

# PLANNING FOR A SUCCESSFUL HCP DEVELOPMENT PROCESS

National HCP Coalition Annual Meeting  
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- ▶ Perdido Key, Florida Habitat Conservation Plan
- ▶ With the inclusion of the Orange Beach, Alabama unit, the entire range of the Perdido Key beach mouse will be covered (hopefully 2020)
- ▶ Management Partners include FWS, FWC, National Park Service, Florida State Park, Alabama Gulf State Park, Brevard Zoo, Palm Beach Zoo, and Santa Fe teaching zoo
- ▶ Narrow barrier island 16 miles long and comprised of approximately 1,264 acres of critical habitat for the Perdido Key beach mouse
- ▶ HCP primarily facilitates private development and minor public infrastructure
- ▶ Primarily for the Perdido Key beach mouse, but also includes 4 species of sea turtles, red knot and the piping plover



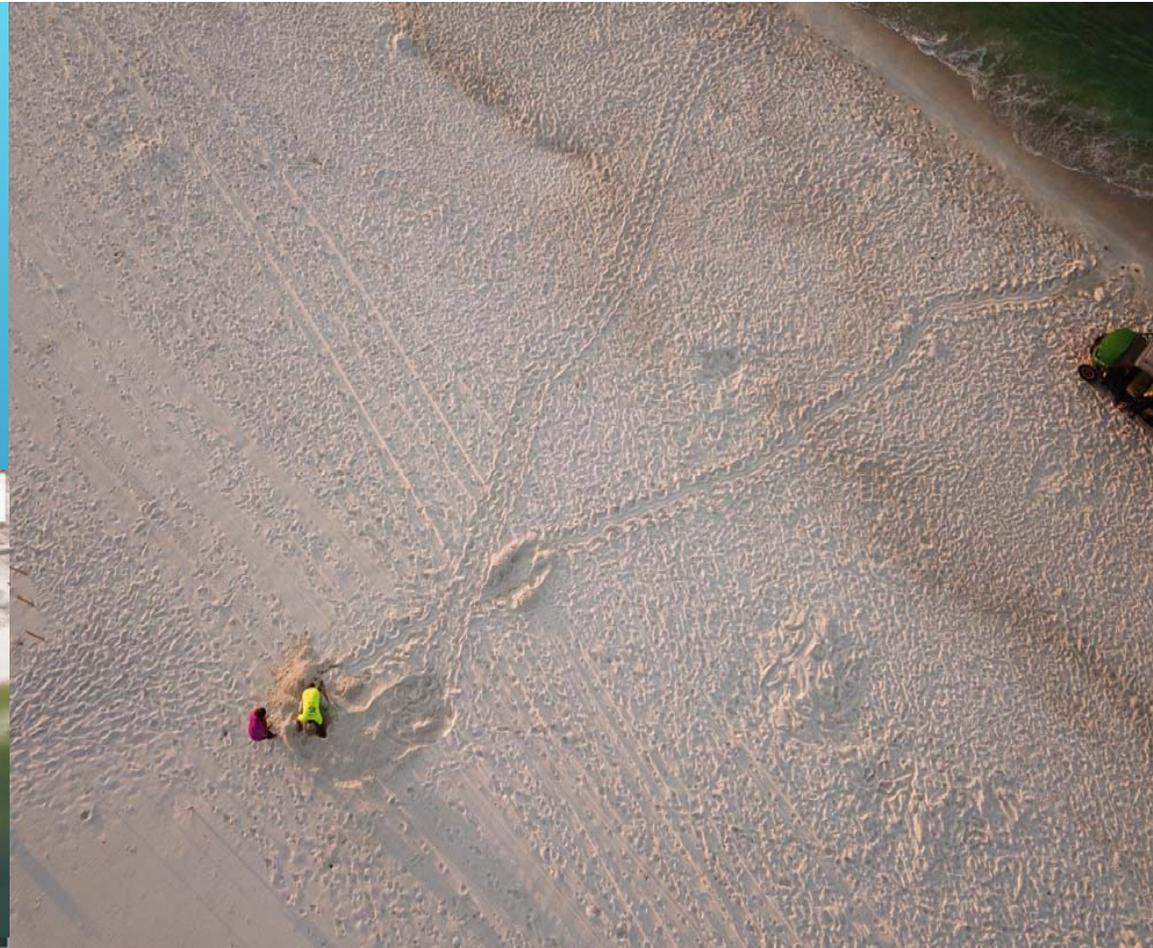
- ▶ HCP process and development
- ▶ Identify stakeholder groups
- ▶ Identify current conditions (baseline)
- ▶ Set a calendar
- ▶ Set a budget
- ▶ Build in climate change/resiliency
- ▶ Manage expectations
- ▶ Master Planning
- ▶ Know that sometimes the process may not go as planned





