer high-recharge areas that are susceptible to contamination. 	The Conservation and Aquifer Recharge Element (CARE) has been effective in implementing the protection of natural resources. Through protection of these resources, mitigation efforts associated with development have occurred, which has retained many of the natural-protection aspects associated with wetlands, tidal areas, and floodplains. Additionally, incompatibilities between development and these areas have been minimized.

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Coastal Management Element (Hillsborough Planning Commission, Comprehensive Plan, Ord. 94-10)	<p>Policies of the Coastal Management and Port Element (CMPE) require protection of tidal and coastal plains from negative physical and hydrological alterations. These protection measures (limits) are:</p> <ul style="list-style-type: none"> ▪ Establishment of construction standards, ▪ Maintaining natural conditions, ▪ Dune and beach stabilization, ▪ Tidal and floodplain management, ▪ Limit/mitigate new development, ▪ Limitations to utilities support equipment , ▪ Limit the use of new septic systems, ▪ Monitoring land-use changes to compatible designations, ▪ Acquire or obtain in another fashion, open space/recreational areas where appropriate, ▪ Enter into intergovernmental agreements for area servicing, ▪ Post disaster redevelopment – mitigation techniques for new development, ▪ Limit new publicly funded infrastructure, ▪ Limit new ROW/road dedication unless identified as a needed facility, ▪ Limiting development in high hazard areas to ensure evacuation clearance times can be maintained, ▪ Requirement for shelters in manufactured home parks, <p>Limitation of no new hazardous waste management sites within the coastal high hazard area.</p>	<p>The CME has been effective in implementing the protection of coastal natural resources. Through protection of these resources, mitigation efforts associated with development have occurred, which has retained many of the natural-protection aspects associated with wetlands, tidal areas, and floodplains. Additionally, incompatibilities between development and these areas have been minimized. The following policies have been adopted 11.10 New development, and redevelopment, is required to demonstrate available shelter space and evacuation clearance time capacity and/or fully mitigate its impact on these standards, as determined by Hillsborough County. 11.11 Hillsborough County shall encourage developments/businesses to prepare and maintain disaster contingency plans. 11.12 By 2009, Hillsborough County shall evaluate and update, as necessary, regulations associated with hazard mitigation in an effort to ensure all areas of the County at risk are adequately addressed. 11.13 Consistent with recommendations of the Governor’s Coastal High Hazard Study Committee report of February 1, 2006, Hillsborough County shall</p>

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		<p>Pursue the notification to residents and businesses of their evacuation and flood zone through real estate transactions. 11.14 Hillsborough County shall implement the Local Mitigation Strategy (LMS) Report, and hereby incorporates this report into the Comprehensive Plan by reference. 11.15 Hillsborough County's Level of Service for out-of-county hurricane evacuation (Intra-State Movements) for a category 5 storm is 28 hours – consistent with the Tampa Bay Region, Hurricane Evacuation Study 2006, Tampa Bay Regional Planning Council, September 2006.</p>

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Other Elements of the Comprehensive Plan (Comprehensive Plan, Ord. 94-10)	<p>Other associated elements include: Stormwater, Recreation and Open Space, and Transportation. Salient areas associated with Hazard Mitigation include:</p> <ul style="list-style-type: none"> ▪ Set limits and storm event levels, ▪ Establish drainage level-of-service standards, ▪ Retrofit areas for stormwater, ▪ Management of drainage-basin systems, ▪ Obtain areas suitable for open space, ▪ Provide for transportation systems that can effectively evacuate persons in the event of disasters. 	<p>The Comprehensive Plan has become an effective growth-management tool for Hillsborough County in implementing land-development and resource protection processes. The implementation of these have ensured that development has not occurred within flood plain areas (without mitigating the flood hazard) and has maintained the “workability “ of natural systems, which has assisted with mitigating natural disaster occurrences. The Planning Commission of Hillsborough County is mandated by the State to modify the Comprehensive Plan to re-designate land uses by encouraging the elimination or reduction of uses that are inconsistent with interagency hazard mitigation recommendations that the Board determines to be appropriate. The Plan must also contain within its background documentation, an analysis of proposed development or re-development based upon strategies identified within the County’s Hazard Mitigation Strategy.</p>

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Capital Improvements Element (Hillsborough Planning Commission, Ord. 94-10)	The Capital Improvements Element (CIE) is the fiscal guidance and implementation document for the Comprehensive Plan. It is to "...consider the need for and location of public facilities..." (Section 163.3177(3), Florida Statutes). The CIE identifies public facilities that will be required during the six fiscal years following the adoption of the new plan and be updated annually thereafter. The CIE must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities. It must also be "financially feasible". In other words, dependable revenue sources must equal or exceed anticipated costs.	The CIE has six objectives and numerous policies under those objectives. Objective 5 provides that "The County shall protect the coastline and avoid loss of life and property in coastal areas by minimizing, and/or mitigating the hazards of, land development and public facilities in coastal high hazard areas (9J-5.01 6(3)(b)2. The policy, which requires that publicly funded infrastructure not be constructed within the coastal high hazard area unless certain conditions are met has been effective in reducing public expenditures in high hazard areas.
Comprehensive Emergency Management Plan (<i>Hillsborough County Plan, Resolution R97-150</i>)	The Comprehensive Emergency Management Plan (CEMP) provides the County leaders with a set of uniform policies and procedures for the effective coordination of actions necessary to prepare for, respond to, recover from, and mitigate natural or man-made disasters.	The CEMP has been effective in: minimizing loss of life, personnel injuries and property losses; minimizing recovery time associated with various emergency situations and mitigation efforts pre- and post-disaster; providing a comprehensive framework that addresses all aspects of emergency preparedness, response, recovery and mitigation.

