

MATRIX OF COMPREHENSIVE PLAN POLICIES FOR PERILS OF FLOOD IN HILLSBOROUGH COUNTY

Categories	Policy	Source		1. Policy development to reduce coastal flood risk	2. Removal of coastal properties from FEMA flood zones	3. Site development techniques and best practices for reducing flood losses	4. Construction requirements (in the Florida Building Code, etc.)	5. Coastal Construction Control Line and Florida Statute	6. Encourage local governments to participate with the NFIP CRS
Legend	Proposed by this study with (main ideas highlighted in bold)	Created or defined by Hillsborough County							
Mapping and Inventory									
	General								
	Work in collaboration with the Tampa Bay Regional Resilience Coalition to address climate change and sea level rise.	Hillsborough County (proposed)	Combined	x					
	Support local and regional mapping , modeling and monitoring programs to assure the most current and locally-specific data on climate change vulnerability and sea-level rise is available. This includes impacts on groundwater levels, saltwater intrusion, and drainage infrastructure.	TBEP		x					
	Define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.	Jacksonville		x					
	Support recurring and continued development of local integrated models and continuous data collection, to help predict and track the impacts of sea level rise on groundwater levels, saltwater intrusion, and drainage infrastructure through enhanced development and application of local hydrologic models and the use of downscaled climate models	Broward County		x					
	Establish guidance and criteria for planning, to include sea-level rise projections as established by the Tampa Bay Regional Planning Council and the Climate Science Advisory Panel.	Hillsborough County (proposed)		x					
	Flood elevation certificates shall continue to be made available for public review .	Clearwater		x					
	Flood elevation certificates shall continue to be made available to the public and will be digitally entered into a geographic database to aid with assessment and other resiliency efforts.	Hillsborough County (proposed)		x					
	Future land use maps will show all land located within the Velocity Zone and the Coastal A Zone , as designated by the Federal Emergency Management Agency.			x					
	Update the 100 year stormwater elevation projections in the County 100 year flood map with current and projected conditions for sea level rise for use in stormwater management permitting and other planning processes	Broward County		x					

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	Prepare studies to determine if additional regulations or programs are needed to ensure a comprehensive approach to identified and projected stormwater management problems and the protection of groundwater quality .	Broward County	x					
Specific Sites								
	Continue to identify locations vulnerable to the impacts of sea level rise and climate change.	Clearwater, Broward County, Sarasota, TBEP	x					
	Identify and evaluate public infrastructure and structures that are at high risk to potential sea level rise and frequent storm surge and flood events; including but not limited to: public buildings and facilities, including police and fire stations; water and water reclamation facilities; stormwater management and drainage; pumping stations and transmission lines; roads and bridges; and other transportation and transit infrastructure.	Sarasota, Broward County, St. Petersburg, Clearwater, TBEP	x					
	Designate areas that are at increased risk of flooding due to sea level rise over the next 50 years and work to make these areas more climate resilient by discouraging density increases and encourage the use of adaptation and mitigation strategies.	Broward County, Clearwater, TBEP	x					
	Assess the need to adjust bridge heights to allow for navigation with future sea level rise conditions	Madeira Beach, Miami Beach	x					
	Evaluate stormwater management and drainage for future sea level rise	Madeira Beach	x					
	Identify water infrastructure at risk from coastal flooding, sea level rise, and saltwater intrusion , such as surface or subsurface storage facilities, control structures, water and wastewater treatment plants, and update this assessment every 5 years.	Hillsborough County (proposed)			x			
	Continue an urban forestry study and update every 5 years. Evaluate for flood mitigation economic value and hydrologic importance.	Hillsborough County (proposed)			x			
	Develop priority areas for land acquisition based on their strategic capacity to absorb floodwaters and support coastal ecosystem migration in order to reduce loss to flooding. Ensure coordination and consistency with priority areas from other regional planning efforts (e.g. TBEP Habitat Master Plan Update, Florida Natural Areas Inventory)	Hillsborough County (proposed)			x			

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	Develop overlays that pertain to sea-level rise or other storm-flood vulnerabilities , such as Adaptation Action Areas, or a vulnerable areas overlays such as zones for protection, accommodation or managed relocation, based on the landward extent of projected sea level rise impacts. Such areas may include policy related to increased design flood elevations, clustering of development or other flood mitigation strategies.	Hillsborough County (proposed)	x					
	Establish Adaptation Action Areas and follow a regular program of assessment and reevaluation to ensure policies and strategies address known and anticipated risks associated with sea level rise.	Broward County, Clearwater, TBEP	x					
	Create a working group to review existing programs and policies in relation to the AAA to determine the need and appropriate timing for additional and financially feasible responses to the effects of coastal flooding within the Adaptation Action Area. The working group shall be established within one year of the effective date of this policy.	Jacksonville	x					
Future Development								
Approvals, Reviews and Standards								
	Establish an ongoing process to evaluate with municipalities the anticipated impacts of storm surge and sea level rise in the implementation and administration of County policy documents , such as the Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, coastal management plans, and economic development programs.	Clearwater, Broward County	x					
	Make the practice of adapting the built environment to the impacts of climate change an integral component of all planning processes.		x					
	Refine and incorporate long-term planning strategies , and amend land development regulations as necessary, to responsibly plan for the effects of rising sea levels	Pinellas County	x					

