



## Adaptation Action Area Consideration

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“Adaptation Action Area” or “Adaptation Area” means a designation in the coastal management element of a local government’s comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea ...”

### Adaptation Strategy Concepts

Adaptation is fundamentally a risk management strategy; risk is a combination of the likelihood of sea level rise impacts and the magnitude of the potential consequences. Response options are evaluated for their feasibility and potential effectiveness at reducing the identified risk(s). The City of Apalachicola has not yet adopted policies relating to Adaptation Action Area planning. The City’s Comprehensive Plan has not been updated for several years and it would first be recommended that the City’s plan data and analysis, along with its Goals, Objectives and Policies be updated before advanced. It is possible that the entire C-1, C-4 and RF district could be considered as a focus area for adaptation planning.

The implementation of Adaptation Action Area within Apalachicola’s C-1, C-4 and RF district would allow the City to gradually plan for adaptation to current and future sea level rise and other potential impacts. The four optional strategies (protection, accommodation, retreat and avoidance) of adaptation provide an avenue for the City to address the four major impacts of concern.

**Protection strategies** may be appropriate for the downtown areas that are location-dependent and cannot be significantly altered or relocated, such as historical resources, or water- dependent uses. Protection could include shoreline armoring that is either natural or man-made. Examples include: seawalls and bulkheads, living shorelines, tide gates and saltwater intrusion barriers.

**Accommodation strategies** aim to reduce potential risks rather than seeking to prevent flooding or inundation entirely. Examples include: the flood proofing of nonresidential structures, vertical elevation of structures; using structural fill to raise grade elevations; limit development in projected hazard zones; planting salt water tolerant plant species. If a critical facility in a high risk area requires substantial upgrades, it might be cost-effective in terms of hazard avoidance to relocate the facility.

**Managed Retreat or Relocation strategies** may involve the transition of vulnerable lands from private to public ownership, but may also include a combination other strategies such as transfer of development rights (TDRs), purchase of development rights and conservation easements. Examples include infrastructure relocation/removal; and, transfer of development rights to upland sending areas that are characterized by lower vulnerabilities to coastal hazards.

**Avoidance strategies** may involve identifying opportunities for future conservation or low density development areas within local government planning documents. A wide range of planning tools may be identified, facilitating a local decision to limit development in areas subject to moderate to high risk. Regulatory tools may include the designation of lands for low density or passive uses. An avoidance strategy may include land acquisition or tools such as a land trusts, zoning codes, and overlay zones.