ORDINANCE, PROGRAM OR PLAN	HILLSBOROUGH COUNTY DESCRIPTION (Relevant to Hazard Mitigation)	EFFECTIVENESS & EVALUATION
National Flood Insurance Program/Community Rating System (Hillsborough County Program)	The County participates in the National Flood Insurance program. This program is based upon an agreement between the Board of County Commissioners and the Federal Government. The Agreement states if a community adopts and enforces a floodplain management plan (the County does this through a section of the Land-Development Code) to reduce future flooding risks to new construction in "Special Flood Hazard Areas, the Federal Government will make available to the community flood insurance as a financial protection against flood losses.	This is an effective program within the County. The Agreement with the Federal Emergency Management Association states that if a community adopts and enforces a floodplain management plan to reduce future flooding risks to new construction in "Special Flood Hazard Areas, the Federal Government will make available to community flood insurance as a financial protection against flood losses. The County currently receives a rating that allows county residents to receive a 10% discount on its flood insurance rates. Additionally, the County has effectively implemented the program, and has not allowed any new development within a flood hazard area without mitigating the flood hazard since the end of 1989. The County has documented through the program that of the 255,200 housing units, less than .01 percent of the units are affected by repetitive flood losses (200 units). Additionally, less than .02 percent are identified as being associated with flooding problems. Of these units, some are earmarked for acquisition through the Program for multiple (repetitive) floods problems.
Stormwater Policy/NPDES (Hillsborough County Program)	This is a national program that was instigated to monitor "non-point" source stormwater runoff.	This program has been effective in ensuring stormwater runoff is appropriately engineered to minimize impacts to the community. Although the principal purpose of the program is to ensure non-point source pollution is minimized, the program implements techniques that review stormwater facility functions through the development process.

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Sustainable Communities Agreement (Hillsborough County Program -- County/Tampa)	This program arose from the Governor's Commission for a Sustainable Florida. That Commission established a strong partnership between state and local agencies that resulted in several positive recommendations to improve the quality of life in Florida. The City of Tampa and Hillsborough County were selected to enter into a joint process in having Hillsborough County become a sustainable community. With respect to hazard mitigation, one component of this program will identify, when complete, pre and post-disaster development/redevelopment projects for the City/County.	The City of Tampa and the County are in the process of developing a program to meet the Governor's Commission's intent of a sustainable community. The program will include (at a minimum) initiatives to: restore key ecosystems/protecting natural systems; achieve a cleaner/healthier environment; limiting urban sprawl; advancing the efficient use of land; and developing a process to create integrated communities (increasing the quality of life) and creating employment opportunities. Included with this process are efforts to integrate strategies established through the Local Mitigation Strategy process into use in routine land-use and development review processes and to be used in the consideration of pre- and post-disaster planning.
Capital Improvement Program (Hillsborough County Program)	As part of the County's budget process and as a part of the Comprehensive Plan, the Board adopts a five-year Capital Improvements Program (CIP). The program identifies a five-year window in which projects are fiscally programmed to occur. The CIP is updated on an annual basis and is readopted to reflect changes in the community.	Needs Revision The CIP has been modified recently due to the above rainfall amounts experienced within the preceding nine months. Modifications to the CIP are expected to be implemented between 1999 and 2001. Modifications include accelerating projects associated with: neighborhood projects located on private property, roadway culverts, the Stormwater Master Plan development, and drainage basins. The proposed acceleration of projects is estimated to be between seven and eight million dollars.
Environmental Land Acquisition Program (Hillsborough County Program)	This program has been established to pursue the acquisition of conservation areas.	This Program is effective in acquiring critical habitat areas. Because of the characteristics of these areas, many acquisitions.

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Community Development/ Redevelopment Program (includes <i>Hillsborough Co. Ord. 93-20</i>)	The principal component of this program is to assist low-income groups in the purchase of homes. Additionally, there is a part of the program that assists with the repair of existing homes.	Before County assistance is provided within this program, home site is reviewed with respect to flooding hazards. Construction or repairs are not provided with authorization under this program within flood hazard areas unless the circumstance is mitigated.
Strategic Regional Policy Plan (Plan), Emergency Prepared-ness (<i>Tampa Bay Regional Planning Council - TBRPC</i>)	The Emergency Preparedness Section of the Plan was developed to assist in coordinating efforts to ready communities for natural or man-made disaster occurrences. The Plan does identify coordinating processes (as well as programs and techniques) to be used by the various local governments within the region with respect catastrophic event preparation, evacuation, recovery, and mitigation.	These efforts have resulted in an annual regional-hurricane-public education campaign, numerous studies, and workshops/committees addressing specific concerns in the region. Additionally, through the research associated with this Plan, there have been a total of 727 extremely hazardous-substances sites identified within the Tampa Bay area. These sites include over 2,000 facilities. Projected increases in commercial and industrial sites will only increase the number of these sites, increasing the potential for a chemical incident or accidental release of hazardous substances. The Plan provides for monitoring and identification of techniques to track and monitor sites, and works with local agencies in identifying avenues for disaster (natural or man-made) preparation, evacuation and recovery procedures within the Tampa Bay area.

