

Nassau County 2030 Comprehensive Plan Public Facilities Element (WAT) (SEW) (SOL) (STM) Goals, Objectives and Policies

Potable Water Sub-Element (WAT)

Goal

Provide public potable water supply facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

OBJECTIVE WAT.01

The County shall ensure that adequate potable water facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy WAT.01.01

The following level of service (LOS) standards are hereby adopted for regional potable water supply systems serving the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

Provider	LOS gpd per capita	peak factor
JEA	100.0	2.0
Nassau Amelia Utilities	81.0	1.5

Policy WAT.01.02

Fire hydrants will be installed in all subdivisions where an existing public water supply can be extended within dedicated or proposed right-of-way that is within one-quarter (1/4) mile of said proposed development. The developer will extend the water supply and provide the fire hydrants as required by the County Fire-Rescue Department.

Policy WAT.01.03

Developments in unincorporated areas of the County which plan to use a municipal potable water supply system shall use the level of service (LOS) standards set by the municipality in its comprehensive plan as the basis for determining the availability of facility capacity and the demand generated by the development.

Policy WAT.01.04

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy WAT.01.05

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the Future Land Use Map. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy WAT.01.06

The Growth Management Department shall determine where the potential exists for Nassau County to improve public facilities through coordinating County efforts with adjacent county/municipality system planning and recommend to the County Commission intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

Policy WAT.01.07

As part of the site plan review process, the County shall consult with the applicable regional water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy (or its functional equivalent).

OBJECTIVE WAT.02

The County shall correct deficiencies in potable water systems for which it is responsible.

Policy WAT.02.01

A Schedule of Capital Improvements (SCI) for public facilities, including potable water systems, will be maintained as part of the Capital Improvements Element of this plan. The County shall evaluate and prioritize capital improvement projects based upon the following criteria:

- A) Preservation of the health and safety of the public
- B) Compliance with all mandates and prior commitments
- C) Elimination of existing deficiencies
- D) Maintenance of adopted level of service standards
- E) Protection of existing capital investments
- F) Consistency with the Comprehensive Plan and plans of other agencies
- G) Eligibility for grants
- H) A demonstrated relationship between projected growth and capital project
- I) Impact on operating costs
- J) Utilization of economies of scale and timing of other projects
- K) Adjustment for unseen opportunities, situations, and disasters
- L) Funding sources

Policy WAT.02.02

The Potable Water sub-element shall be updated within 18 months of the release of an updated St. Johns River Water Management District (SJRWMD) regional water supply plan to incorporate alternative water supply projects selected by the County to meet its water supply needs as required by Sec. 163.3177 (6) (c) F.S.

OBJECTIVE WAT.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy WAT.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

Policy WAT.03.02

In order to lower the cost of regional water system infrastructure, the County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas.

Policy WAT.03.03

Small community and non-community ("package") water systems shall be encouraged in clustered rural hamlets and rural employment centers. All new systems shall be compatible with the design standards of the nearest regional provider most likely to acquire the facility.

Policy WAT.03.04

The County shall incorporate provisions into the Land Development Code (LDC) to allow the County to establish and collect contributions in aid to construction for the benefit of developers who construct regional potable water treatment and distribution capacity to the standards of the franchised provider.

Policy WAT.03.05

Provisions shall be incorporated in the Land Development Code (LDC) to allow developer agreements for the timing of installation and connection to a regional potable water system. Such agreements may allow temporary use of on-site water or sewer systems at densities or intensities appropriate for the use of such systems until connection to a regional system is achieved. Temporary on-site systems must be approved by the County Department of Health and/or Department of Environmental Protection for proper operation in the specific location and meet design standards for the provider in whose service area the system is located.

OBJECTIVE WAT.04

The County shall reduce the need for water system expansion and protect water resources by promoting water conservation to reduce per capita demand.

Policy WAT.04.01

The County shall conduct a public information program utilizing materials available from the Water Management District to alert residents of wasteful water usage practices and enhance the responsible and practical use of potable water resources.

Policy WAT.04.02

Nassau County will seek to reduce potable water consumption by considering regulations in the Land Development Code requiring wastewater reuse for landscape irrigation where available.

OBJECTIVE WAT.05

The County shall provide protection to natural groundwater recharge areas commensurate with their significance to natural systems or their status as current or future sources of potable water.

Policy WAT.05.01

The County shall coordinate with the St. Johns River Water Management District to define the location of significant groundwater recharge areas in the County. These recharge areas will be displayed graphically on a map series within the Comprehensive Plan so that requests for rezoning or land use changes in these areas can be evaluated both in terms of need and potential impact to the aquifer.

