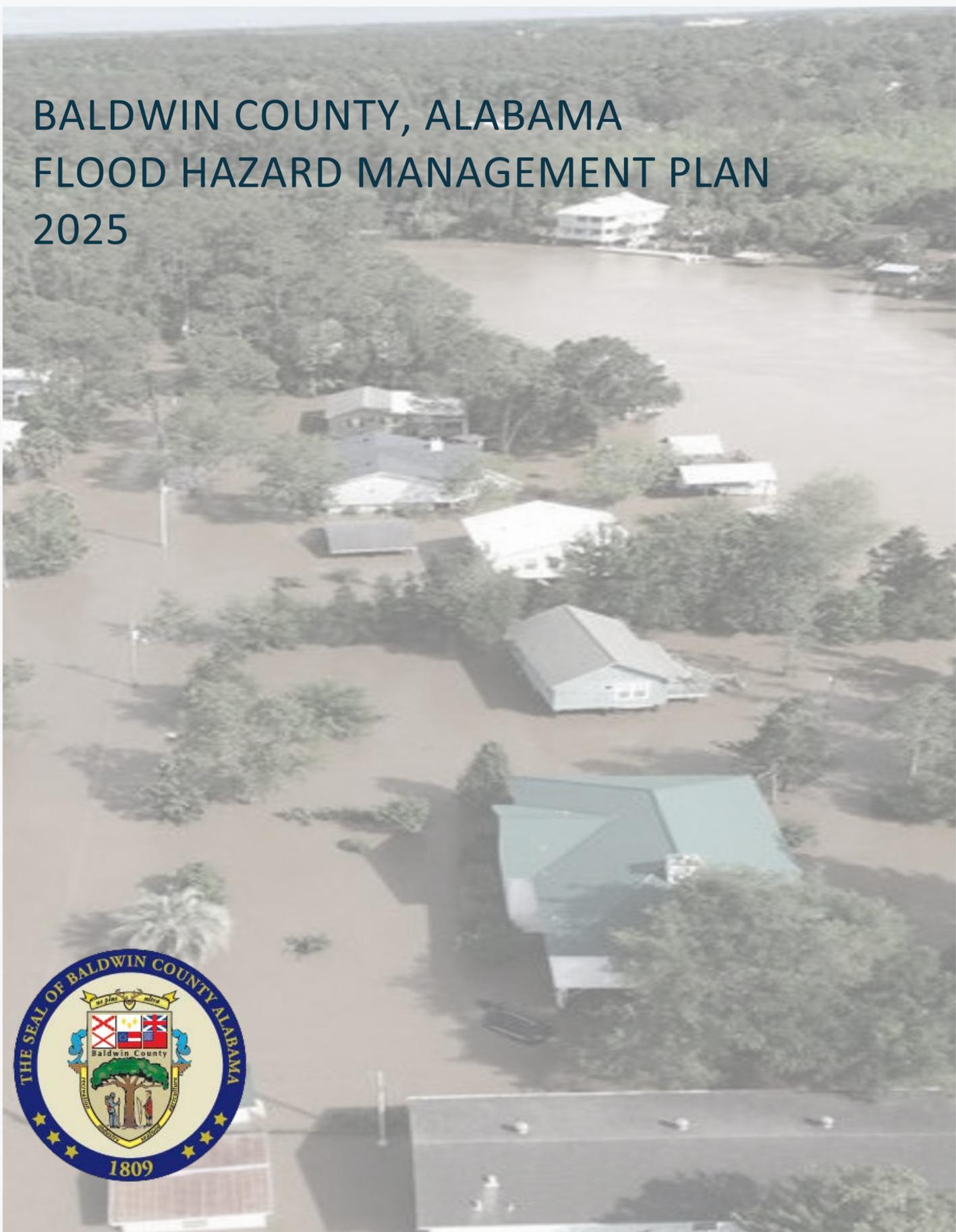


# BALDWIN COUNTY, ALABAMA FLOOD HAZARD MANAGEMENT PLAN 2025





# BALDWIN COUNTY FLOOD HAZARD MANAGEMENT PLAN

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## EXECUTIVE SUMMARY

Baldwin County, Alabama has developed this Flood Hazard Management Plan (FHMP) update to enhance the resilience of its unincorporated areas against flood hazards and other related risks. The purpose of this plan is to reduce or eliminate flood-related risks to both people and property, addressing the unique challenges faced by the county. Through a collaborative planning process involving local stakeholders, including county departments, citizens, and various agencies, this plan aims to identify, assess, and mitigate flood hazards effectively.

The plan was developed under the guidance of the Baldwin County Flood Hazard Management Plan Committee (FHMP), adhering to the Federal Emergency Management Agency (FEMA) guidelines. The FHMP performed a thorough risk assessment, identifying and profiling flood hazards that pose a significant threat to the county.

These hazards include:

- Flood: 100-/500-Year
- Flood: Stormwater/Localized Flooding
- Hurricane and Tropical Storms (Including Storm Surge)
- Coastal Bank Erosion
- Dam/Levee Failure
- Changing Future Conditions and Sea Level Rise

This update provides a comprehensive framework for coordinated action, with strategies to address flood hazards in a cost-effective, efficient, and sustainable manner. The plan includes a detailed risk analysis, a description of identified flood hazards, and proposed activities to mitigate their impact. It also outlines the county's vulnerabilities and its current capabilities to address these challenges.

The Baldwin County Flood Hazard Management Plan has been formally adopted by the Baldwin County Commission and is set for periodic updates within a five-year cycle. It serves as a roadmap for mitigating flood risks and protecting the county's infrastructure, economy, and residents, ensuring a safer and more resilient future.



**Table 1** provides the 10-step CRS planning credit activity checklist and the page number(s) within this plan that describes the completion of each planning step in more detail.

**Table 1 - CRS Planning Credit Activity Checklist**

CRS Step	Chapter
<b>Step 1. Organize to Prepare the Plan</b>	
a. Involvement of office responsible for community planning	Chapter 1, Pages 7-10 ,16
b. Planning committee of department staff	Chapter 1, Pages 7-10 ,16
c. Process formally created by the community's governing board	Chapter 1, Pages 7-10 ,16 Appendix B
<b>Step 2. Involve The Public</b>	
a. Planning process conducted through a planning committee	Chapter 1 Pages 17-23
b. Public meetings held at the beginning of the planning process	Chapter 1 Page 26
c. Public meeting held on draft plan	Chapter 1, Page 26
d. Other public information activities to encourage input	Chapter 1 , Pages 21-22
<b>Step 3. Coordinate With Other Agencies</b>	
a. Review of existing studies and plans	Chapter 1, Page 24
b. Coordinating with communities and other agencies	Chapter 1, Pages 22-24
<b>Step 4. Assess The Hazard(s)</b>	
a. Plan includes an assessment of the flood hazard with:	
<b>1.</b> A map of known flood hazards	Chapter 3, Page 60
<b>2.</b> A description of known flood hazard	Chapter 3 , Pages 56-61
<b>3.</b> A discussion of past floods	Chapter 3, 63-65
b. Plan includes assessment of less frequent floods	Chapter 3, Page 67-98
c. Plan includes assessment of areas likely to flood	Chapter 3, Pages 69-71
d. The plan describes other natural hazards	Chapter 3, Pages 73-98
<b>Step 5. Assess The Problem(s)</b>	
a. Summary of each hazard identified in the hazard assessment and its community impact	Chapter 3 , Page 98
b. Description of the impact of the hazards on:	
<b>1.</b> Life, safety, health, procedures for warning and evacuation	Chapter 3, Pages 121-122
<b>2.</b> Public health including health hazards to floodwaters/mold	Chapter 3, Page 56