City of Tampa

Hazard Mitigation Policy Crosswalk			
Mitigation Area	Source	Function	Evaluation
Emergency Management	City of Tampa Comprehensive Emergency Operations Plan	Provides uniform policies and procedures for the effective coordination of actions necessary to prepare for, respond to, recover from, and mitigate natural or manmade disasters, which might affect the health, safety, or general welfare of individuals residing in Tampa.	In effect.
Public Investments in Hazard Areas	Policy 41.4.1 (Comprehensive Plan)	Limits public expenditures for infrastructure within the Coastal High Hazard Area.	In effect. Policy could be changed to include retrofitting to meet wind standards as a permitted public expenditure in the Coastal High Hazard Area.
Limiting Development in Hazard Prone Areas	Policy 41.1.5 (Comprehensive Plan)	Limits development in the Coastal High Hazard Area to water enhanced, water related, water dependent, or shown to support the Tampa Port Authority Master Plan.	In effect.
	Policy 41.1.7 (Comprehensive Plan)	Prohibits the location of new “special needs” facilities in the Coastal High Hazard Area, including adult congregate living facilities, hospitals, nursing homes, homes for the aged and total care facilities.	In effect.
	Policy 41.1.8 (Comprehensive Plan)	Limits expansion of existing “special needs” facilities in the Coastal High Hazard Area only when an evacuation and shelter space plan is approved by the County Emergency Management Department.	In effect.
	Policy 41.1.9 (Comprehensive Plan)	Calls for using Transfer of development Rights (TDR) to reduce maximum residential development density in the Coastal High Hazard Area.	Requires a feasibility study.
	Policy 41.3.3 (Comprehensive Plan)	Establishes a priority in acquiring land in the Coastal High Hazard Area to reduce the risk of property	In effect.

		damage from potential disasters.	
Hurricane Evacuation and Shelters	Policy 41.2.1 (Comprehensive Plan)	Establishes a Level of Service Standard for shelter space.	Tampa City Code needs to be amended to reflect the new standards.
	Policy 41.2.2 (Comprehensive Plan)	Requires rezonings in the Coastal Planning Area (Category 5 area) that increase residential density to mitigate for shelter impacts.	Tampa City Code needs to be amended to reflect the new requirements.
	Policy 41.2.3 (Comprehensive Plan)	Calls for assessing the feasibility of establishing a 12-hour evacuation time to shelter space level of service standard (or less) in reviewing proposed plan amendments that increase residential density in the Coastal Planning Area.	Requires a feasibility study.
	Policy 41.2.6 (Comprehensive Plan)	Requires plan amendments that will increase hurricane evacuation times to mitigate impacts (such as, but not limited to, providing transportation improvements, agreements with HART to provide emergency evacuation service, or emergency van pools).	Review procedures to be established by the Local Planning Agency.
Construction Standards	Policy 41.3.1 (Comprehensive Plan)	Requires all new buildings or structures in the City shall meet the requirements of the Florida Building Code for wind, flood proofing and storm surge protection.	In effect.
	Policy 41.3.2 (Comprehensive Plan)	The City shall continue its participation in the National Flood Insurance Program in conformance with Public Law 93-288 and the Community Rating System Program.	In effect.
	Policy 41.3.4 (Comprehensive Plan)	Requires structures that are damaged more than 50% within the 100-Year floodplain be rebuilt to meet current building code requirements.	In effect.
	Policy 41.3.5 (Comprehensive Plan)	Requires new development to include underground utilities, where practical.	In effect.
	Policy 41.5.4 (Comprehensive Plan)	Requires new construction of buildings on beaches to meet all FEMA development standards.	In effect.
	Article IV, Section 5-221 of Tampa City Code – Flood	Requires development to comply with flood mitigation standards consistent with the National Flood Insurance	In effect.

	Damage Control – Technical Requirements	Program (NFIPP).	
	Chapter 5, "Flood Damage Control Ordinance" (Article IV, Building and Construction Regulations, Section 5-221).	Requires that all new development and substantial redevelopment located within the 100-year flood zone be placed above the minimum flood elevation and establishes site specific building construction standards consistent with FEMA and State standards.	In effect.
	Chapter 5, "Wind Zone" (ASCE 7-88 and the Florida Building Code)	Requires new development in designated areas to withstand 120 mph winds, consistent with ASCE 7-88 and the Florida Building Code	In effect.
Post Disaster Redevelopment	Policy 41.5.1 (Comprehensive Plan)	Calls for completing a Post Disaster Development Plan to create a process for making sound post-disaster decisions and preparing for long-term recovery needs.	In progress
	Policy 41.5.2 (Comprehensive Plan)	Upon declaration of a local emergency, establishes a Redevelopment Task Force (RTF) to deal with special issues and problems of redevelopment following a major natural disaster.	In effect.
Flood Protection	Policies 51.1.1, 51.1.2, and 51.2.1 to 51.2. (Comprehensive Plan)	These policies outline the City's efforts to address stormwater runoff through planning and capital improvements. Policies 52.1.1 - 52.1.3 call for regulating development and redevelopment to ensure that post-development runoff does not exceed pre-development loadings.	In effect.
	Community Rating System (CRS)	Tampa has participated in this program for several years and has attained a rating of 6 (out of a possible rating of 10, with 1 being the highest rating), through incorporating flood reduction activities throughout the City. This 6 rating allows its home owners to purchase flood insurance at a 20% discount	In effect.
Civil Emergencies	Chapter 2, "Civil Emergencies" (Article VII, Administration, Section 2-401 and 2-402).	City code, Article VII, Civil Emergencies, Section 2-401 (Declaration) and City code, Article VII, Civil Emergencies, Section 2-402 (Emergency Management Powers of the Mayor) start the process of emergency response and upon a declaration of a state of local emergency, the Mayor, under Section 2-402, has the power and authority to "Direct and compel the evacuation of all or part of the population from any	In effect.