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	Establish criteria in the land development code to assess proposed development and redevelopment project features including location, site design, land use types, density and intensity of uses, landscaping, and building design, if they will help to mitigate flood zone impacts or exacerbate flood zone related hazards	Sarasota	combined	x					
	Site plan review criteria shall consider flood potential and hurricane hazards, including evacuation levels and sheltering, in a comprehensive manner.	St. Petersburg, Clearwater		x					
	Site plan review criteria shall consider location, site design, land use types, density and intensity of uses, landscaping, and building design for impacts or potential mitigation effects from sea-level rise and other future flood hazard scenarios. Reviews shall also consider evacuation levels and sheltering in a comprehensive manner. For development projects located on a shoreline, encourage analyses to demonstrate that the development will remain fully functional for its intended use based on sea-level rise projections presented by the Climate Science Advisory Panel of the Tampa Bay Regional Planning Council.	Hillsborough County (proposed)		x					
	Amend land development regulations, as necessary, to responsibly plan for the long-term effects of rising sea levels.			x					
	Address disadvantaged or vulnerable populations in hazard mitigation planning and development	Hillsborough County (proposed)		x					
	Encourage an analysis for development projects located on a shoreline in order to demonstrate that the development will remain fully functional for its intended use based on the most current and credible sea level rise projections and expected lifespan of the project. Businesses are encouraged to take sea level rise into consideration in their investment decisions and to take mitigation steps to future vulnerabilities.	Sarasota		x					
	Determine that the subsequent development will be served by adequate stormwater management and drainage facilities , not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or areawide flooding.	Broward County		x					
	Strongly discourage plan amendments that would place additional residential and non-residential development are risk of flooding from sea level rise.	Broward County, Manatee County		x					

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	Promote clustering of development, when appropriate, to decrease impervious surface.	Hillsborough County (modification to existing)	x					
	Seek to reduce parking area and encourage shared parking to reduce impervious surfaces	Hillsborough County (proposed)	x					
	Promote the clustering of development and the transfer of density/intensity of uses to increase contiguous pervious surface, in order to address flood impacts.							
	Land development regulations will include specific prohibited uses, setbacks, design standards (such as low-impact stormwater design), use restrictions, and buffer provisions for existing well fields, surface or subsurface storage facilities, control structures, water and wastewater treatment plants and transmission infrastructure from increased coastal flooding, sea level rise, saltwater intrusion, and other potential future climate change impacts, and plan for infrastructure replacement and relocation as needed.	Broward County, Hernando County	x					
	Review of development proposals in the Coastal Zone shall include review of the Florida Master Site File for potential impacts to archaeological and historical resources including submerged resources. Development approvals shall address appropriate protection of these sites through site layouts, site protection and appropriate handling of site resources pursuant to recommendations from the Florida Department of State.	Hernando County	x					
	All development affecting preservation shall be subject to site plan review and approval by the planning department.	St. Petersburg	x					
	Create a vulnerable area overlay based on the landward extent of projected sea level rise impacts over a selected planning horizon. Plan areas would include: a. SLR Adaptation Overlay Protection Zone b. SLR Adaptation Overlay Accommodation Zone c. SLR Adaptation Overlay Managed Relocation Zone		x					
Restrictions - CHHA - Public Facilities and Infrastructure								
	Explore and evaluate alternative locations prior to locating public facilities within the CHHA.	Sarasota		x				
	Consider sea-level rise when making decisions to accept new roadway responsibilities.	Hillsborough County (proposed)	x					

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	Limit public expenditures or investments that support development permitted in Coastal High Hazard Area except for restoration or enhancement of natural resources, or facilities determined to be an overriding public benefit.	Treasure Island, Manatee County, Hernando County		x				
	Publicly funded infrastructure shall not be constructed within the coastal high hazard area or in areas likely to be subject to the impacts of sea level rise unless for use or facility as allowed in the Capital Improvements Element of the Comprehensive Plan	Hillsborough County (proposed)		x				
	County-funded infrastructure shall be prohibited within the coastal storm area except for the following: The expenditure for the maintenance, repair or replacement of existing facilities; or The expenditure for restoration or enhancement of natural resources or public access; or The expenditure needed to address an existing deficiency identified in this plan; or The expenditure for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or The expenditure for the development or improvement of public roads and bridges identified in the Traffic Circulation Element of this plan; or The expenditure for a public facility of overriding public interest to ensure public health, safety, and welfare.	Pinellas County		x				
	Prohibit the construction of County-funded public facilities within the CHHA except for the following: <ul style="list-style-type: none"> Public recreation consistent with natural resource preservation; Maintenance of hurricane evacuation times; Facilities which are necessary for public health, safety, or resource restoration; Roadways shown on the Future Traffic Circulation Map or the Major Thoroughfare Map contained in the Traffic Circulation Element of the Comprehensive Plan; Improvements required to maintain Level of Service standards; Port facilities consistent with the Port Manatee Master Plan and this Comprehensive Plan; and Projects which are of an overriding public interest as determined by the Board of County Commissioners. 	Manatee County		x				
	Within the CHHA, eliminate new investment in public infrastructure likely to be subject to the impacts of sea level rise within the planning horizon			x				