Policy WAT.05.02

The County, in coordination with DEP and the St. Johns River Water Management District shall, identify all known point and non-point sources of pollution within the County. All permitted discharge sources shall be required to meet state Water Quality Standards. All discharges under state law not requiring a permit will be required to meet all applicable Best Management Practices.

Policy WAT.05.03

The County shall establish Wellhead Protection Areas consisting of a 500 foot radial setback distance around Public Potable Water Wells to prevent aquifer contamination within the wellhead cone of influence, consistent with Chapter 62-521.400, F.A.C.

- A) For potable water wellfields as defined above, the first 200 feet within the Wellhead protection area will serve as a zone of exclusion. Within the 200-foot zone of exclusion, no activities may occur except existing residential uses, uses functionally related to the water supply system, open space, parks and playgrounds. No parking area; structures, or other impervious surfaces, other than those surfaces that are accessory to residential uses, will be allowed within this zone except for playing court, open-air shelters, and other similar recreation facilities. An exemption shall be allowed for one single family dwelling unit per parcel or lot that was created on or before June 1, 1993.
- B) Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
- C) Within 500-foot radius around an existing Public Potable Water well, the following activities shall also be prohibited:
 - 1. Animal feeding operations;
 - 2. Mines and mining operations;
 - 3. Excavation of waterways or drainage facilities which intersect the water table.

Sanitary Sewer Sub-Element (SEW)

Goal

Provide public sanitary sewer facilities in a manner, which ensures the health, welfare and safety of the residents of Nassau County; promotes compact, efficient development; reduces urban sprawl; protects and conserves natural resources; allows for mixed-use and industrial development; and satisfies the requirements of sound fiscal planning.

OBJECTIVE SEW.01

The County shall ensure that adequate sanitary sewer facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy SEW.01.01

The following level of service (LOS) standards are hereby adopted for regional wastewater treatment systems serving the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development planning to use such systems.

Provider	LOS gpd per capita	pk
JEA	100	1.2
Nassau Amelia Utilities	76.8	1.2

Policy SEW.01.02

Developments in unincorporated areas of the County which plan to use a municipal potable water supply system shall use the level of service (LOS) standards set by the municipality in its comprehensive plan as the basis for determining the availability of facility capacity and the demand generated by the development.

Policy SEW.01.03

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy SEW.01.04

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the Future Land Use Map The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy SEW.01.05

The Growth Management Department shall determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and recommend to the County Commission intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

OBJECTIVE SEW.02

The County shall correct deficiencies in sanitary sewer systems for which it is responsible.

Policy SEW.02.01

A Schedule of Capital Improvements (SCI) for public facilities, including sanitary sewer systems, will be maintained as part of the Capital Improvements Element of this plan. The County shall evaluate and prioritize capital improvement projects based upon the following criteria:

- A) Preservation of the health and safety of the public
- B) Compliance with all mandates and prior commitments
- C) Elimination of existing deficiencies
- D) Maintenance of adopted level of service standards
- E) Protection of existing capital investments
- F) Consistency with the Comprehensive Plan and plans of other agencies
- G) Eligibility for grants
- H) A demonstrated relationship between projected growth and capital project
- I) Impact on operating costs
- J) Utilization of economies of scale and timing of other projects
- K) Adjustment for unseen opportunities, situations, and disasters
- L) Funding sources

OBJECTIVE SEW.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy SEW.03.01

In order to promote more efficient development patterns, the County shall incorporate provisions into the Land Development Code (LDC) to encourage more compact, higher density and/or intensity development in the designated Urban Development Area (UDA) or in transitioning areas that are either currently served by central water systems or are planned to be served within 4-10 years.

Policy SEW.03.02

In order to lower the cost of regional water system infrastructure, the County shall incorporate provisions into the Land Development Code (LDC) to require minimum densities for residential development in the designated Urban Development Area (UDA) or in transitioning areas

Policy SEW.03.03

Proposed residential subdivisions with more than 50 lots, proposed commercial subdivisions with more than 5 lots, and industrial or manufacturing uses within one-fourth mile of an existing regional sewer system, as measured and accessed via existing easements or rights-of-way, will be required to connect to that system when available pursuant to Sec. 381.0065, F.S.

Policy SEW.03.04

The Land Development Code shall provide for cluster development and mixed-use development where regional wastewater treatment is, or will be, available concurrent with the impact of development.