		stricken or threatened area within the city if he or she deems this action necessary for the preservation of life or other emergency mitigation, response or recovery."	
Wetlands	Chapter 13, "Tree and Landscape Ordinance", Section 13-263	Specifies the buffers needed between wetlands and development to minimize any adverse effect of the development on the wetland and its hydro-period.	In effect.

CITY OF PLANT CITY
EVALUATION OF POLICIES, PROGRAMS AND ORDINANCES

1. **Comprehensive Plan** – Pursuant to Chapter 163.3002(1), Florida Statutes, Chapter 9G-5, Florida Administrative Code, and Chapter 75-390-37, laws of Florida, “Comprehensive Plan for the City of Plant City” is established as the controlling document relevant to the City’s land development regulations. The Comprehensive Plan provides goals and objectives and policies and establishes the basis on which the City of Plant City regulates land development, including various forms of mitigation strategies, particularly as it relates to future land use; use of and retention of open space; conservation; public facilities, including wastewater, potable water, solid waste and drainage; a capital improvement element addressing future needs based upon established levels of service; and providing for intergovernmental coordination.
2. **Development Permits, Fees** – The development permit process provides for the City of Plant City review, authorization, and control of the construction, site development, including the subdivision of land processes. This includes extensive review of matters pertaining to conservation area permits, tree removal, land clearing, and infrastructure.
3. **Development Permits, Fees** – The development permit process provides for the collection of fees and charges to support the City’s regulatory control process.
4. **Fire Protection and Prevention** – Provides for the establishment of policies and procedures with regard to hazardous materials, protection systems, and inspections. Also provides for plan review authority and the establishment of a life safety code as a standard for permit review.
5. **Health and Sanitation** – This section provides for policies procedures and programs related to excavation, filling, permits and use of septic tanks, control of weeds, grass, and underbrush.
6. **General Legislation/Administration** – Establishes policies, procedures and programs, as well as the authority for the City’s implementation of local land development regulation pursuant to Chapter 163, Florida Statutes, Chapter 9G-5, Florida Administrative Code, and Chapter 75-390-37, Laws of Florida.
7. **Section III, Zoning Ordinance** – Provides for the establishment of zoning districts based upon the City’s Comprehensive Plan, thereby regulating the use of land.
8. **Development Orders** – Provides for administration, policies and procedures, regarding all phases of the site development approval process, including provision of water and sewer service, platting of land and construction in flood hazard areas.
9. **Title IX, Ch. 121 Flood Damage Prevention** – Provides for the administration and implementation of provisions for flood hazard reduction
10. **Title IV. Utilities, Chapters 42, 43, and 45 Stormwater Management** – Provides for the implementation of standards on a site specific basis with regard to general design, drainage systems, environmentally sensitive lands protection, flood plain protection, construction of docks and seawalls, storm water management, tree removal, and wellfield protection.
11. **Level of Service** – Provides for the establishment of minimum levels of service standards for public facilities and services, transportation, recreation and open space, pursuant to Chapter 163, F.S.
12. **Official Zoning Map of the City** – Establishes the official zoning map which provides for permitted uses of land within the City of Plant City.

13. **Chapter 102, Plant City Code – Nonconforming Development and Variances** - Provides for the establishment of policies and procedures designed to deal with nonconformities as they relate to stormwater management, use of land or structures.
14. **Parks, Playgrounds and Recreation** – Provides for policies addressing issues related to pollution of waters and wildlife protection and preservation.
15. **Permits** – Establishes requirements for obtaining permits related to building construction, conservation area, development, excavation, infrastructure, septic tanks, site preparation, tree removal and well permits.
16. **Platting/Platting Required** – Provides for the establishment of processes related to the subdivision of land; including the dedication of jurisdictional lands, including wetlands and/or areas prone to flood.
17. **Septic Tanks** – See items 5 (above) and 19 (below).
18. **Site Plans** – Provides for the policies and procedures related to the submission, review and approval of site plans, including coordination with all other policies related to determination of areas of high hazard, including areas subject to additional hazard mitigation requirements.
19. **Wastewater Systems** – Chapter 74, Plant City Code, provides for the operation and maintenance of wastewater systems, including regulations and limitations of use of septic tanks. The code also provides for the fees and charges for the service and facilities.
20. **Water Distribution System** – Chapter 74, Plant City Code, provides for the operation and maintenance of the water distribution system. The code also provides for the fees and charges for the service and facilities.
21. **Solid Waste** – Chapter 58, Plant City Code, provides for the collection and disposal of solid waste. The code also provides for the fees and charges for the service and facilities.
22. **Streets and Other Public Places** – Chapter 62, Plant City Code, provides for the installation, operation and maintenance of City streets, sidewalks and other public places.
23. **Traffic and Vehicles** – Chapter 70, Plant City Code, provides for the installation, operation and maintenance of City traffic signal systems.
24. **Floods** – Chapter 82, Plant City Code, provides for the implementation of the flood reduction standards.
25. **Zoning** – See item 7 (above).