3. Critical facilities and infrastructure	Chapter 3, Pages 101-103
4. The community's economy and tax base	Chapter 2, Pages 33-38
5. Number and type of affected buildings	Chapter 3 Pages 106-110
c. Review of all damaged buildings/flood insurance claims	Chapter 3, Pages 111-115
d. Areas that provide natural floodplain functions	Chapter 3, Page 57-59
e. Development/redevelopment/Population Trends	Chapter 3, Pages 130-134
f. Impact of future flooding conditions outline in Step 4, item c	Chapter 3, Pages 111-115
<b>Step 6. Set Goals</b>	
	Chapter 4, Pages 136-146
<b>Step 7. Review Possible Activities</b>	
a. Preventive activities	Chapter 4, Pages 136-146
b. Floodplain Management Regulatory/current & future conditions	Chapter 4, Pages 136-146
c. Property protection activities	Chapter 4, Pages 136-146
d. Natural resource protection activities	Chapter 4, Pages 136-146
e. Emergency services activities	Chapter 4, Pages 136-146
f. Structural projects	Chapter 4, Pages 136-146
g. Public information activities	Chapter 4, Pages 136-146
<b>Step 8. Draft an action plan</b>	
a. Actions must be prioritized	Chapter 4, Pages 136-146
1. Recommendations for activities from 2 of the 6 categories	
2. Recommendations for activities from 3 of the 6 categories	
3. Recommendations for activities from 4 of the 6 categories	
4. Recommendations for activities from 5 of the 6 categories	Chapter 4, Pages 136-146
b. Post-disaster mitigation policies and procedures	Chapter 4, Pages 136-146
c. Action items for mitigation of other hazards	Chapter 4, Pages 136-146
<b>Step 9. Adopt The Plan</b>	
	Appendix A
<b>Step 10. Implement, Evaluate, Revise</b>	
a. Procedures to monitor and recommend revisions	Chapter 5 , Pages 147-153
b. Same planning committee or successor committee that qualifies under Section 5 does the evaluation	Chapter 5, Pages 147-148



## CHAPTER 1 - INTRODUCTION AND PLANNING PROCESS

### 1.1 PURPOSE

This Plan was developed in a joint and cooperative venture by members of a Flood Hazard Management Plan Committee (FHMP) which included representatives of County departments, federal and state agencies, citizens, and other stakeholders. This Plan will ensure Baldwin County's continued eligibility for federal disaster assistance including the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), and the Flood Mitigation Assistance Program (FMA). This Plan has been prepared in compliance with Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S. C. 5165, enacted under Section 104 of the Disaster Mitigation Act of 2000, (DMA 2000) Public Law 106-390 of October 30, 2000, as implemented at CFR 201.6 and dated October 2007.

Baldwin County currently participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) and, having more than 50 repetitive loss properties, are required to prepare and maintain a floodplain management plan (FPM). This flood hazard management plan addresses the flood hazard and was developed in accordance with the CRS FPM planning requirements as shown above in **Table 1**.

The CRS program recognizes and encourages community floodplain management activities that exceed the minimum requirements of the NFIP. Under the CRS program, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from community activities that (1) reduce flood losses, (2) facilitate accurate insurance ratings, and (3) promote the awareness of flood insurance.

Baldwin County entered the CRS program in 1995 and currently qualifies for a class 7 rating. With the class 7 rating, owners of property in Baldwin County receive a 15-percent discount on National Flood Insurance Program (NFIP) premiums. **Table 2** presents the relationship of CRS class ratings and insurance premium discounts.



In addition to reduced flood insurance rates, citizens of unincorporated Baldwin County benefit from the CRS program through:

- Enhanced public safety, reduction in damage to property and public infrastructure, avoidance of economic disruption and losses, reduction in human suffering, and protection of the environment provided by the credited flood protection activities.
- Increased outreach activities focused on flood risk enabling citizens to evaluate their individual vulnerabilities, and take action to protect themselves, as well as their homes and businesses.
- Training and technical assistance for Baldwin County staff in designing and implementing credited flood protection activities.

**Table 2 CRS Classes, Credit Points, and Premium Discounts**

CRS Class	CRS Discount	Credit Points Required
1	45%	4,500+
2	40%	4,000–4,499
3	35%	3,500–3,999
4	30%	3,000–3,499
5	25%	2,500–2,999
6	20%	2,000–2,499
7	15%	1,500–1,999
8	10%	1,000–1,499
9	5%	500–999
10	0%	0–499

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## 1.2 BACKGROUND AND SCOPE

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Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These monies only partially reflect the true cost of disasters, because additional expenses to insurance companies and non-governmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be alleviated or even eliminated.

Hazard mitigation is defined by FEMA as “any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event.” The National Institute of Building Sciences issued Natural Hazard Mitigation Saves: 2019 Report. The Institute’s project team looked at the results of 23



years of federally funded mitigation grants provided by the Federal Emergency Management Agency (FEMA), U.S. Economic Development Administration (EDA) and U.S. Department of Housing and Urban Development (HUD) and found mitigation funding can save the nation \$6 in future disaster costs, for every \$1 spent on hazard mitigation; and save \$7 in future riverine disaster costs, for every \$1 spent on hazard mitigation.

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts of those hazards are determined, mitigation goals are set, and appropriate strategies to lessen impacts are determined, prioritized, and implemented. This plan documents Baldwin County's flood hazard mitigation planning process and identifies relevant hazards, vulnerabilities, and strategies the County and participating jurisdictions will use to decrease vulnerability and increase resiliency and sustainability in the planning area.

The *Baldwin County Flood Hazard Management Plan* is a single-jurisdictional plan that geographically covers the unincorporated areas of Baldwin County (Referred to as 'the planning area' from this point forward).

Information in this plan will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and their residents by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruptions. The planning area has been affected by hazards in the past and the participating jurisdictions are therefore committed to reducing future impacts from hazard events and becoming eligible for mitigation-related federal funding.

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## 1.3 PLANNING PROCESS

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Requirements §201.6(d)(3): A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within 5 years in order to continue to be eligible for mitigation project grant funding.

The 2025 Flood Hazard Management Plan for Baldwin County Unincorporated Areas contained a risk assessment of identified hazards for the County and a mitigation strategy to address the risk and vulnerability from these hazards. Since adoption of the plan by the Baldwin County Commission, much progress has been made by the County on implementation of the mitigation strategy. This chapter includes an overview of the approach to updating the plan, identifies new analyses and information included in this plan update, and highlights key mitigation successes.