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	The County shall not build infrastructure to promote development densities in the CHHA greater than what is currently shown in the Future Land Use Map.	Hillsborough County (proposed)	combined		x				
	Shall not locate sewer and water line extensions in the coastal high hazard area , beyond that which is necessary to service planned zoning densities as identified on the Future Land Use Map.	St. Petersburg			x				
	The County shall not install new roadway lane miles on the functionally-classified network within the Coastal High Hazard Area (CHHA) unless required for evacuation purposes. Upgrades to existing roadways is limited to intersection improvements for safety reasons, accommodation of cyclists and pedestrians or to technological improvements that facilitate evacuation and maintain or improve evacuation clearance times.	Madeira Beach, Hernando County			x				
	Consideration shall be given to relocating public facilities outside the coastal storm area.	Clearwater			x				
	Prohibit the County from accepting responsibility for maintaining new roadways within the CHHA	Manatee County			x				
	All public lands within Coastal High Hazard Areas shall be designated for conservation purposes consistent with the Future Land Use Element's Conservation land use classification	Jacksonville			x				
	Ensure the adequacy of water supply facilities and infrastructure to effectively capture, store, treat, and distribute potable water under variable climate conditions, including changes in rainfall patterns, sea level rise, and flooding, with potential water quality and quantity impacts.	Broward County			x				
	The County shall required (or encourage) through the subdivision regulations, that all new construction of utility lines, or as improvements are made to utility lines, be placed underground to increase community resilience during storm events and to encourage environmental benefits of tree canopy for shade and dissipation of rain water. This requirement shall be subject to all other restrictions in this section.	Hillsborough County (proposed)			x				
	No new county funded infrastructure within the Coastal Storm Area.	Pinellas County			x				

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Restrictions - CHHA - Private Development								
	Develop (or consider) opportunities and incentives to decrease residential development potentials on the remaining vacant tracts in the CHHA through plan amendments to less intensive uses, land purchase, voluntary rolling easements (see TBEP Habitat Master Plan Update) or transfer of development rights.	St. Petersburg, Madeira Beach		x				
	New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for commercial or industrial development on more than five acres of land	Hillsborough County (existing)		x				
	Require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process , to ensure that development is compatible with site characteristics and flood hazards.	Jacksonville		x				
	Development within flood hazard areas shall be required to include vulnerability reductions measures such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increase resilience	Jacksonville		x				
	Maximize clustered development within the CHHA.	Jacksonville, Manatee County		x				
	Prohibit any amendment to the Future Land Use Map which would result in an increase in allowable residential density on sites within the Coastal High Hazard Area Overlay District, except in designated areas.	St. Petersburg, Manatee County, Sarasota		x				
	Reduce allowable permanent density within the Coastal High Hazard Area.	Madeira Beach		x				
	Plan amendments or density bonuses that increase residential density in the CHHA are prohibited	Hillsborough County (existing)		x				
	Not approve any request to amend the Future Land Use Map (FLUM) to designate parcels of land within the coastal storm area with a FLUM category that permits more than 5.0 dwelling units per gross acre .	Pinellas County		x				
	Prohibit the location of development in areas within the CHHA which have sustained recurring hurricane-related damage .	Jacksonville		x				
	Prohibit the development of new mobile home projects within the Coastal High Hazard Area.	Manatee County, St. Petersburg		x				

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	Promote programs for sellers of real property within the CHHA to provide notice to purchasers that structures or properties are located within a hazard overlay area.	Hillsborough County (proposed)		x				
	Require all sellers of real property within the CHHA to provide notice to purchasers that structures or properties are located within a hazard overlay area.	Pinellas County		x				
Restrictions - Floodway - Private Development								
	No development including site improvements, infrastructure or land disturbing activity will be authorized in the regulatory floodway.	Jacksonville, Hernando County, Manatee County		x				
Restrictions - CCCL - Private Development								
	Development densities and permits will not be assigned seaward of the Coastal Construction Control Line.	Clearwater, Miami Beach, Sarasota, Madeira Beach, Miami Beach, Jacksonville, Manatee County		x				
Restrictions - 100 Year Floodplain								
	All new structures built in the 100- year floodplain include at least 1 foot freeboard elevation.	Florida Building Code		x		x		
	Review the efficacy of requiring that all new structures built in the 100- year floodplain include at least 2 foot freeboard elevation.	Hillsborough County (proposed)		x		x		
	Require that all fill within the 100-year floodplain shall be compensated by creation of storage of an equal or greater volume, with such compensatory storage also located within the 100-year floodplain. Areas within the 100-year floodplain adjacent to a tidally-influenced water body shall not be subject to this level of service performance standard.	Manatee Count			x			
	The County shall continue to prevent net loss of 100-year floodplain storage volume in Hillsborough County. The County shall continue to protect and conserve natural wildlife habitat attributes where they exist within the 100-year floodplains of major rivers and streams	Hillsborough County (existing)			x			