EVALUATION OF EXISTING MITIGATION POLICIES

Making decisions in the context of hazard mitigation, with respect to new development and redevelopment, has much to do with the mechanisms that a local government uses to review development approvals. It is these mechanisms that guide decision-makers through the process of reviewing new development and redevelopment requests to ensure the long-range effects of development and their cost on society are considered. The ever increasing cost associated with disasters (man-made or natural) is requiring local governments to consider development practices prior to construction approval and identifying redevelopment alternatives in the aftermath of a catastrophic event.

As illustrated within the previous section (Plant City -- List of Municipal Policies, Ordinances and Programs that affect Mitigation), the City currently has processes that effectively “work” with respect to hazard mitigation. The understanding of these processes will assist in the development of the Local Mitigation Strategy (LMS) and develop a bridge between local growth and emergency-management

plans, land-development regulations, building codes and other ordinances and programs. Special emphasis will be required for ongoing cooperative action between county and city governments, businesses and industry, as well as, other segments of the community. The LMS development will further these programs by illustrating avenues to unify processes through the coordination of programs within City government and through inter-agency coordination with other local governments and businesses within the county.

The development of the Local Mitigation Strategy (LMS) assists in developing a bridge between local growth and emergency-management plans, land-development regulations, building codes and other ordinances and programs. Ongoing cooperative action between county and city governments, businesses and industry, as well as, other segments of the community is required for the success of this objective. The LMS development furthers these programs by illustrating avenues to unify City processes through the coordination of programs within City government and through inter-agency coordination with other local governments and businesses within the county. The following descriptions illustrate topic areas. These topic areas will begin to identify areas in which attention may be required in order to begin strengthening regulatory frameworks or to better integrate other similar processes. Principal topic areas include:

- **Regulatory review** – the City has regulatory areas that manage growth through the development-review process. These regulations are principally associated with mitigating development associated with: floodplains/floodways (includes the establishment of base-flood elevations or identification of floodproofing), and wetlands.

The current regulatory framework does not fully address certain techniques that may assist in furthering hazard-mitigation initiatives. Some of these topic areas include items that may be better established first through policy within the Comprehensive Plan, and then through drafting/modifying regulations in order for consideration to be provided through development-review and building-permitting functions. At a minimum, considerations to the following items may be included: use of mitigation techniques for all land uses within areas of potential, redevelopment, or the limitation of, non-conforming uses after a disaster (an economic analysis may be required), and development/redevelopment in areas associated with repetitive losses due to natural disasters.

- **Plans and policy implementation** – the City has an adopted Comprehensive Plan that is used to guide growth based upon factors such as: development limitations, public-service provision and environmental-resource protection. Additionally, the City has adopted the use of other Plans for use in mitigating hazards and in the development-review process. These plans are principally associated with mitigating development associated with: limiting development density and intensity for various areas within the City, prioritizing areas for protection and have a preservation or a conservation value, maintaining adequate level-of-service capacities associated with public infrastructure and services, and support of, local mitigation objectives, and implementing procedures of the Comprehensive Emergency Management Plan. Additionally, modifications to the Comprehensive Plan may be requested to recognize strategies approved within the Local Mitigation Strategy (and per Chapter 163, Florida Statutes and 9J-5, Florida Administrative Code).
- **Program implementation** – the City has implemented programs that are effective in mitigating hazards. However, the various programs are mostly associated with hazards associated with flooding. One of the principal purposes of the Local Mitigation Strategy is to unify these programs and identify areas for strengthening to ensure implementation of the Local Mitigation Strategy. Plans principally associated with mitigating development are: the Pre- and Post- Disaster Recovery Plan (CEMP) and the National Flood Insurance Program – criteria provides for the provision of flood insurance.

- **Program Improvement** (Current programs that do not fully address certain areas needed to assist in furthering hazard-mitigation initiatives.) Areas in which additional considerations are needed include: review of allowances made for nonconforming uses to rebuild, update the Comprehensive Emergency Management Plan to include a definition of critical facilities as defined within the Local Mitigation Strategy, coordinate repetitive-loss cases to better examine historical patterns of repetitive damage to determine whether the policy should be expanded or modified to other areas, and identify alternatives (and incentives) in building techniques for development within high hazard areas.