## 2018 FHMP MITIGATION STRATEGY STATUS AND SUCCESSES

The 2018 mitigation strategy contained 25 separate mitigation actions. Of these 25 actions, 3 have been completed, 20 are ongoing, and 1 has not yet been started due to a variety of reasons such as changes in priorities, lack of funding, or changes to the projects themselves. The 20 ongoing projects are still considered viable and will be carried forward in this plan. More details on these projects can be found in **Table 3**.



**Table 3 Status of the 2018 Mitigation Actions**

Action	Complete	Ongoing	Not Yet Started	Progress
Provide annual notification of flood hazard determination service to lending institutions, insurance companies, real estate companies and title insurance companies.		X		Flood Insurance for Financial Protection brochure is emailed annually lending institutions, insurance companies, real estate companies and title insurance companies.
Distribute outreach materials to floodplain residents at county offices and special events.		X		Baldwin County continues to publish annually Flood Hazard Protection Newsletter and Stay Alert Baldwin County that is available online, at local county offices, and at special events
Develop Program for Public Information (PPI) to Increase citizen awareness and preparedness by providing information describing all types of flood hazards, flood insurance, methods for preventing flood damage, and how to protect their property. Coordinate and consolidate outreach measures identified in the local hazard mitigation plan.			X	The PPI has not yet been initiated, but it is scheduled for completion within the next year.
In coordination with the Local Emergency Planning Committee (LEPC), prepare and adopt a local disaster recovery plan to aid in the recovery of flood hazard events.		X		The LEPC Steering Committee meets monthly. The County is currently in the process of reinstating the disaster recovery plan to include as an annex to the Emergency Operations Plan.
Strengthen flood warning activities by developing programs including a flood threat recognition system, flood prediction models and a system to disseminate flood warnings to the public.		X		Baldwin County's Alert Baldwin Emergency Notification System provides critical information to citizens concerning various hazards and threats including flood warnings.
Strictly administer existing flood hazard regulations (Flood Damage Prevention Ordinance) and review said regulations to determine their adequacy and whether revisions are needed.		X		Baldwin County continues to administer the local flood damage prevention ordinance, as available on our <a href="#">Floodplain Management page</a> .
Continue to comply with the NPDES permitting requirements and insist on compliance by the development community		X		Applicants are required to obtain an NPDES permit, when required, and our environmental and permit engineering sections ensure compliance with requirements.
Assure compliance with the existing stormwater and erosion control measures contained in the zoning and subdivision regulations.		X		Zoning and Subdivision regulations are periodically reviewed and updated.
Continue participation in the CRS program to reduce flood hazards.		X		Baldwin County has voluntarily participated in the Community Rating System Program since 1994 and as a result has reduced flood insurance polices
Continue to assist unincorporated areas with implementing planning and zoning in accordance with the provisions of Act No. 91-719, as amended.		X		Subdivision regulations and most flood hazard mitigations requirements are required in unincorporated areas as well.
Assure compliance with the wetland's protection provisions contained in the zoning and subdivision regulations and utilize the ADID study findings in the land development review process.		X		P&Z reviews residential and commercial developments for compliance with Baldwin County Wetland Protections.
Continue to review and comment upon ADEM and COE permit applications for dredge and fill.		X		P&Z reviews public notices and works with the USACE and ADEM regarding permit compliance
Continue to coordinate flood hazard activities with state and federal environmental agencies including Health Department, ADCNR, ADEM, EPA, NRCS, FEMA, USFWS and COE.		X		All agencies were contacted in the planning process for this Flood Hazard Management Plan update as stakeholders. Baldwin County will continue to coordinate with state and federal agencies for flood hazard activities.



Action	Complete	Ongoing	Not Yet Started	Progress
Continue to coordinate flood hazard activities with municipal governments involved in flood hazard management.		X		Neighboring communities were contacted in the planning process for this Flood Hazard Management Plan update as stakeholders. Baldwin County will continue to coordinate with local agencies for flood hazard activities.
Utilize the County's geographic information system (GIS) to identify and protect flood hazard areas.	X			Baldwin County's Revenue and Map Viewer (public) and the Baldwin County Permitting App are both supported by the County's Geospatial section within the Highway Department.
Maintain an inventory of county-maintained roads and bridges which become partially or wholly submerged during rainfall events.		X		The Baldwin County Highway Department has developed an accounting system as well as a GIS layer that identifies the roadways that have been damaged during flooding events.
Coordinate with the Baldwin County Local Hazard Mitigation Planning Committee.		X		The Hazard Mitigation Planning Committee meets quarterly to discuss and update mitigation plans, discuss grant opportunities, and learn about various mitigation activities in the county and best practices to strengthen the Hazard Mitigation Plan.
Continue participation in the FEMA hazard mitigation program to purchase properties which repeatedly flood.	X			This mitigation action has been completed. Baldwin County will pursue funding in the future if applicable.
Research and evaluate the impact of a buyout only hazard mitigation program within the floodway and pursue appropriate action.	X			This mitigation action has been completed. Baldwin County will pursue funding in the future if applicable.
Review location of repetitive loss properties, define repetitive loss areas (RL and neighboring properties), and develop repetitive loss area analyses to provide more specific guidance on how to reduce damage from repetitive flooding.		X		RL analyses have been completed, letters are mailed to all repetitive loss properties with information on how to reduce future damages.
Train local Baldwin staff with specific EMI retrofitting and floodproofing courses to provide technical assistance to homeowners, builders, and developers on flood protection alternatives. Advertise service on Baldwin County Website.			X	This is an expensive and lengthy collaborative effort.
Research the feasibility of establishing and funding a stream maintenance and restoration program and pursue appropriate action		X		The stream restoration program is housed within the environmental department. More resources and staff are being added to the department to be able to focus on projects like this in the near future.
Identify significant open space and wetland resources and pursue public and private grants for purchase as appropriate.		X		In addition to several previously acquired parcels, the County is currently engaged in acquiring several dirt pits adjacent to the Magnolia River and converting them into a constructed wetland to help improve water quality and minimize flooding.
Through continued coordination with US Fish and Wildlife and the Alabama Dept of Conservation & Natural Resources, Baldwin County will continue to examine the appropriate use of sediment-trapping vegetation, sediment mounds, etc., in addressing the impacts of coastal erosion.		X		Through continued coordination with state and federal agencies, Baldwin County will continue to pursue grants to assist in coastal erosion management measures.
Continue program to pave County dirt roads giving priority to dirt roads with known erosion problems.		X		The Baldwin County Highway Department prioritizes dirt road paving projects that are included in <i>The 25 Most Environmentally Damaging Dirt Roads of Baldwin County, Alabama</i> that was published by the Baldwin County Environmental Advisory Board.



## WHAT'S NEW IN THE PLAN

This update to the Flood Hazard Management Plan (FHMP) builds on the 2018 plan by assessing the County's progress in implementing mitigation strategies. Only the relevant and most up-to-date data available were carried forward.