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Restrictions - 25 Year Floodplain								
	Prohibit habitable structures and major public and private investment within the existing/pre-development 25-year flood plain, except where a finding of overriding public interest has been reached by the Board. This policy shall not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate	Manatee County		x				
Restrictions - V Flood Zone								
	Limit the density of new residential development within the FEMA Velocity-Zone to a maximum of three (3) dwelling units per gross acre or to the maximum density shown on the Future Land Use Map for the area within the V-Zone, whichever is less.	Manatee County, Jacksonville		x				
Special Use Sites - Healthcare								
	Prohibit new hospitals, nursing homes and assisted living facilities in the Coastal High Hazard Area and discourage the siting or expansion of hospitals or nursing facilities in Evacuation Level B zones	Clearwater, Treasure Island, Madeira Beach, Manatee County, Pinellas County, St. Petersburg		x				
	Discourage the siting or expansion of hospitals or nursing facilities in Evacuation Level B zones and limit the expansion of existing sites in these zones to the boundaries of the currently developed lot.	St Petersburg		x				
	Evaluate the feasibility of limiting the capacity of hospitals, nursing homes, and assisted living facilities proposed to be located within area inundated by a category 3 hurricane as depicted by the SLOSH model, as reflected within the most recent Regional Evacuation Study, Storm Tide Atlas.	Pinellas County		x				
Special Use Sites - Hazardous Sites								
	Limit industrial development in the CHHA to the maximum intensity allowed under the Industrial-Light future land use category and prohibit any generation, storage, or disposal in excess of 45.4 pounds of hazardous, or 0.45 pounds of acutely hazardous, waste or substances per month for any use in the CHH	Manatee County		x				

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	Ensure the risk of existing hazardous sites is addressed in appropriate planning efforts including the Local Mitigation Strategy and Post Disaster Redevelopment Plan.	Hillsborough County (proposed)		x				
	No new sites shall be permitted for heavy industrial uses along the shoreline of the coastal area unless such uses are water-dependent or water-related, or unless an overriding public interest is demonstrated.	Miami Beach, Hillsborough County (existing)		x				
	No new solid waste or hazardous waste management sites shall be approved for location in the coastal high hazard area.	Hillsborough County (existing)		x				
Special Use Sites - Cultural Facilities								
	Include cultural facilities in hazard planning		x					
Mitigation and Construction								
Capital Improvements - General								
	Consider the risk of SLR over the life expectancy of capital improvement projects ; identify the public interest cost-benefit and identify strategies to ensure resilience.	Hillsborough County (Proposed)	x					
	Seek multiple community objectives in project development including, but not limited to, hazard mitigation, resiliency and climate adaptation.	Hillsborough County (proposed)	x					
	Evaluate the costs and benefits of adaptation alternatives in the location and design of infrastructure and the fortification or retrofitting of existing infrastructure.	Clearwater	x					
	Encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.	Broward County	x					
	When constructing or reconstructing utilities or infrastructure, assess vulnerability and resilience to sea level rise or hurricane flooding and identify cost-effective strategies to ensure resilience	Clearwater, Sarasota, Broward County	x					
	Restore hydrologic eco-hydric function in the ecosystem, as feasible.	TBEP			x			

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	Widen and soften creek or river corridors that have been altered, artificially-dammed for no current overriding public benefit, ditched, hardened and/or straightened	TBEP			x			
	Existing hazard mitigation programs , including those within the Land Development Code, shall be reviewed and revised if necessary to reduce the vulnerability of future development in the coastal storm area. This review shall evaluate the recommendations of existing interagency hazard mitigation reports and the mitigation functions chapter of the Pinellas County Comprehensive Emergency Management Plan.	Pinellas County	x					
	Implement hazard mitigation efforts to reduce flood risk resulting from high-tide events, storm surge, flash flood, stormwater runoff, and the related impacts of sea level rise.	Clearwater			x			
	Continue to prioritize critical infrastructure and hazard mitigation projects through planning efforts including, but not limited to, the Local Mitigation Strategy.	Hillsborough County (proposed)			x			
	Create redundancies for critical infrastructures , where practical				x			
	All roadway, planning and design projects shall follow context sensitive design defined as a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility.	Miami Beach	x		x			
	Public lands shall be efficiently used by combining public service activities, such as recreation, stormwater management and aquifer recharge areas and linking them into the greenway system, wherever possible.	Hillsborough County (existing)			x			
	Create a citizen plan-implementation steering committee to monitor progress on local mitigation actions	Hillsborough County (proposed)			x			
Implementation of LID and BMP								
	Promote piloting and implementation of non-structural BMPs and green infrastructure	Pinellas County, Hillsborough County (existing)			x			