CITY OF TEMPLE TERRACE
EVALUATION OF POLICIES, PROGRAMS AND ORDINANCES

1. **Comprehensive Plan** – Pursuant to chapter 163.3002(1), Florida Statutes, Chapter 9G-5, Florida Administrative code, and chapter 75-390-37, laws of Florida, “the Future of Hillsborough Comprehensive Plan for the City of Temple Terrace” is established as the controlling document relevant to the city’s Land development regulations. The Comprehensive Plan provides goals and objectives and policies and establishes the basis on which the City of Temple Terrace regulates land development, including various forms of mitigation strategies, particularly as it relates to future land use; use of and retention of open space; conservation; public facilities, including wastewater, potable water, solid waste and drainage; a capital improvement element addressing future needs based upon established levels of service; and providing for intergovernmental coordination.
2. **Development Permits, Fees** – The development permit process provides for the City of Temple Terrace review, authorization, and control of the construction, site development, including the subdivision of land processes. This includes extensive review of matters pertaining to conservation area permits, tree removal, land clearing, and infrastructure.
3. **Development Permits, Fees** – The development permit process provides for the collection of fees and charges to support the City’s regulatory process.
4. **Fire Protection and Prevention** – Provides for the establishment of policies and procedures with regard to hazardous materials, protection systems, and inspections. Also provides for plan review authority and the establishment of a life safety code as a standard for permit review.
5. **Health and Sanitation** – This section provides for policies procedures and programs related to minimum housing standards, use of septic tanks, control of weeds, grass, and underbrush.
6. **General Legislation/ Administration** – Establishes policies, procedures and programs, as well as the authority for the City’s implementation of local land development regulation pursuant to Chapter 163, Florida statutes, Chapter 9G-5, Florida Administrative Code, and Chapter 75-390-37, Laws of Florida.
7. **Zoning, Article V** – Provides for the establishment of zoning districts based upon the City’s Comprehensive Plan, thereby regulating the use of land.
8. **Development Orders, Article VI**– Provides for administration, policies and procedures, regarding all phases of the site development approval process, including provision of water and sewer service, platting of land and construction in flood hazard areas.
9. **Design Standards and Development Criteria, Article VII** – Provides for the implementation of standards on a site specific basis with regard to general design, drainage systems, environmentally sensitive lands protection, flood plain protection, construction of docks and seawalls, storm water management, tree removal, and wellfield protection.
10. **Level of Service, Article IX** – Provides for the establishment of minimum levels of service standards for public facilities and services, transportation, recreation and open space, pursuant to Chapter 163, F.S.
11. **Map, official Zoning Map of the City** – Establishes the official zoning map which provides for permitted uses of land within the City of Temple Terrace.

12. **Nonconforming Development and Variances** - Provides for the establishment of policies and procedures designed to deal with nonconformities as they relate to storm water management, use of land or structures.
13. **Parks, Playgrounds and Recreation** – Provides for policies addressing issues related to pollution of waters and wildlife protection and preservation.
14. **Permits** – Establishes requirements for obtaining permits related to building construction, conservation area, development, excavation, infrastructure, septic tanks, site preparation, tree removal and well permits.
15. **Platting/ Platting Required** – Provides for the establishment of processes related to the subdivision of land; including the dedication of jurisdictional lands, including wetlands and/or areas prone to flood.
16. **Seawalls (Construction Standards)** – Provides for the policies and procedures related to the permitting and construction of seawalls.
17. **Septic Tanks** – See item 5 above.
18. **Site Plans** – Provides for the policies and procedures related to the submission, review and approval of site plans, including coordination with all other policies related to determination of areas of high hazard, including areas subject to additional hazard mitigation requirements.
19. **Wastewater Systems** – Provides for policies and procedures related to the establishment and maintenance of wastewater systems, including regulations and limitations of use of septic tanks.
20. **Water Distribution System** – Provides for the establishment of policies and procedures related to the establishment and maintenance of a water distribution system.
21. **Wellfield Protection** – Provides for the establishment of policies and procedures related to the establishment of wellfield protection zones; provides for the elimination on nonconforming uses and activities.

EVALUATION OF EXISTING MITIGATION POLICIES

The development of the Local Mitigation Strategy (LMS) assists in developing a bridge between local growth and emergency-management plans, land-development regulations, building codes and other ordinances and programs. Ongoing cooperative action between county and city governments, businesses and industry, as well as, other segments of the community is required for the success of this objective. The LMS development furthers these programs by illustrating avenues to unify City processes through the coordination of programs within City government and through inter-agency coordination with other local governments and businesses within the county. The following descriptions illustrate topic areas. These topic areas will begin to identify areas in which attention may be required in order to begin strengthening regulatory frameworks or to better integrate other similar processes. Principal topic areas include:

- **Regulatory review** – the City has regulatory areas that manage growth through the development-review process. These regulations are associated with mitigating development associated with: floodplains/floodways (includes the establishment of base-flood elevations or identification of floodproofing), and wetlands.

The current regulatory framework does not fully address certain techniques that may assist in furthering hazard-mitigation initiatives. Some of these topic areas include items that may be better established first through policy within the Comprehensive Plan, and then through drafting/modifying regulations in order for consideration to be provided

through development-review and building-permitting functions. At a minimum, considerations to the following items may be included: use of mitigation techniques for all land uses within areas of potential, redevelopment, or the limitation of, non-conforming uses after a disaster, and development/redevelopment in areas associated with repetitive losses due to natural disasters.