**5.2 MONITORING, EVALUATING, AND UPDATING THE PLAN** of the plan now outlines critical requirements for future updates, including:

- Evaluating how mitigation actions have reduced vulnerability
- Documenting successes and areas where mitigation efforts were ineffective
- Identifying newly emerging or previously overlooked hazards
- Incorporating new hazard data, studies, and changing risks
- Accounting for changes in development, infrastructure, and capabilities
- Updating action recommendations and priorities based on new information

## MAJOR ENHANCEMENTS IN THIS UPDATE

- Expanded Flood Risk Analysis using updated Flood Insurance Rate Maps (FIRM) and the latest County Tax Assessor data.
- Enhanced Hurricane Discussion, including storm surge impacts on the County.
- New "Changing Future Conditions" Hazard focused on sea level rise (SLR), supported by an in-depth literature review and County-specific impact analysis.
- GIS-Based Hazard Assessment, integrating mapped hazard data with County parcel information for better risk analysis.
- Population Risk Analysis using GIS and 2020 Census data.
- Asset Risk Assessment, identifying at-risk properties and their values based on the County Tax Assessor's Database.
- Improved Growth & Development Analysis with insights from 2020 Census data.
- Future Development Impact Evaluation, including maps and tables analyzing potential hazard risks by property type.
- Critical Facility Risk Assessment, mapping facilities exposed to priority hazards.
- Strengthened Public Outreach & Agency Coordination to meet more rigorous Community Rating System (CRS) requirements.



## PLAN UPDATE PROCESS

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### PHASE 1 Planning Process (Step 1, 2, 3)

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Baldwin County recognized the importance of the Flood Hazard Management Plan update and established a Flood Hazard Management Plan Committee (FHMP) to help facilitate this update.

- Support objectives under the National Flood Insurance Program's Community Rating System and the Flood Mitigation Assistance program
- Facilitate the entire planning process
- Identify the data requirements that FHMP could provide and conduct the research and documentation necessary to augment that data
- Assist in facilitating the public input process
- Produce the draft and final plan documents

The *Baldwin County Flood Hazard Management Plan* update used the CRS planning requirements and FEMA's associated guidance. The guidance is structured around a four-phase process:

1. Planning Process
2. Risk Assessment
3. Mitigation Strategy
4. Plan Maintenance

The plan then incorporates FEMA's more detailed 10-step planning process from the Community Rating System (CRS) and Flood Mitigation Assistance programs. **(Table 4)** This modified process meets the requirements of five major programs: FEMA's Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, Community Rating System, Flood Mitigation Assistance Program, and new flood control projects authorized by the U.S. Army Corps of Engineers.



**Table 4 Mitigation Planning Processes Used to Update the Baldwin County Flood Hazard Management Plan**

Community Rating System (CRS) Planning Steps (Activity 510)	FEMA Local Mitigation Planning Policy Guide Tasks (44 CFR Part 201)
PHASE 1 – PLANNING PROCESS	
Step 1. Organize to Prepare the Plan	Task 1: Determine the Planning Area and Resources
	Task 2: Build the Planning Team 44 CFR 201.6(c)(1)
Step 2. Involve the public	Task 3: Create an Outreach Strategy 44 CFR 201.6(b)(1)
Step 3. Coordinates	Task 4: Review Community Capabilities 44 CFR 201.6(b)(2) & (3)
PHASE 2 – RISK ASSESSMENT	
Step 4. Assess the hazard(s)	Task 5: Conduct a Risk Assessment 44 CFR 201.6(c)(2)(i)
Step 5. Assess the problem(s)	44 CFR 201.6(c)(2)(ii) & (iii)
PHASE 3 – MITIGATION STRATEGY	
Step 6. Set goals	Task 6: Develop a Mitigation Strategy 44 CFR 201.6(c)(3)(i);
Step 7. Review possible activities	44 CFR 201.6(c)(3)(ii); and
Step 8. Draft an action plan	44 CFR 201.6(c)(3)(iii)
PHASE 4 – PLAN MAINTENANCE	
Step 9. Adopt the plan	Task 8: Review and Adopt the Plan
Step 10. Implement, evaluate, revise	Task 7: Keep the Plan Current
	Task 9: Create a Safe and Resilient Community 44 CFR 201.6(c)(4)

Source: Local Mitigation Planning Policy Guide, FEMA, May 2023; NFIP CRS Coordinator’s Manual, 2017



## STEP 1: Organize To Prepare the Plan

Committed to the CRS planning process, Baldwin County engaged department and community representatives to establish the plan's framework. An initial meeting addressed organizational aspects, and invitations were extended to County officials, citizens, and key stakeholders to join the Flood Hazard Management Plan Committee (FHMP). The following departments and organizations were represented.

### **Baldwin County Commission Departments:**

- Building Inspection
- Planning & Zoning
- Emergency Management Agency
- Highway Department

### **Local Stakeholder Representatives:**

- Local Citizens
- Mobile Bay National Estuary Program

The DMA planning regulations and guidance stress that each local government seeking FEMA approval of their mitigation plan must participate in the planning effort in the following ways:

- Participate in the process as part of the FHMP
- Detail areas within the planning area where the risk differs from that facing the entire area
- Identify potential mitigation actions
- Formally adopt the plan

For Baldwin County and the FHMP, participation meant the following:

- Attending and participating in the FHMP meetings
- Providing requested data (as available)
- Reviewing and providing comments on plan drafts
- Advertising, coordinating, and participating in the public input process
- Coordinating the formal adoption of the plan by the governing boards

The planning process began with a kick-off meeting on September 4, 2024, at the Emergency Operations Center in Robertsedale, outlining the scope of work and CRS planning requirements. The FHMP maintained communication through meetings, phone interviews, and email. **Table 5** outlines the meeting schedule and topics, while **Table 6** details FHMP participation. Sign-in sheets and agendas are included in Appendix B.



**Table 5 Schedule of FHMP Meeting**

Meeting	Topic	Date
Coordination	Baldwin County staff to prepare for the project kick-off and identify FHMP members	September 4, 2024
FHMP #1	Review of the hazard mitigation planning process and hazard identification	October 8, 2024
FHMP #2	Coordination Meeting with Baldwin County to prepare for risk assessment meeting.	November 4 <sup>th</sup> , 2024
FHMP #3	Review of previous risk assessments; discussion of risk assessment and data needs for plan update; and review of plan goals and objectives	December 2, 2024
FHMP #4	Update mitigation actions and prioritization	January 6, 2025
FHMP # 5	Discussion of process to monitor, evaluate, and review final draft	January 27, 2025

**Table 6 FHMP Meeting Attendance**

Member Name	Aug 7 2024	Sep 4 2024	Oct 8 2024	Nov 4 2024	Dec 2 2024	Jan 6 2025	Jan 27 2025
<b>Flowers, Corey</b>	X	X	X	X	X	X	X
<b>Vernon Dandridge</b>	X	X	X	X	X	X	
<b>Newman, Josh</b>			X	X	X	X	X
<b>Acreman, Mark</b>			X	X	X	X	
<b>Summerville, Peggy</b>			X	X	X	X	X
<b>Miller, Christian</b>					X		X
<b>Joffe, Donald</b>					X	X	X
<b>Williams, Nick</b>					X	X	X



**Table 7** outlines the areas of expertise for each department representative on the FHMPC, categorized across the six mitigation areas: Prevention, Property Protection, Natural Resource Protection, Emergency Services, Structural Flood Control Projects, and Public Information. The Planning & Zoning Department, which is responsible for community land use and comprehensive planning, played an active role in the FHMPC, contributing valuable data and information to support the development of the plan.