Policy SEW.03.05

Small community and non-community ("package") treatment systems shall be encouraged in clustered rural hamlets, rural employment centers, and in cases where failing septic systems create ground or surface water contamination. All new systems shall be compatible with the design standards of the nearest regional provider most likely to acquire the facility.

Policy SEW.03.06

The County shall incorporate provisions into the Land Development Code (LDC) to allow the County to establish and collect contributions in aid to construction for the benefit of developers who construct developers who build regional wastewater treatment capacity to the standards of the franchised provider.

Policy SEW.03.07

For developments using septic tanks or other on-site wastewater treatment systems, issuance of building permits will be conditioned upon demonstration of compliance with applicable federal, state and local permit requirements for on-site wastewater treatment systems.

Policy SEW.03.08

Provisions shall be made in the Land Development Code (LDC) for the inclusion of water and sewer utility easements and rights-of-way in a subdivision plat to assure the eventual construction and utilization of a sewage system in such subdivision (per Sec. 381.272(1) F.S.).

Policy SEW.03.09

Provisions shall be made in the Land Development Code (LDC) for waivers to the requirement for mandatory connection to a publicly owned or investor-owned sewage system based on the criteria listed in Chapter 381.272 F.S.

Policy SEW.03.10

Provisions shall be incorporated in the Land Development Code (LDC) to allow developer agreements for the timing of installation and connection to a regional wastewater treatment system. Such agreements may allow temporary use of on-site water or sewer systems at densities or intensities appropriate for the use of such systems until connection to a regional system is achieved. Temporary on-site systems must be approved by the County Department of Health and/or Department of Environmental Protection for proper operation in the specific location.

OBJECTIVE SEW.04

The County shall protect water resources by promoting water conservation to reduce per capita demand and minimize environmental impacts.

Policy SEW.04.01

The County shall require that wastewater be reused where practical. New wastewater treatment plants shall be required to provide for the reuse and/or disposal of wastewater by best available technology, including for agriculture or landscaping irrigation, percolation, or other permitted measures unless data are presented to support claims for inability of the system to support such reuse.

Policy SEW.04.02

The County will continue to require additional horizontal and/or vertical setbacks to the St. Marys River for all on-site treatment and disposal components.

Policy SEW.04.03

The County will promote public awareness of the need to periodically maintain septic systems to properly treat the effluent and protect the groundwater supply from contamination.

Solid Waste Disposal Sub-Element (SOL)

Goal

Manage and dispose of solid waste in a manner, which ensures the health, welfare and safety of the residents of Nassau County; protects and conserves natural resources; and satisfies the requirements of sound fiscal management.

OBJECTIVE SOL.01

The County shall ensure that adequate solid waste disposal facility capacity will be in place to serve new development in accordance with the adopted level of service prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy SOL.01.01

The following level of service (LOS) standards are hereby adopted for solid waste landfill disposal capacity in the unincorporated areas of the County, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Measure	LOS
Lbs. per capita/day	4.91 lbs.
Tons per capita/year	.90 ton
Fill Rate per capita/year (cubic yds.)*	1.4 cy

*1 cy = 1.55 tons

Policy SOL.01.02

Pursuant to the interlocal agreement with Camden County, Georgia adopted September 15, 2009, Nassau County may use the Camden County Landfill Solid Waste Disposal Facility as its primary disposal method for Class I non-hazardous solid waste in amounts up to 450 tons per day. This agreement is effective for ten (10) years from the date of adoption, with the ability to renew for another five years with the consent of both local governments, or the County may seek another legally permissible approach to solid waste management.

Policy SOL.01.03

Pursuant to an agreement with Waste Management, Inc. adopted October 14, 2009, the County may also dispose of its solid waste at its Chesser Island Road landfill, located in Charlton County, Georgia. This agreement is effective for ten (10) years from the date of adoption, with the ability to renew for another five years with the consent of both parties, or the County may seek another legally permissible approach to solid waste management.

Policy SOL.01.04

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy SOL.01.05

The Growth Management Department shall determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and recommend to the County Commission intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

OBJECTIVE SOL.02

The County shall correct deficiencies in solid waste disposal.