- **Plans and policy implementation** – the City has an adopted Comprehensive Plan that is used to guide growth based upon factors such as: development limitations, public-service provision and environmental-resource protection. Additionally, the City has adopted the use of other Plans for use in mitigating hazards and in the development-review process. These plans are principally associated with mitigating development associated with: limiting development density and intensity for various areas within the City, prioritizing areas for protection and have a preservation or a conservation value, maintaining adequate level-of-service capacities associated with public infrastructure and services, and support of, local mitigation objectives, and implementing procedures of the Comprehensive Emergency Management Plan. Additionally, modifications to the Comprehensive Plan may be requested to recognize strategies approved within the Local Mitigation Strategy (and per Chapter 163, Florida Statutes and 9J-5, Florida Administrative Code).
- **Program implementation** – the City has implemented programs that are effective in mitigating hazards. One of the principal purposes of the Local Mitigation Strategy is to unify these programs and identify areas for strengthening to ensure implementation of the Local Mitigation Strategy. Plans principally associated with mitigating development are: the Pre- and Post- Disaster Recovery Plan (CEMP) and the National Flood Insurance Program and the Community Rating System – criteria provides for the provision of flood insurance.

A MULTI-JURISDICTIONAL ANALYSIS OF HOW EXISTING POLICIES, ORDINANCES AND PROGRAMS COULD BE STRENGTHENED TO ACHIEVE THE MITIGATION GOALS AND OBJECTIVES OF THE COMMUNITY.

Objective	Summary of Potential Modifications to Current Programs that are Directly Related to Listed Objectives
Public Education	<p>Public awareness and education is the key to any program associated with emergency management or hazard mitigation. The County is anticipating modifying the current Emergency Management Operation Center's "Guide for Business & Industry" to include a section that specifically addresses Hazard Mitigation.</p> <p>There is a greater level of education required with respect to the implementation to mitigating techniques associated with: redevelopment, new construction, hazard proofing, and general awareness. Additionally, there are needs in working with both the public and private sector on the proper handling and disposal of both hazardous materials and hazardous waste. Awareness could be heightened through promoting programs such as the Emergency management Operations Center's public awareness program, and (as an example) the Florida Department of Environmental Protection's Waste Reduction Assistance Program. Work is required with the County's Communications Department to identify better avenues to increase public awareness. Additionally, interaction with private and public groups (aggressively recruiting citizen and business involvement) will increase awareness on programs operated by the County, which include the National Flood Insurance Program. Changes with the Comprehensive Plan's policies may include identifying a process to educate the public on the necessity of preparedness planning.</p> <p>Other means of public education include working within "normal" avenues, which include working through media sources to promote: a speakers program, school programs, Internet home page, utility bill enclosures, public displays and public events, and the neighborhood liaison program. Specific target audiences for public-information efforts include working with (not an exhaustive list): elected officials, property owners, business owners and operators, chambers of commerce/building and trade associations, and land developers and contractors. This process is being used at the present time to educate the "public" through the Emergency Management Operations Center's program, the neighborhood liaison program and special media events.</p>
Coordination	<p>Disaster conditions are any significant manmade or natural events (or emergency conditions) that require coordinated response by local agencies. Coordination with respect to critical facilities and areas associated with potential hazards should be formalized to ensure a cross-section of agencies are familiar with the facilities/areas or possible future mitigation efforts.</p> <p>Coordination efforts are required in the development of the annual update of the County's Capital Improvements Program (CIP). Through coordinating projects to be placed within the CIP with the various County agencies, priority mitigation projects will be listed within the County's fiscal work plan to be addressed.</p> <p>Additionally, the work being performed by the LMS Working Group is to establish processes in which local governments within the county will coordinate the manner needed to address various hazardous situations. To this end, coordination of hazard-mitigation project identification is required to move beyond the current parameters to include working with the various Offices of Management and Budgets to ensure funding is considered for priority projects at time of budget adoption (priorities for mitigation projects will be uniform county-wide).</p>