**Table 7 FHMPC Capability & Mitigation Categories**

Mitigation Categories						
Baldwin County, Alabama Departments	Prevention	Property Protection	Natural Resource Protection	Emergency Services Cy Services	Structural Flood Control Projects	Public Info Public Information
Building Department	X	X	X			X
Planning & Zoning Department	X	X	X	X	X	X
Emergency Management Agency	X	X	X	X		X
Highway	X	X	X	X	X	X

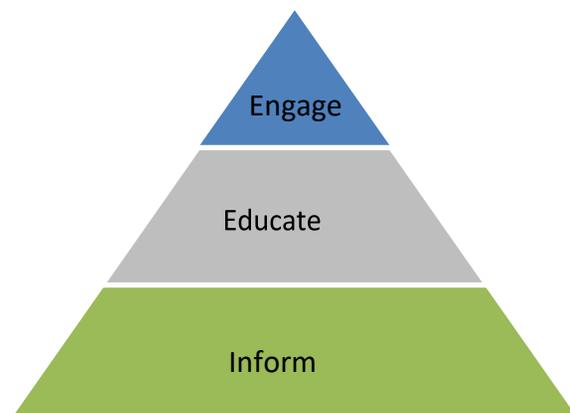


## STEP 2: Involve Public

At the kick-off meeting, the FHMPC discussed options for public involvement. A public outreach strategy was prepared to capture the input of the FHMPC and identify tools and activities to engage, educate, and inform the citizens of Baldwin County of flood hazard mitigation planning efforts for each of the major phases of the mitigation planning process.

This outreach includes:

- ▶ **Engage** the public and other stakeholders through interactive dialogue including such forums as planning committee meetings and public meetings.
- ▶ **Educate** the public and other stakeholders through a listen and learn process such as information desks, presentations, and briefings to elected officials.
- ▶ **Inform** the public and other stakeholders through one-way communication such as written outreach materials, websites, and news media.



### Engage

Three public meetings were held at key points in the project timeline to gather public input on flood hazards, issues, and potential solutions. These meetings took place during the draft-plan development phase and prior to finalizing the plan. Where appropriate, stakeholder and public comments were incorporated into the final plan, particularly in the sections addressing mitigation goals and strategies.

### Meetings:

1. Public Input on Flood Hazard and Mitigation Actions
  - Date & Time: 1:00 PM, Monday, December 2, 2024
  - Location: Baldwin County Foley Satellite Courthouse – Large Meeting Room  
201 E. Section Ave., Foley, AL 36535
  - Purpose: An update on the flood hazard management planning process to gather input from the public and stakeholders on potential mitigation actions.
2. Review of Hazard Mitigation Strategies
  - Date & Time: 1:00 PM, Monday, January 6, 2025
  - Location: Baldwin County Foley Satellite Courthouse – Large Meeting Room  
201 E. Section Ave., Foley, AL 36535
  - Purpose: An update on the hazard mitigation planning process, allowing stakeholders and the public to review and provide input on proposed strategies.



### 3. Review of Final Draft Plan

- Date & Time: 1:00 PM, Monday, January 27, 2025
- Location: Baldwin County Foley Satellite Courthouse – Large Meeting Room  
201 E. Section Ave., Foley, AL 36535
- Purpose: An update on the hazard mitigation planning process, providing stakeholders and the public an opportunity to review the final draft and ensure the plan reflects community needs and priorities.

#### **Public Presentation:**

A public presentation was held prior to the final draft meeting. This presentation took place during the regular meeting of the Baldwin County Planning and Zoning Commission on Thursday, January 9, 2025, at 4:00 p.m. The sign-in sheet for this meeting, along with the slide presentation, can be found in the Appendix B.

#### **Public Hearing:**

A public hearing will be held during the regularly scheduled Baldwin County Commission meeting on Tuesday, February 18, 2025, at 10:00 a.m. This hearing will provide an opportunity for the public to review and provide feedback on the plan.

## Educate

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### **Presentations/Information Distribution for Stakeholder Groups**

Staff from Baldwin County coordinated additional flood hazard mitigation presentations and/or information distribution to various stakeholder groups to explain the planning process and encourage input to the FHMPC.

### **Briefings to Elected Officials**

Baldwin County staff presented annual progress reports to elected officials, including updates on the Flood Hazard Mitigation Planning process. A draft of the updated plan will be provided to the County Commissioners prior to February 18, 2025, County Commission meeting to allow for review of the plan.

### **Questionnaire**

The FHMPC developed a public participation questionnaire, accessible through the county website (see [Figure 1](#)). The purpose of the questionnaire was to gather input from the public and stakeholders in the planning area on hazards of concern, areas of mitigation interest, and preparedness efforts. The online survey provided an opportunity for those unable to attend in-person meetings to still participate in the planning process. The questionnaire was promoted through web links on community websites, public flyers, and social media platforms.



## Figure 1 Public Questionnaire



Baldwin County is updating its Flood Hazard Management Plan to better protect residents and property from flood risks. By participating, you can help guide improvements in flood protection, which may lead to lower flood insurance premiums through the National Flood Insurance Program's (NFIP) Community Rating System (CRS). Your input on past experiences and future concerns will help us make Baldwin County safer for everyone. Please take a moment to complete this short 6 question survey.

1. Are you a homeowner or renter in unincorporated Baldwin County?

Homeowner

Renter

2. Do you currently have flood insurance?

Yes

No

3. When making the decision to buy or build your home in Baldwin County, did you think about flood insurance?

Yes

## Inform

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### Website

<http://baldwincountyal.gov/departments/building-inspection>

Baldwin County developed and hosted project web pages across several areas of the Baldwin County Commission website throughout the planning process, with the primary goal of sharing relevant details about the Baldwin County Flood Hazard Management Plan update. The web pages included a variety of resources, such as: meeting schedule, agendas, presentations, and minutes

- Project information flyers for introduction, risk assessment, and notification of draft document
- Link to online questionnaire
- Draft Flood Hazard Management Plan Update for review/comment
- Reference documents and links to planning resources

Additionally, the community social media pages were utilized to inform the community about the planning process, the questionnaire, and upcoming meetings. The social media sites include:

- X: Baldwin County EMA @BaldwinEMA
- X: Baldwin County Commission @BCCommission
- Facebook: Baldwin County Emergency Management Agency
- Facebook: Baldwin County, Alabama Commission
- Instagram: Baldwin County Commission @Baldwin County Commission

### Project Information Flyers

CHAPTER 1 - INTRODUCTION AND PLANNING PROCESS | Page 21

March 2025



Project information flyers were developed and distributed throughout the planning process to provide information on hazard mitigation planning and opportunities for public involvement. This resource was available on the project information website as well as distributed to local libraries and at public meetings identified in the 'educate' process. Specific information to be provided in the flyers includes:

- What is a Flood Hazard Management Plan?
- Why is it important to me?
- How can I participate?