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	Continue to implement the County's Comprehensive Storm Water Management Program Master Plan through appropriate capital investments and management techniques as recommended therein at least to the extent required by law. Initiate appropriate steps to ensure continued adequate financing for necessary improvements. Such steps may include establishing special assessments, bonding and/or other measures.	Miami Beach			x			
	The standards shall encourage or require the increased use of " green " stormwater management treatments, native/Florida friendly landscape material, porous paving materials, shared parking, the use of pervious surface materials, bio swales and the preservation and restoration of natural drainage characteristics.	Clearwater, St. Petersburg, Sarasota, Hillsborough County (existing)			x			
	Upgrade stormwater infrastructure through drainage improvements, erosion control, and the use of sustainable flood management techniques such as pervious pavement, protection of natural areas and bioswales or other low impact development (LID) techniques.	Hernando County, Hillsborough County (existing)			x			
	All wetland mitigation projects must restore the ecological values provided by the functions performed by impacted wetlands and other surface waters.	Hillsborough County (existing)			x			
	Minimize grading and compaction of sites during construction	Hillsborough County (proposed)						
Roadways								
	Assess strategies for preparing for sea-level rise such as increasing road surface elevation standards, subsurface stabilization, stormwater management, drainage, adjustment of bridge height to allow for navigation, should be .	Treasure Island	x					
	Minimum road crown elevation standards shall be applied throughout the County .	Broward County	x					
	Preparing for sea-level rise by increasing road surface elevation standards and subsurface stabilization	Madeira Beach	x					
	Shall not construct bridges or causeways , or widen existing bridges, to barrier islands	Pinellas County, Manatee County	x					

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Buildings								
	When infrastructure or buildings are placed in a potentially vulnerable location, such infrastructure or buildings shall incorporate a design that is resilient to potential flood or storm surge events.	Sarasota			x			
	Encourage the use of green roofs .	St. Petersburg			x			
	Require that all development or land use activities utilize soil stabilization procedures and construction best management practices to minimize soil erosion and transport during the project development phase.	Manatee County, St. Petersburg			x			
	Pilings, not fill , will be used to elevate structures in flood prone areas.	Madeira Beach, Jacksonville			x			
Acquisition, Removal and Retreat (Adaptation)								
Repetitive Loss Properties								
	Provide planning and technical assistance to communities in hazardous or repetitive loss areas	Hillsborough County (proposed)			x			
min.	Maintain an inventory of repetitive loss properties and target hazard mitigation programs to these properties.	Clearwater, St. Petersburg, Broward County, Hernando County, Clearwater, Jacksonville			x			
	Encourage the use of best practices development and redevelopment principles , strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by FEMA. The County will identify and implement programs that minimize repetitive loss properties in the Coastal High Hazard Area (CHHA) and best practices to remove property from the designated flood zone.	Hernando County	combined		x			
	Reduce repetitive (flood) loss properties , through methods such as at risk property acquisition or elevation, as feasible. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by FEMA.	Hillsborough County (proposed)			x			

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	Seek funding for the acquisition of abandoned properties and undeveloped land in the coastal areas for increased passive recreation, open space and restoration to its natural state.	Broward County, Manatee County	combined		x				
	Utilize programs such as the Flood Mitigation Assistance Program (FMAP), Repetitive Flood Claims (RFC) and Severe Repetitive Loss (SRL), work with the State of Florida Division of Emergency Management (DEM), the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP) to mitigate flooding hazards through the acquisition, elevation or relocation mitigation alternatives (Local Mitigation Strategy).	Jacksonville, Pinellas County			x				
	Consider measures, including the acquisition of coastal property subject to frequent damage during natural disasters, to reduce the exposure of life and property to future disasters.	Sarasota			x				
	Study the option of rebuilding or moving structures and/or infrastructure to allow for strategic retreat from sea level rise.	Broward County, Hernando County, Manatee County, Pinellas County			x				
	Maintain an inventory of existing public infrastructure within the Coastal High Hazard Area (CHHA) , develop a program to relocate or retrofit such facilities where necessary, and limit public expenditures in the CHHA or flood prone areas.	Hernando County			x				
	Reduce repetitive (flood) loss properties, through methods such as at risk property acquisition or elevation, as feasible.	Hillsborough County (existing)			x				
	Develop and support public and private projects and programs to retrofit, relocate or acquire properties susceptible to repetitive flooding.	Jacksonville			x				
	Identify properties recommended for acquisition after a storm.	St. Petersburg, Manatee County, Pinellas County			x				
	Properties that may be acquired after a disaster or as repetitive loss properties should be considered for providing public water access.	Hernando County			x				
	Explore the potential for removal, relocation, or structural modification of any infrastructure damaged during a natural disaster, consistent with federal funding guidelines and public safety.	St. Petersburg			x				