Policy SOL.02.01

A Schedule of Capital Improvements (SCI) for public facilities, including solid waste disposal systems, will be maintained as part of the Capital Improvements Element of this plan. The County shall evaluate and prioritize capital improvement projects based upon the following criteria:

- A) Preservation of the health and safety of the public
- B) Compliance with all mandates and prior commitments
- C) Elimination of existing deficiencies
- D) Maintenance of adopted level of service standards
- E) Protection of existing capital investments
- F) Consistency with the Comprehensive Plan and plans of other agencies
- G) Eligibility for grants
- H) A demonstrated relationship between projected growth and capital project
- I) Impact on operating costs
- J) Utilization of economies of scale and timing of other projects
- K) Adjustment for unseen opportunities, situations, and disasters
- L) Funding sources

OBJECTIVE SOL.03

The County will provide for a solid waste collection and disposal system.

Policy SOL.03.01

Nassau County will continue collection of solid waste through the services of franchise solid waste collection companies or through the use of other public or private sector resources and encourage effective and efficient operations through bulk transport of collected solid waste to permitted solid waste management facilities.

Policy SOL.03.02

The County will maintain franchised solid waste collection contracts or other appropriate service agreements which provide for routine scheduled collection of residential and commercial wastes; special collections of bulky items; separate curbside and bulk collection of recyclable materials; separate collection of vegetative yard wastes; and, such other provisions as may be deemed appropriate by the Board of County Commissioners.

Policy SOL.03.03

Nassau County will continue to evaluate methods to improve the cost effectiveness of solid waste collection operations through its franchised solid waste collection contractors.

OBJECTIVE SOL.04

Nassau County will actively promote the recycling of solid waste, the reuse of materials, and the purchase and use of products which contain recycled materials.

Policy SOL.04.01

Pursuant to Section 403.706(4)(c), Florida Statutes, the County will provide its residents with the opportunity to recycle by providing:

1. A system of places within the county for collection of source-separated recyclable materials;
2. A system for separating and collecting recyclable materials prior to disposal that located at a local solid waste management facility; and
3. A public education and promotion program that is conducted to inform its residents of the opportunity to recycle, encourages source separation of recyclable materials, and promotes the benefits of reducing, reusing, recycling, and composting materials.

Policy SOL.04.02

The County shall explore economically responsible ways to provide for continued reduction of municipal solid waste generated within the county through heightened public awareness, local government leadership, development and expansion of recycling markets and increased investments throughout the local government and commercial sectors.

Policy SOL.04.03

The County should support the creation of state funding programs to help local governments reach higher recycling goals in their jurisdictions.

Policy SOL.04.04

Nassau County will continue to encourage and support the purchase of products which are reusable and products which contain recycled materials.

OBJECTIVE SOL.05

Nassau County will conform to all applicable and appropriate Federal and State regulatory requirements for landfill closure and maintenance, minimizing the potential for adverse environmental impacts.

Policy SOL.05.01

Nassau County will continue to conduct environmental monitoring of closed landfills in accordance with applicable Federal and State requirements, including conditions contained within applicable Florida Department of Environmental Protection (DEP) permits.

Policy SOL.05.02

Nassau County will, in accordance with applicable DEP permit conditions, implement an approved closure plan for the West Nassau Class I Landfill.

Policy SOL.05.03

Nassau County will provide closure maintenance and monitoring of the West Nassau Class I Landfill after facility closure in accordance with applicable Federal and State requirements.

Stormwater Management Sub-Element (STM)

Goal

Provide public stormwater management facilities in a manner which ensures the health, welfare and safety of the residents of Nassau County; protects and conserves natural resources; and satisfies the requirements of sound fiscal planning.

OBJECTIVE STM.01

The County shall ensure that adequate stormwater management facility capacity is available or will be available to serve new development in accordance prior to the issuance of a certificate of occupancy or its functional equivalent.

Policy STM.01.01

The level of service (LOS) standards are hereby adopted, and shall be used as the basis for determining the allowable stormwater discharge rate and discharge volume from all non-exempt projects, pursuant to Rule 40C-42, F.A.C:

1. Projects which discharge or contribute runoff to downstream areas which are not volume sensitive and have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall limit peak rates of discharge for developed conditions to pre-developed or existing conditions for the 5-year, 10-year, and 25-year design storm event.
2. Projects which discharge or contribute runoff to downstream areas which are volume sensitive and/or do not have adequate capacity to accept and convey stormwater runoff from the project site without increasing flood levels shall provide detention of the 25-year discharge volume for developed conditions such that the volume released from the project during the critical time period is no greater than the volume released under pre-developed or existing conditions during the same time period. For the purposes of this requirement the critical time period shall be the storm duration based on the 24-hour duration rainfall event unless a detailed hydrologic study of the contributing watershed demonstrates otherwise.
3. All projects shall meet state water quality discharge standards as regulated by the St. Johns River Water Management District pursuant to Rule 40C-4 F.A.C., and must submit a copy of a valid St. Johns River Water Management District permit as part of the development review process.