### **Social Media**

Baldwin County's social media outlets on X, Instagram and Facebook were utilized to publish information regarding public meetings, the online questionnaire, and general hazard mitigation planning information.

Documentation of all public outreach activities is included in Appendix B.

## **STEP 3: Coordinate**

Early in the planning process, the FHMPDC determined that data collection, mitigation strategy development, and plan approval would be greatly enhanced by inviting state and federal agencies and organizations to participate in the process. A detailed list of agency coordination is provided above under **PLANNING STEP 1: Organize To Prepare the Plan** .

In addition, the FHMPDC reached out to agencies and organizations outside of Baldwin County. The following agencies and organizations were contacted requesting data or information related to flood hazards in the planning area and offered the opportunity to participate in the planning process and on the FHMPDC:

- ACE Hardware Support
- ADCNR - State Lands
- ADEM - Field Ops Division
- AL EMA
- AL Historical Commission
- AL Soil & Water Conservation
- ALDOT - SW Region - BC
- Alabama Forestry
- Ascend Performance
- Baldwin County Board of Education (Public Schools)
- Baldwin County Sewer
- Bon Secour Fisheries
- Central Baldwin Chamber of Commerce
- Clarke County EMA
- Collins Aerospace Systems
- Eastern Shore Chamber of Commerce
- Escambia County, AL EMA



- Escambia County, FL EMA
- International Paper
- Mobile County EMA
- National Weather Service
- NFIP Coordinator
- North Baldwin Chamber of Commerce
- Novelis, Inc.
- NRCS - Auburn University
- Quality Filters
- Quincy Compressor
- SARPC
- Segers Aerospace
- South Baldwin Chamber of Commerce
- Town of Elberta
- Town of Magnolia Springs
- Town of Perdido Beach
- US Corp of Engineers
- US Fish and Wildlife Services
- USA-Safety & Compliance

The agencies and organizations were contacted a second time, by letter, requesting review and comment on the Draft Flood Hazard Management Plan Update. The letter templates can be found in Appendix B, and the list of points-of-contact for each organization can be provided upon request.

### **Other Community Planning Efforts and Hazard Mitigation Activities**

Coordination with other community planning efforts is also paramount to the success of this plan. Hazard mitigation planning involves identifying existing policies, tools, and actions that will reduce a community's risk and vulnerability to hazards. Baldwin County used a variety of comprehensive planning mechanisms, such as general plans and ordinances, to guide growth and development. Integrating existing planning efforts and mitigation policies and action strategies into this plan establishes a credible and comprehensive plan that ties into and supports other community programs. The development of this plan incorporated information from the following existing plans, studies, reports, and initiatives as well as other relevant data from neighboring communities and other jurisdictions.



**Table 8 Incorporation of Data from Existing Plans**

Plan	Incorporation Into 2025 Flood Hazard Management Plan
Alabama State Hazard Mitigation Plan (2023)	Chapter 3 - Flood Risk Assessment Hazard Identification and Profiles
Baldwin County Flood Hazard Management Plan (2018)	Chapter 4 - Mitigation Strategy Review of Goals and Mitigation Actions
Baldwin County Local Hazard Mitigation Plan (2021)	Chapter 3 - Flood Risk Assessment Hazard Identification and Profiles Chapter 4 - Mitigation Strategy Review of Goals and Mitigation Actions
National Flood Insurance Program Policy and Loss Statistics	Chapter 3 - Risk Assessment Vulnerability Assessment
Flood Insurance Administration, Repetitive/Severe Repetitive Loss Property Data	Chapter 3 - Risk Assessment Vulnerability Assessment
Flood Insurance Rate Maps and Flood Risk Map For Baldwin County	Chapter 3 - Risk Assessment Hazard Profiles Chapter 3 - Risk Assessment Vulnerability Assessment
National Inventory of Dams	Chapter 3 - Risk Assessment Hazard Identification and Profiles
US Department of Agriculture’s (USDA) Risk Management Agency Crop Insurance Statistics	Chapter 3 - Risk Assessment Hazard Identification and Profiles
Various Local Plans Such as Comprehensive Plans, Economic Development Plans, Capital Improvement Plans, etc.	Chapter 2 – Planning Area Profile and Mitigation Capabilities Chapter 3 - Flood Risk Assessment Hazard Identification and Profiles Chapter 4 - Mitigation Strategy Review of Goals and Mitigation Actions

These documents were reviewed and considered during the data collection for Planning Steps 4 and 5, which involve hazard identification, vulnerability assessment, and capability assessment. The relevant data was incorporated into the risk assessment and hazard vulnerability sections and was also used to assess the community’s ability to implement mitigation strategies. A detailed description of the Capability Assessment can be found in Chapter 2.



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## PHASE 2 Risk Assessment (Step 4 & 5)

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### STEPS 4 & 5: Assess the Hazard(s) and Assess the Problem(s)

The FHMPC identified and documented hazards affecting the planning area and used GIS to analyze and map vulnerabilities. A capability assessment reviewed existing programs, policies, and plans to evaluate the area's capacity to mitigate risks. Details of the risk assessment process and results are in **CHAPTER 3 - FLOOD RISK ASSESSMENT**.

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## PHASE 3 Mitigation Strategy (Step 6, 7 & 8)

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### STEPS 6 & 7: Set Goals and Review Possible Activities

The FHMPC led sessions with the FHMPC to outline the purpose, process, and criteria for developing goals, objectives, mitigation alternatives, and recommended actions. Details are in **CHAPTER 4 - MITIGATION STRATEGY**

### STEP 8: Draft Action Plan

The draft Flood Hazard Management Plan (FHMP) for Baldwin County was distributed to the Flood Hazard Management Plan Committee (FHMPC) and relevant agencies for review and feedback. To ensure transparency and community involvement, the draft was made available for a two-week public review period. No public comments were received during this time.

Following the review period, the draft will be submitted to FEMA Region IV for review and the Baldwin County Commission for adoption. The final plan will include all deliverables (**Table 9**), , such as risk assessments and mitigation strategies, ensuring compliance with FEMA and CRS standards while supporting Baldwin County's flood hazard management goals.



**Table 9 Planning Deliverables**

Deliverable	Date
Kickoff Preparation	September 4, 2024
Introduction for FHMP	September 4, 2024
FHMP #1- Agenda	October 8, 2024
Public Outreach Strategy	October 11, 2024
FHMP #2- Agenda	November 4 <sup>th</sup> , 2024
Public Information Flyer #1	November 6 <sup>th</sup> , 2024
FHMP #3- Agenda	December 2, 2024
Public Information Flyer #2	December 10, 2024
FHMP #4- Agenda	January 6, 2025
Presentation to Planning Commission	January 9, 2025
FHMP #5 Draft for Public Review	January 27, 2025
Public Hearing at Baldwin County Commission Meeting	February 18, 2025

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## PHASE 4 Plan Maintenance (Steps 9 & 10)

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### STEP 9: Adopt the Plan

To officially implement the plan, the plan was adopted by The Baldwin County Commission on March 5, 2025. Appendix A: Adoption Resolution.