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	Publicly acquire property that has received recurring major hurricane damage from storm surge and designate as preservation or public open space on the adopted Future Land use map of Comprehensive Plan to prevent redevelopment of the property to its pre-disaster land use.	Treasure Island, Madeira Beach, Manatee County, Jacksonville		x				
Evacuation and Sheltering								
	Utilize the most current Tampa Bay Region Hurricane Evacuation Study when determining if proposed development or redevelopment will cause roadways to fall below acceptable level-of-service standards for hurricane evacuation and if sheltering needs are met.	Clearwater, St. Petersburg	x					
	All assessments of future land use map amendments that impact hurricane evacuation times shall be considered case-by-case.	Jacksonville	x					
	Future development within the Coastal High Hazard Area shall not occur in a manner that would cause total evacuation times to exceed those established by the County.	Clearwater, Sarasota, Manatee County, Jacksonville, Hillsborough County (existing)		x				
	Whenever possible, new or expanded county buildings shall be located, designed, and constructed so that they may be utilized for hurricane shelters.	Hillsborough County (proposed)	x					
	Prioritize roadway maintenance and construction projects on identified critical links and on major evacuation routes.	Clearwater	x					
	Evaluate elevating roads and bridges above the base flood elevation to maintain dry access. In situations where flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments	Clearwater	x					
	Support diversified modes of transportation infrastructure to aid in evacuation and resiliency.	Hillsborough County (proposed)	x					
	Ensure that sheltering needs are met	Hillsborough County (proposed)	x					
	Provide funds through planning and mitigation grants to identify and upgrade a new network of important community buildings to be upgraded to sheltering standards, as feasible		x					
	Build and fortify schools to EHPA standards		x					

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	Coordinate evacuation strategies with transportation providers		x					
	Ensure all areas of the county meet level of service standards for evacuation access	Hillsborough County (proposed)	x					
Post Disaster								
Planning								
	Use the post-disaster redevelopment plan to reduce or eliminate the future exposure of life and property to hurricanes	Miami Beach	x					
	Maintain a system of post disaster recovery procedures , including debris clearance, property damage assessment and restoration of basic services,	Treasure Island	x					
	Cooperatively develop model codes and policies to encourage post-hazard redevelopment in areas with less vulnerability to storm surge, inundation, flooding, sea level rise and other impacts of climate change, and incentivize locally appropriate mitigation and adaptation strategies. Such standards shall address the replacement, removal, relocation or structural modification of damaged and unsafe structures and infrastructure and distinguish between the recovery phase and long-term redevelopment.	Broward County, Clearwater, Madeira Beach, Miami Beach		x				
	Adopt post-disaster redevelopment procedures which will expedite permitting for minor repairs, include development plan review, engineering approval, and permitting while ensuring coordination with appropriate agencies and consistency with the objectives of this comprehensive plan.	Treasure Island	x					
	Structures that suffer substantial damage to pilings, foundations, or loadbearing walls shall be required to rebuild landward of their current location or to modify the structure to delete the areas most prone to damage.	Jacksonville			x			
	Encourage post-disaster redevelopment in areas with less vulnerability to storm surge, inundation, flooding, sea level rise and other impacts of climate change, and encourage locally appropriate mitigation and adaptation strategies.	Hillsborough County (proposed)			x			

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	Redevelopment shall effectively addresses existing and potential flooding problems when within identified floodplains and low-lying areas subject to tidal inundation and/or sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Area Map (and the Priority Planning Areas for Sea Level Rise Map - not included for Hillsborough County).	Broward County, Pinellas County	x					
	Limit and or prohibit the reconstruction of nonconforming structures or portions of structures in the event that they are destroyed more than 75 percent of their replacement value.	Sarasota, Pinellas County		x				
Recovery and/or Improvements								
	Structures with damage exceeding 50 percent of pre-storm market value shall be reconstructed to ensure compliance to all applicable codes and regulations, including the High Velocity Hurricane Zone portion of the Florida Building Code for structures located in the "V" Zone and the 100-year floodplain.	Miami Beach, Pinellas County, Hillsborough County (existing)		x				
	When feasible, relocate structures that have incurred damage from a natural disaster event, where damage is greater than fifty (50) percent of their assessed value, to new locations that are outside of the CEA	Manatee County		x				
	When public infrastructure within the coastal storm area is destroyed or receives damage that equals or exceeds 50 percent of the cost of replacing the facility at its current location, the County shall analyze the feasibility of relocating this infrastructure landward of the CHHA.	Pinellas County		x				
	Temporary-building moratoriums may continue to be declared in the coastal storm area when 50 percent or more of the homes have been destroyed in order to assess impacts and feasibility of redevelopment.	Clearwater, St. Petersburg, Madeira Beach		x				

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Environmental Protection								
Habitat Conservation and Acquisition								
	Consider the Tampa Bay Estuary Program Habitat Restoration Best Management Practices Manual, Habitat Masterplan and Comprehensive Conservation and Management plan in planning practices and policy making.		x		x			
	Maintain or increase the acreage of habitat for threatened and endangered species populations due to sea level rise.	Clearwater, Madeira Beach			x			
	Prioritize acquisition of land with limited environmental diversity.	Madeira Beach			x			
	Revise land acquisition and preservation policies to consider the values of natural areas for sequestering carbon and providing climate adaptation and mitigation benefits such as the resource's strategic capacity to absorb floodwaters and address coastal ecosystem migration.	TBEP			x			
	Development of possible acquisition strategies for suitable environmentally sensitive properties.	Manatee County			x			
	Protect and improve existing inland wetlands: a. Prohibit removal, alteration, or encroachment within wetlands except in cases where no other practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit b. Protect wetlands and watercourses from land development activities by requiring the establishment of natural area buffers adjacent to all post-developments and watercourses within a watershed overlay c. Establish coastal buffers that reflect projected rates of sea level rise within the planning horizon for all tidally influenced or vulnerable water bodies. Such buffers shall be designed to allow the conversion of adjacent uplands to wetlands while retaining transitional ecotones where ecologically feasible				x			
	Create littoral edge standards for lakes and ponds that improve the general ecology, including water quality and flood protection of the systems, and which enhances requirements of the Southwest Florida Water Management District. a. Require stormwater management facilities and systems to be designed to				x			