# STAKEHOLDER GROUPS

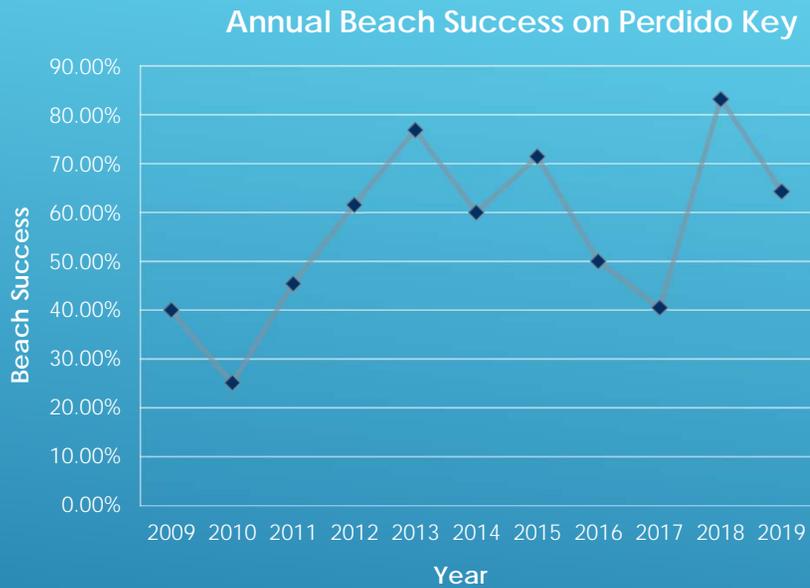
- ▶ Gage interest from the stakeholder groups to enter the HCP process
  - ▶ Initially our Commission was resistant to the concept
  - ▶ Pacific Legal / Defenders of Wildlife
  - ▶ Landowners
  - ▶ Cost / Benefit discussions



STEP BACK AND OBTAIN BUY-IN BEFORE ~~STARTING~~,  
START SLOW TO GO FAST

- ▶ Frame the discussion and articulate the benefits and potential restrictions
- ▶ Why we are proceeding with the HCP / ITP process
  - ▶ Predictable option for permitting
- ▶ How it will operate
  - ▶ Predictable benefits for landowners and species