### STEP 10: Implement, Evaluate, and Revise the Plan

The effectiveness of a mitigation plan is measured by its successful implementation. So far, the FHMP has focused on data analysis, gathering input from stakeholders, and developing targeted mitigation actions. **CHAPTER 5 - PLAN MAINTENANCE PROCESS** outlines the implementation strategy, along with a schedule for updates, maintenance, and ongoing public engagement.

Collaboration with various organizations in the planning area, whose goals align with hazard mitigation, is vital. As highlighted in Planning Step 3, this coordination is crucial to the plan's success in Baldwin County and is further detailed in Chapter 5.

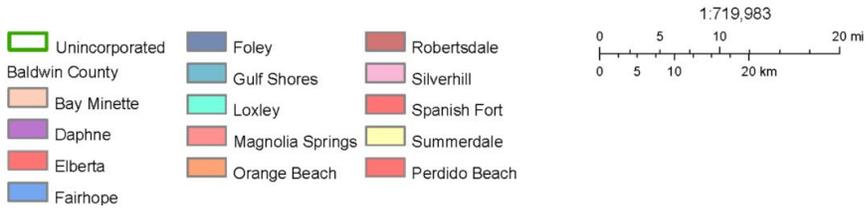
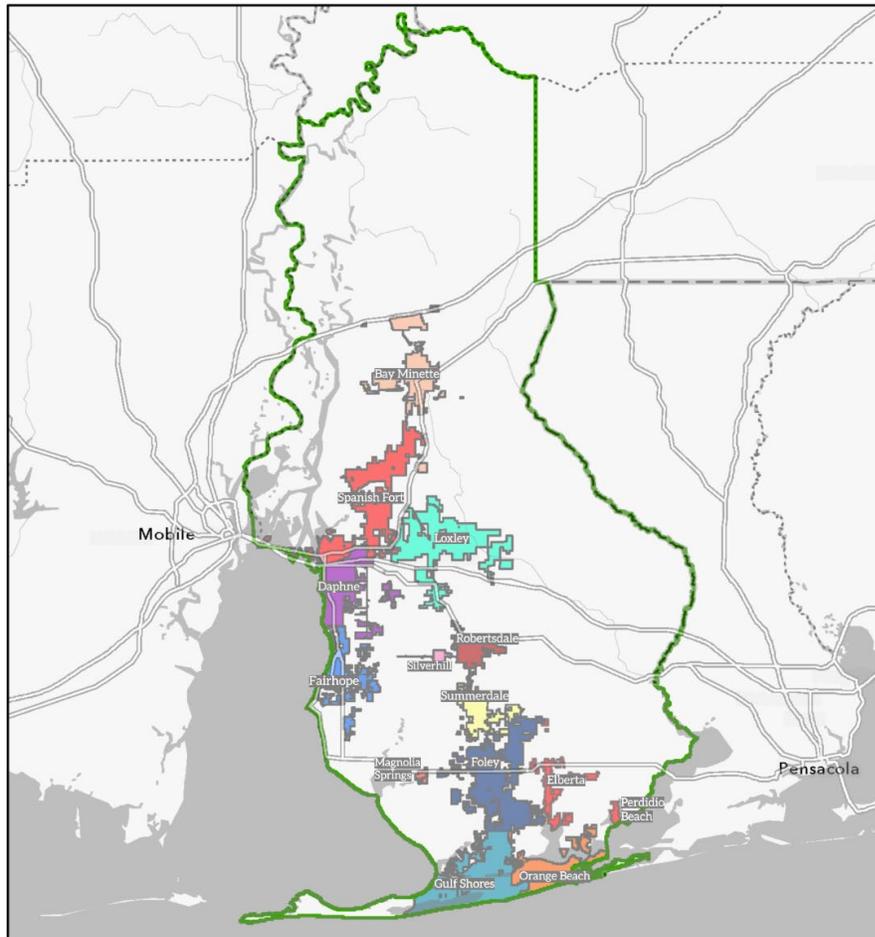
**3.2 DESCRIBE HAZARD PROFILES** provides a general profile of Baldwin County, as well as details on existing capabilities, plans, and programs that enhance their ability to implement flood mitigation strategies.



# CHAPTER 2 - PLANNING AREA PROFILE AND CAPABILITIES

## 2.1 PLANNING AREA PROFILE

Figure 2 Baldwin County Planning Area





## HISTORY

Baldwin County was first organized as a county in 1809 and found itself situated within the confines of the Mississippi Treaty until December 10, 1817, when the state of Mississippi entered the United States as the 20th state in the federal union. Thereafter, Baldwin County was absorbed into the Alabama territory until December 14, 1819, when the state of Alabama entered the United States as the 22nd state in the federal union.

Early on, the Town of McIntosh Bluff (now in Mobile County, Alabama, west of Baldwin County) on the Tombigbee River was the county seat. After being transferred to the Town of Blakeley in 1810, the county seat was later moved to the City of Daphne in 1868. In 1900, by an act of the legislature of Alabama, the county seat was authorized for relocation to the City of Bay Minette. The County is governed by a four-member County Commission with all four members elected by a vote of the entire county, one of which, its chairman, serves as the presiding officer. Further, the County Commission employs a county administrator who serves as its chief administrative officer to affect the policies adopted by the county commission.

Today, Baldwin County remains one of the fastest growing counties in Alabama. In 1990, 98,290 citizens resided in Baldwin County; by 2000, the population had grown to 140,415; and the 2010 census counted 182,265 citizens. As of the 2020 Census, Baldwin County's population reached 231,767. Baldwin County's rich history and diverse cultures have created a place welcome to all. Its strength is not only found among the plethora of abundant natural resources, healthy economy or beautiful beaches, but also with the people who have carved out a place to live, prosper & continuously grow.

This brief historical compilation was provided by Baldwin County and can be found on the community website: <https://baldwincountyal.gov/community/about-baldwin-county/history-of-baldwin-county/historic-overview-introduction-to-baldwin-county>

## GEOGRAPHY AND TOPOGRAPHY

Baldwin County is in the southwest corner of the State of Alabama. It is bordered by Mobile, Clarke, and Washington counties on the west; Clarke and Monroe counties on the north; Escambia County, Florida and Escambia County, Alabama on the east; and the Gulf of America on the south. Baldwin County, the largest county in Alabama, comprises about 1600 square miles. Much of its land area is bordered by large, open bodies of water, including the 43 miles of Gulf of America shoreline; 57 miles of Mobile and Bon Secour Bay shoreline to the southwest; and 60 miles of Perdido bay shoreline to the southeast. Other than these bodies of water, several other water features define the county's borders. These include the Perdido River on the east; Tombigbee, Mobile, and Middle Rivers on the west; and the Alabama River cutoff, the Alabama River and the Little River on the north. Also, numerous bays and shallow estuaries characterize the southernmost portion of the county interconnecting Mobile/Bon Secour Bay and Perdido Bay. These bays and estuaries include Oyster Bay, and artificial Gulf Intracoastal Waterway Cut, Wolf Bay, Bay La Launch, Arnica Bay, and Bayou St. John. Other water bodies include Weeks Bay, Cotton Bayou, Terry Cove, the Old River, and a series of narrow lagoons, including Little Lagoon, Shelby Lake, Middle Lake, and Little Lake.