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Carbon								
	Consider the carbon offset and carbon storage capacity in the acquisition, conservation and preservation of public lands.				x			
Buffers								
	Reduce the effects of automobile emissions pollution by vegetative buffer stripes between roadways and residential development.	Madeira Beach			x			
	Require Low Maintenance Zones (LMZ) to be established between developed areas and shorelines, contiguous to any pond, stream, watercourse, lake, wetland or seawall, to reduce impacts of climate change and the negative effects of storm surge and tidal velocity, and the erosive effect of wave action.	Jacksonville, Broward County, Pinellas County, Manatee County			x			
	Enhancement of local recreational and open space opportunities; enhancement of local public beach access; enhancement and restoration of local natural ecosystems; reduction of traffic congestion, noise, and other transportation related problems; and enhancement of the long-term economic vitality of the local commercial base.	St. Petersburg			x			
Standards for Water Quality and Drainage								
	The land development regulations shall continue to require that runoff rates , volumes, and pollutant loads for new development and redevelopment do not exceed predevelopment conditions.	Madeira Beach, Hillsborough County (existing)			x			
	Create and enforce standards that minimize the amount of impervious surface in order to promote groundwater filtration, minimize runoff, and stabilize water quality.	Madeira Beach, Manatee County			x			
	Review, update, and maintain criteria, regulations, standards, methodologies, and procedures to maximize recharge to aquifers . Such regulations and performance standards may include, but are not limited to: control of land use types and densities, impervious surface limitations, additional requirements for onsite retention of stormwater, and groundwater discharge controls.	Hillsborough County (existing)			x			
	Best management practices will be required to minimize soil erosion and to protect waterways from filling with debris and sediment during construction or earth moving.	St. Petersburg			x			

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	The County, in cooperation with the USDA Soil Conservation Service, shall require that topsoil best management practices be observed during all land alteration activities. To the greatest degree practicable, erosional soil loss due to construction and agricultural activities shall be minimized.	Hillsborough County (existing)			x			
	Develop low-impact stormwater design standards for prime aquifer recharge areas. The standards should maximize recharge function as part of development design in order to replicate pre-existing hydrologic site conditions.	Hernando County			x			
	Utilize construction and maintenance methods that do not adversely affect water quality or flow.	Treasure Island			x			
	Collaborate with the Environmental Protection Commission (EPC) and SWFWMD to ensure that consumptive use of groundwater or drainage does not adversely lower water tables or surface water levels, reduce base flows, adversely affect lakes or wetlands, or increase current levels of saltwater intrusion by including these agencies in the appropriate development approval processes	Hillsborough County (existing)			x			
	Coordinate drainage infrastructure at a neighborhood or regional level	Hillsborough County (existing)			x			
	Where present, existing (sensitive) natural areas on lake shorelines shall be retained in as natural a state as feasible. Minimal encroachment for physical access to the water shall be permitted, such that the landowner retains reasonable beneficial use of the property without degrading the lake's existing environmental quality.	Hillsborough County (existing)			x			
Shoreline Stabilization and Sea Walls								
	Work with regional partners, including the Estuary Program, SWFWMD, the Hillsborough County Environmental Protection Commission and Sea Grant, to explore the feasibility of replacing hardened shorelines with	Sarasota	x					
	Continue to preserve natural shorelines and reverse the trend toward hardened shores and channelization along rivers and primary tributaries. The County shall enforce a shoreline construction controls as provided by the Tampa Port Authority and state statute to address shoreline conservation.	Hillsborough County (existing)			x			