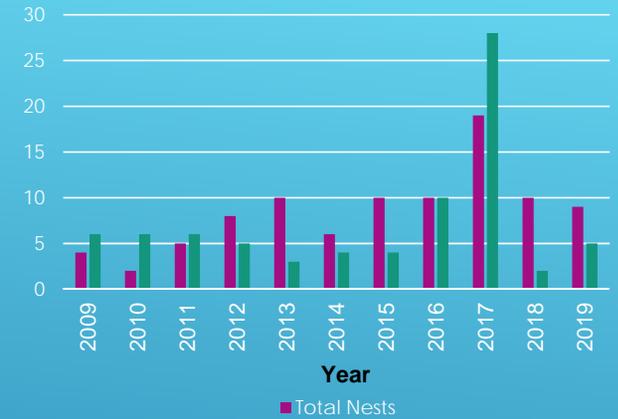




### Perdido Key Marine Turtle Nest Count 2009-2019



### Perdido Key Nests vs. False Crawls



# BASELINE SPECIES INFORMATION

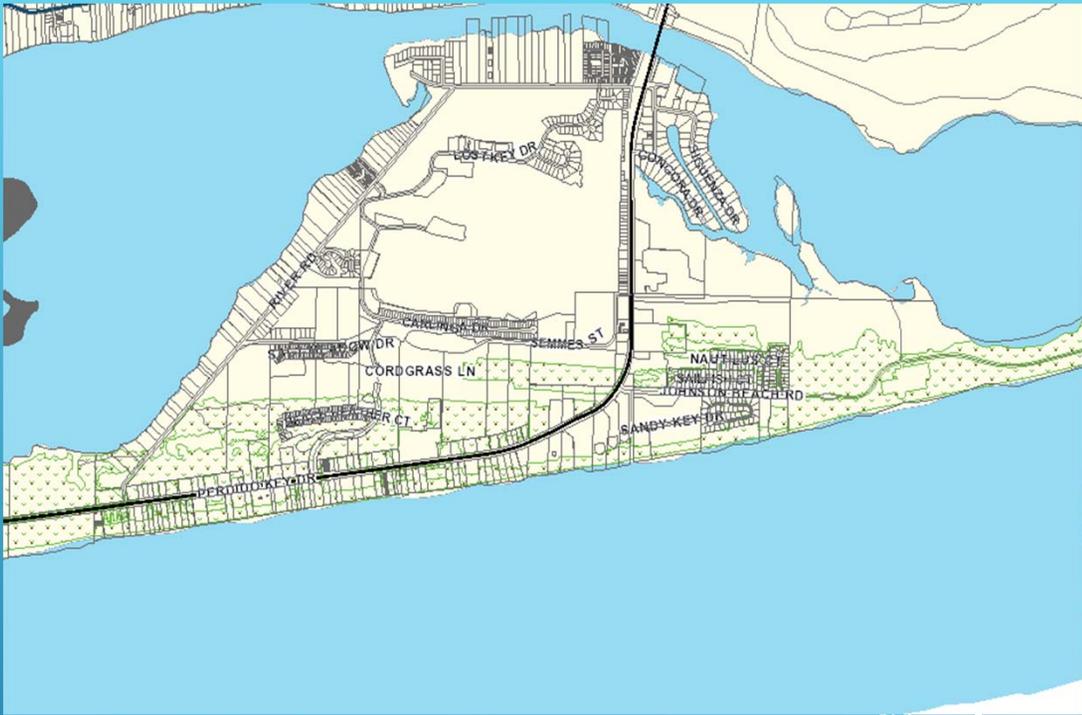
### PERDIDO KEY - PERDIDO KEY STATE RECREATION AREA 2006 BEACH MICE TRACKING TUBE SURVEY RESULTS.



- ▶ What are the existing property rights associated with the planning area
  - ▶ Zoning – density or intensity
  - ▶ Land Development codes
  - ▶ Infrastructure – existing or planned
  - ▶ Pattern of existing parcels – small or large
  - ▶ Existing building permits or Development Orders