Objective	Summary of Potential Modifications to Current Programs that are Directly Related to Listed Objectives
	<p>Specific areas of the County have a greater probability of receiving damage during certain natural disasters. Facilities within these areas may be considered for storm proofing or be “retrofitted” to be protected. Flood proofing (or retrofitting) incorporates the use of techniques to protect a structure from damage due to a natural disaster (or man-made). Retrofitting structures within high flood or hurricane vulnerable areas may benefit the county in the “long-term.” There are alternatives available to both businesses and home-owners with respect to retrofitting structures. However, the County currently does not have a program that that would implement widespread retrofitting. Additionally, a cost benefit analysis would be required prior to the establishment of a “retrofit” program.</p> <p>The various governmental entities within the county do participate in the National Flood Insurance Program (NFIP). The process provides an avenue for the respective jurisdictions to receive discounts in their current rate structure. If the coordination efforts established through the LMS Working Group are carried forward with respect to identifying and addressing areas susceptible to flooding hazards, the cities and County may receive additional discounts for citizens with respect to their flood insurance policies.</p> <p>However, changes are needed with the current process between the local jurisdictions within the county. A greater amount of coordination is needed between local governments to maximize benefits from discounts that are offered through the Community Rating process, which is associated with the NFIP. Through greater efforts, local governments may share resources in meeting requirements to minimize flooding hazards or work together on various mitigation programs/projects that would minimize public expenditures.</p> <p>A separate change to the NFIP is one associated with coordination efforts between the Federal Emergency Management Agency (FEMA) and the County. The process to modify is to have the County obtain notification from FEMA prior to a “claim” being processed to have the County (or city) verify that the structure is a conforming use.</p>
Development Management	<p>In the context of hazard mitigation, “Development Management” refers to the use of techniques to reduce the threat of damage from disasters (<i>City of Tampa, Second Deliverable, 1998</i>). Such tools can also be used to help direct long-term development patterns in a manner that can help minimize future threats. For example, greenways and parks could be developed in flood prone areas to collect water and minimize flooding to surrounding structures. Facilities, or structures, that have undergone repetitive damage could be relocated to more secure areas. Existing development could be removed from strategic areas allowing natural drainage patterns to take effect and help reduce the potential for flooding. These opportunities and limitations will be investigated as part of the development of the hazard mitigation strategy.</p> <p>Through the process of the local mitigation strategy, various development approval processes will be reviewed to gain an understanding of the manner in which hazard mitigation is considered in the approval of various land-use projects. Current review of development-approval processes illustrates areas that may benefit from greater consideration of alternative development standards to mitigate potential hazards from natural or man-made disasters. Areas of consideration include:</p> <ul style="list-style-type: none"> - Alternatives to redevelopment in high hazard areas, - Emergency development-review and building-permitting processes (that provide consideration to hazard mitigation alternatives), - Potential flooding from hurricane storm-surges and associated wind and wave action (county-wide), - Redevelopment, or the prohibition of, non-conforming uses (county-wide)

Objective	Summary of Potential Modifications to Current Programs that are Directly Related to Listed Objectives
	<p style="text-align: center;">after a disaster, and</p> <ul style="list-style-type: none"> - Development/redevelopment in areas associated with repetitive losses due to natural disasters. <p>Various plans used within the County do not fully address certain areas needed to assist in furthering hazard-mitigation initiatives. Some of these topic areas include items that may be better established first through policy within the Comprehensive Plan, and then (possibly) modifying development-review regulations. At a minimum, the following considerations may assist with the implementation of the LMS goal and objectives:</p> <ul style="list-style-type: none"> - Redevelopment of existing properties after a disaster to ensure mitigation strategies are considered that would minimize the potential for future losses, - Modify the Comprehensive Plan to recognize strategies approved within the Local Mitigation Strategy (and per Chapter 163, Florida Statutes and 9J-5, Florida Administrative Code), - Update the Comprehensive Emergency Management Plan to use hazard-mitigating strategies (where appropriate) as identified through the Local Mitigation Strategy Working Group, - Establish a policy direction that encourages removal of septic tanks or hazardous sites (where appropriate) from high-hazard areas throughout the county after a catastrophic event, - Establish policy direction that provides incentives for the retrofit of vulnerable structures as defined within the Local Mitigation Strategy, and - Establish policy direction to ensure evacuation shelters are addressed per the direction of the CEMP (in the context of development approval). <p>Modifications to current programs that may further the intent of the Hazard Mitigation Strategy include:</p> <ul style="list-style-type: none"> - Development of a system to monitor flood levels, - Acquisition program to acquire high hazard vulnerability areas (when no other feasible alternative exist), - Review of allowances made for non-conforming uses to rebuild after a disaster, - Update the Comprehensive Emergency Management Plan to include a definition of critical facilities as defined within the Local Mitigation Strategy, - Coordinate repetitive-loss cases to better examine historical patterns of repetitive damage to determine whether the policy should be expanded or modified to other areas, - Coordinate repetitive loss flood insurance “payouts” from the Federal government to ensure payments are not for non-conforming structures, - Establish a permanent funding source for selected mitigation projects within the Capital Improvements Program for those projects that cannot be grouped within another agencies funding code, - Identify alternatives (and incentives) in building techniques for development within high hazard areas, and - Identify all potential hazards in the review of development.
Critical Facilities	<p>Local governments are the primary protectors of the public health, safety and general welfare. Their responsibility is to reduce the risk of property damages and loss of life accompanying catastrophic events. Chapter 252, Florida Statutes, provides the avenue for local governments to take in preventing, or mitigating, emergencies that may be caused by inadequate planning. To this end, and to meet the intent of the objective, the County will work towards “full” implementation of a critical-facilities database. The current program of listing critical facilities will be modified to ensure</p>

Objective	Summary of Potential Modifications to Current Programs that are Directly Related to Listed Objectives
	integration of other geographic information systems (GIS) and land-information systems (LIS) databases to incorporate data available from those respective sources. Additionally, this database will be used in the assessment of various sites with respect to vulnerability to various man-made and natural disasters and prioritize respective areas to receive funding for mitigation.

A remaining item not included within the above matrix and that is the “real” key to building a disaster-resistant community, is building constructive partnerships within our cities and county with residents and businesses (“*Building a Disaster Resistant Community, Project Impact*,” FDCA). More can be accomplished through working within the community versus working for the community. Hazard mitigation strategies involve everyone’s input within the county, and modifying current public processes will start the process of truly making our “community” disaster resistant.