Policy STM.01.02

The adopted LOS standards do not apply to projects considered exempt and not requiring a Water Management District permit pursuant to Rule 40C-42.0225 F.A.C. However, certain design criteria may still be required for exempt projects by the County's Land Development Code (LDC).

Policy STM.01.03

All improvements, replacements, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and the distribution of these facilities shall be consistent with the Future Land Use Map.

Policy STM.01.04

New or expansion service areas for publicly owned or investor-owned utilities shall be consistent with the development areas on the Future Land Use Map or Future Land Use Map as amended in accordance with Chapter 163.3187 F.S. The boundaries of the utility service areas shall not be gerrymandered in such a way that enclaves are created that will lack service.

Policy STM.01.05

The Growth Management Department shall determine where the potential exists for Nassau County to improve its providing public facilities through coordinating County efforts with adjacent county/municipality system planning and recommend to the County Commission intergovernmental agreements that will promote improved services and thereby discourage urban sprawl.

OBJECTIVE STM.02

The County shall prioritize the correction of deficiencies in stormwater drainage systems for which it is responsible.

Policy STM.02.01

A Schedule of Capital Improvements (SCI) for public facilities, including stormwater management systems, will be maintained as part of the Capital Improvements Element of this plan. The County shall evaluate and prioritize capital improvement projects based upon the following criteria:

- A) Preservation of the health and safety of the public
- B) Compliance with all mandates and prior commitments
- C) Elimination of existing deficiencies
- D) Maintenance of adopted level of service standards
- E) Protection of existing capital investments
- F) Consistency with the Comprehensive Plan and plans of other agencies
- G) Eligibility for grants
- H) A demonstrated relationship between projected growth and capital project
- I) Impact on operating costs
- J) Utilization of economies of scale and timing of other projects
- K) Adjustment for unseen opportunities, situations, and disasters
- L) Funding sources

Policy STM.02.02

The County shall initiate a stormwater master plan for the County to identify:

1. the volume, rate, and timing of stormwater run off in each planning district;
2. areas of recurring drainage problems; and,
3. establish a priority for improving drainage throughout the County.

Upon completion and approval of the plan by the Nassau County Board of County Commissioners, the findings of the plan shall be incorporated into the Stormwater Management Ordinance.

Policy STM.02.03

Upon completion of the stormwater master plan the Engineering Services Director shall prepare a priority listing of drainage projects to be completed by the County to correct existing deficiencies. This listing, with associated costs, shall be presented to the Board of County Commissioners for implementation.

OBJECTIVE STM.03

The County shall regulate land use and discourage urban sprawl by adopting land development regulations that maximize use of current and planned infrastructure facilities.

Policy STM.03.01

In order to maximize the use/functions of existing facilities, the County shall ensure stormwater management facilities function properly establish a maintenance and monitoring program of County-controlled drainage ditches throughout County. The County will establish defined levels of maintenance for public stormwater management facilities, and will conduct inspections on a routine basis.

OBJECTIVE STM.04

The County shall protect the function of natural drainage features, floodplains and floodways.

Policy STM.04.01

Adopted subdivision regulations shall ensure that new streets are designed to direct storm drainage in a manner that such water will be filtered through soils and native vegetation before the runoff enters drainage creeks.

Policy STM.04.02

New subdivisions or individual parcels must be engineered so that post development runoff for the property is no greater than predevelopment runoff.

Policy STM.04.03

The County will, through its Land Development Code (LDC), require existing uses undergoing redevelopment to meet the new development requirements for stormwater management.

Policy STM.04.04

The County shall enforce the County's Floodplain Ordinance to regulate encroachments, including fill, new construction, substantial improvements, and other development, within a FEMA designated "special flood hazard area" that would result in any increase in flood levels during the occurrence of a flood discharge.

Policy STM.04.05

The County shall include provisions in its Land Development Code (LDC) to encourage the use of Low Impact Development (LID) principles, as defined by the U.S. Environmental Protection Agency (EPA), in new development and re-development. These may include the use of techniques such as bio-retention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

Policy STM.04.06

In order to participate in the NFIP Community Rating System, The County will undertake those public information and floodplain management activities beyond those required by National Flood Insurance Program (NFIP) minimum standards, resulting in discounted flood insurance premium rates to reflect the reduced flood risk resulting from the community actions.