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	Encourage shoreline softening through vegetative projects, submerged vegetation and living shorelines in order to minimize flood damage, stabilize the shore, and maintain adaptability to future sea-level rise conditions. Also, encourage naturalization of shorelines in front of or in place of hard shoreline stabilization structures , as feasible	Madeira Beach, Sarasota, Jacksonville				x			
	Incorporate living coastlines into storm surge reduction projects, as feasible	Hillsborough County (proposed)	combined			x			
	Support efforts to build or restore living shorelines or living breakwater structures and reverse the trend toward hardened shores and channelization along rivers and primary tributaries. Support regeneration of living oyster reefs, and investigate and evaluate the effectiveness of living breakwater systems.	Hillsborough County (proposed)				x			
	Avoid the disturbance of natural shorelines that provide stabilization and protect landward areas.	Manatee County, St. Petersburg, TBEP				x			
	Publicly-owned or controlled lands shall continue to be improved by the restoration of vegetated shorelines, including the gradual replacement of deteriorated seawalls and rip-rap with native vegetation.	Hillsborough County (existing)				x			
	Support the elimination of vertical seawalls and replacement with natural slopes and wetland vegetation as existing bulkheads are repaired or replaced.	Hillsborough County (amended to existing)				x			
	Discourage vertical sea walls.	Hernando County				x			
	Channelization or hardening of natural coastal shorelines and tidal creeks shall be prohibited except in cases of overriding public interest. Where the maintenance and or alteration of existing hardened shoreline is allowed, the County may require mitigation of environmental impacts. Such mitigation may include, but is not restricted to, the installation of appropriate living shorelines.	Hillsborough County (existing)				x			
	No new shore hardening structures shall be permitted.	Jacksonville, Miami Beach, Sarasota				x			
	Seawalls shall be prohibited on the Gulf of Mexico and when existing seawalls on the Gulf are damaged, replacement materials will be rip rap or planted native vegetation except for public navigation and emergency transportation corridors.	Madeira Beach, TBEP, Treasure Island, Manatee County, Jacksonville				x			

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Building Code								
	Conform all development to Florida Building Code. This includes flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60, or more stringent controls, shall continue to be applied to development and redevelopment in the coastal storm area.	Jacksonville, Clearwater, St. Pete, Broward County, Sarasota, Madeira Beach, Pinellas County, Clearwater, Treasure Island, Miami Beach, Hernando County				x		
	Require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.	Jacksonville				x		
	Implement building codes and development regulations, such as risk-based setback provisions, structural connections, and other site control and overlay zones , to reduce future property damages and losses.	Broward County				x		
	Consider that all new facilities, and new improvements to existing facilities, that will be constructed with County funds shall be designed, constructed, operated, and maintained according to the standards outlined by a recognized sustainable development rating system (such, as but not limited to, the U.S. Green Building Council's Leadership in Energy and Environmental Design, "LEED"), and/or are proven to be economically feasible using a cost benefit analysis of proposed projects.					x		
	In multi-family buildings in high-risk flood zones, include secure gathering/sheltering space for sheltering in-place, with backup potable water				x			
Design Flood Elevation								
	Evaluate flood elevation standards	Broward County				x		
	Require that all proposed residential buildings within the 100-year floodplain are constructed so that finished floor elevations are _____ above the elevation of the 100-year flood.	Manatee County, Clearwater, Miami Beach, Broward County				x		
	First floor elevation requirements shall not apply within Historic Preservation Districts where first floor elevations may be set below the minimum flood elevations, but shall be set at the highest level consistent with the historic character of the area.	Miami Beach				x		

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	Consider amending freeboard requirements to address flooding and sea level rise and flood resiliency for the life expectancy of structures.	Hillsborough County (proposed)				x		
Enforcement								
	Actively enforce minimum building standards identified in the Florida Building Code and Land Development Regulations for construction within the 100-year flood plain.	St. Petersburg, Madeira Beach				x		
	Continue to strictly enforce all appropriate federal, state, and regional coastal construction codes and coastal setback regulations.	Madeira Beach				x		
National Flood Insurance Program (NFIP)								
	Participate in the NFIP program, including the CRS, and assist local municipalities who participate.	Clearwater, St. Pete, Treasure Island, Madeira Beach, Miami Beach, Sarasota, Broward County, Jacksonville, Hernando County, Manatee County, Pinellas County						x
	Participate in the National Flood Insurance Program (NFIP) and will make all reasonable efforts to maintain a Community Rating System (CRS) score of 5 or better	Hillsborough County (proposed)						x
Education								
	Continue outreach about BMPs and LID practices, to increase knowledge of construction techniques and permitting requirements.				x			
	Provide guidance for home and small business preparation for hurricanes and flood events				x			
	Sponsor preparedness seminars to increase hurricane awareness.	Treasure Island			x			
	Educate residents about flood risk and programs to reduce flood hazard by sharing relevant information and conducting NFIP workshops and update flood risk maps available to public.	Clearwater, Treasure Island			x			

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	Enhance public outreach and education as part of the Local Mitigation Strategy process.				x			
	Increase community awareness and evaluate the impacts of requiring elevated finished floors , additional freeboard, and wet/dry flood proofing in areas outside designated flood plains but within the designated Adaptation Action Area.	Clearwater			x			
	Create events to familiarize citizens with environmental hazards and response, such as evacuation routes		x					
Governance								
	Designate a resilience officer to lead an office of resiliency and sustainability	Hillsborough County (existing)	x					
	The County shall consider procedures recommended by the Insurance Service Organization, which reviews and rates Neighborhood and Development Services Department. If recommendations are found to be feasible, the Neighborhood and Development Services Department will develop strategies for implementation.	Sarasota	x					
	Appropriate recommendations of interagency hazard mitigation reports , such as the Pinellas County County Local Mitigation Strategies initiative, shall be incorporated into this comprehensive plan.	Treasure Island			x			