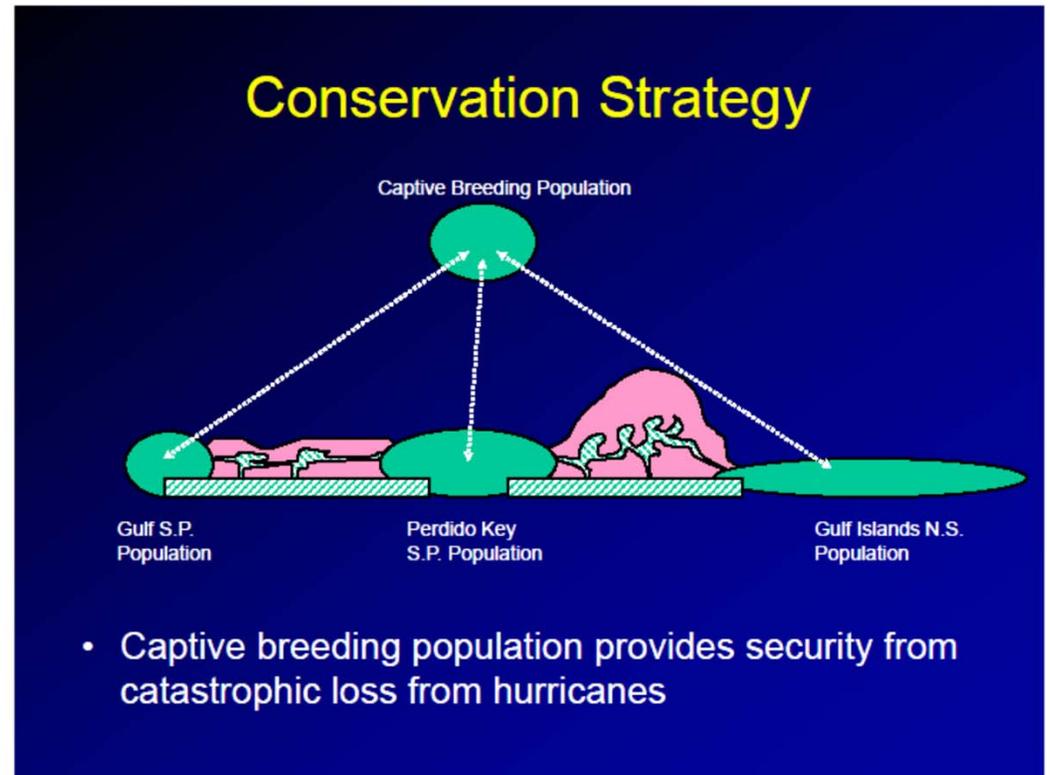


## BASELINE LAND USE INFORMATION



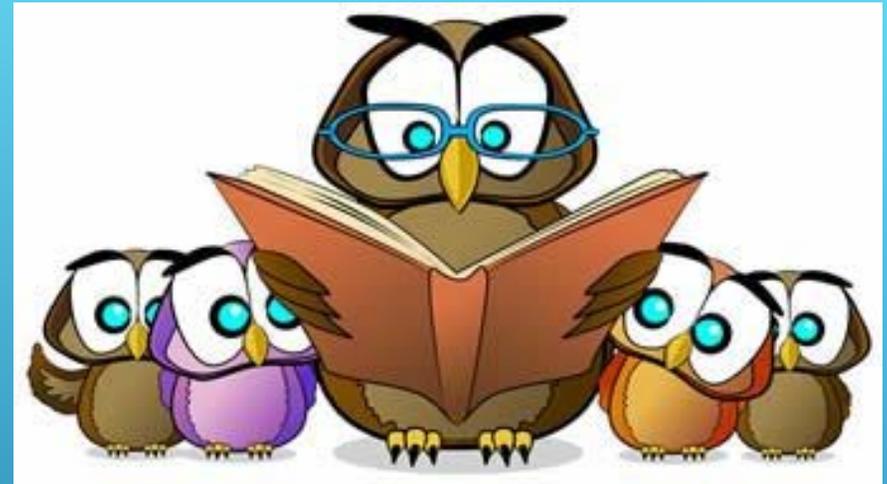
# BASELINE HABITAT MAPS

- ▶ Develop a conservation strategy for impacted species and a business plan to fund the identified strategies
- ▶ This should explain what needs to be accomplished, why is it needed, and what it is expected to cost
  - ▶ For the Perdido Key HCP
    - ▶ \$100,000 per acre of development
    - ▶ \$201 per residential unit/per year
    - ▶ \$201 per lodging unit or commercial parking space/per year
    - ▶ Business Plan based on 30 year life and built in a factor for inflation



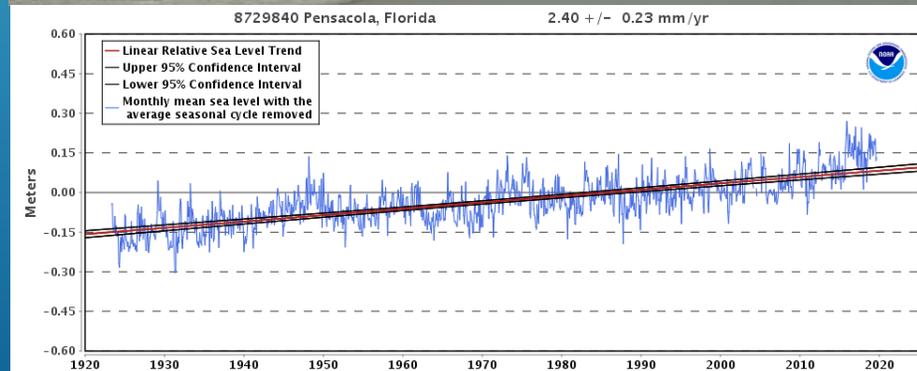
# DEVELOP A CONSERVATION STRATEGY

- ▶ Tell the story and stay transparent
- ▶ Gant chart preferred for transparency and to reflect how multiple processes impact completion
- ▶ Messaging should include how the plan will impact both species and people
- ▶ Messaging should also work to manage expectations along the way
- ▶ Technical Committee should meet in person at least once a quarter for momentum – PKHCP 2.5 years
- ▶ Successful planning and implementation of an HCP is a marathon, not a sprint



PROVIDE FREQUENT UPDATES AND MAINTAIN A REASONABLE TIMELINE

- Stronger and more frequent hurricanes
  - Secondary refugia in tertiary dunes
- Increased Rainfall
  - Annual Average is 65 inches per year
  - 2017/2018 exceeded 90 inches
- Increased Temperatures
  - May skew sea turtle hatchling sex ratio towards males
- Sea Level Rise
  - Pensacola has seen almost a foot of rise since 1920



INCLUDE CLIMATE  
CHANGE / RESILIENCY

TRD1

Traditional Meeting

Be the Target



Charette

Share the Love



WHAT DOES AN EFFECTIVE MEETING LOOK LIKE?



## Benefits of Master Plan

- ▶ HCP for people
- ▶ Identifies approximate residential density and commercial or industrial intensities that may be in the plan area
  - ▶ Useful for secondary/cumulative impact assessment
- ▶ Assigns a future value to the development (impacts to tax base)
- ▶ Helps the public envision what could be

CONSIDER A MASTER PLAN FOR DEVELOPMENT TO ACCOMPANY THE HCP



TRD2



YOU'RE ON THE RIGHT TRACK



## Questions?

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