Also, within the county lie three tidal inlets, including Main Channel (Mobile Bay entrance), Little Lagoon entrance, and Perdido Pass (Perdido Bay entrance). These three inlets, particularly Main Channel and Perdido Pass, serve as the major passages through which the Gulf of America tides and hurricane surges propagate in the county's estuaries.

While swampy, mildly sloping terrain fringes much of the county, particularly along the Tensaw/Mobile River system, Bon Secour Bay, Upper Perdido Bay, and coastal areas, moderately sloping terrain with well-defined waterways generally characterizes most of Baldwin County topography. Ground elevation generally ranges from sea level in the southern and western extremes of the county to +200 to +300 ft NGVD (USGS, Pensacola, 1978; Bay Minette, 1981) in the central and northern portions. Wide, gently sloping beaches with low dunes characterize the Gulf of America shoreline. The Mobile Bay shoreline ranges from low-lying marsh (along Bon Secour Bay) to steep bluffs in the northeast. Along Wolf Bay and Perdido Bay, moderately sloping terrain characterizes most of the shoreline with some low-lying marsh particularly at the northern end of the bays. The soil associations are generally well-drained and consist of the following types: Norfolk Kleij-Goldsboro, Bowie-Lakeland-Cuthbert, Marlboro-Faceville-Greenville, Bowie-Tiftin-Sunweet, and Lakeland-Plummer (U.S. Dept. Of Agriculture, 1963). Soils in the County's lower central region, the area drained by the three restudy streams; primarily consist of the latter three soil associations.

Geographic and topographic information were obtained from the 2019 Flood Insurance Study (FIS) report for Baldwin County.

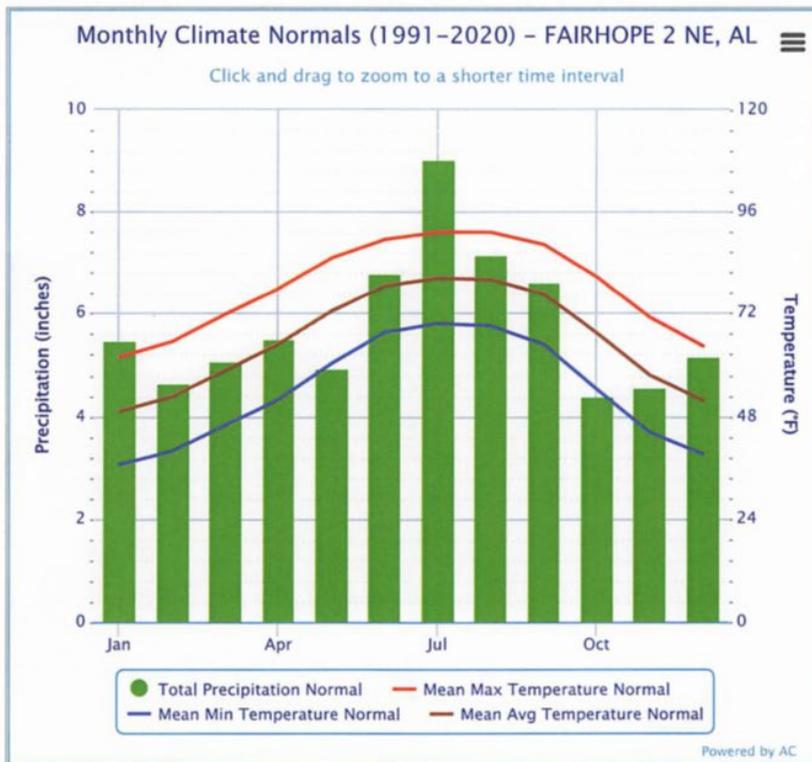
## CLIMATE

Summers are the warmest time of year in Baldwin County, with the daily average temperature in August at 83°F and an average of 20.5 days per year with temperatures reaching 90°F. Winters are generally much cooler and less stable. January has a daily average temperature of 51.0°F, although in most years there is at least one day (average 9.9) where the high remains at or below freezing.

Annual precipitation averages 69.31 inches, and normal seasonal snowfall is 0.2 inches occurring in January and February. Information in **Figure 3** presents the annual weather averages for Baldwin County 1992-2021



Figure 3 - Baldwin County Annual Weather Averages & Climate Information



Month	Total Precipitation Normal (inches)	Mean Max Temperature Normal (°F)	Mean Min Temperature Normal (°F)	Mean Avg Temperature Normal (°F)
January	5.48	61.8	36.6	49.2
February	4.65	65.4	39.8	52.6
March	5.06	71.8	45.9	58.8
April	5.51	77.9	51.9	64.9
May	4.93	85.0	60.3	72.6
June	6.78	89.4	67.5	78.5
July	9.03	91.1	69.6	80.3
August	7.16	91.1	69.0	80.0
September	6.60	88.2	64.7	76.5
October	4.38	80.5	54.3	67.4
November	4.57	71.0	44.2	57.6
December	5.16	64.3	39.1	51.7
Annual	69.31	78.1	53.6	65.8



## Changing Future Conditions

The *Fifth National Climate Assessment (NCA5)* provides updated insights into climate change impacts across the United States, including the southeast region, which encompasses Baldwin County, Alabama. Key findings relevant to Baldwin County include:

### Temperature Increases

The southeast has experienced a rise in average temperatures, with projections indicating continued warming throughout the 21st century. This trend is expected to result in more frequent and intense heatwaves, increasing the number of days with temperatures exceeding 95°F. Such conditions pose heightened risks of heat-related illnesses and can adversely affect agriculture and livestock productivity. (See Figure 4)

### Sea Level Rise

The Gulf Coast, including Baldwin County, is witnessing sea level rise, leading to coastal erosion, increased flooding, and loss of wetlands. Projections suggest that sea levels could rise by 18 inches to 4 feet over the next century, exacerbating the impacts of storm surges and threatening infrastructure and ecosystems.

### Precipitation Patterns

Changes in precipitation are contributing to more severe floods and droughts in the region. While annual rainfall has increased, the variability has led to periods of both intense rainfall and extended dry spells. This variability challenges water resource management and agricultural planning.

### Extreme Weather Events

The frequency and intensity of tropical storms and hurricanes affecting the gulf coast have increased, resulting in significant rainfall, flooding, and wind damage in Baldwin County. These events pose risks to life, property, and the local economy.

### Air Quality Concerns

Warmer temperatures and increased drought conditions can lead to poorer air quality due to higher concentrations of ground-level ozone and particulate matter. This deterioration in air quality can exacerbate respiratory conditions and other health issues among residents.

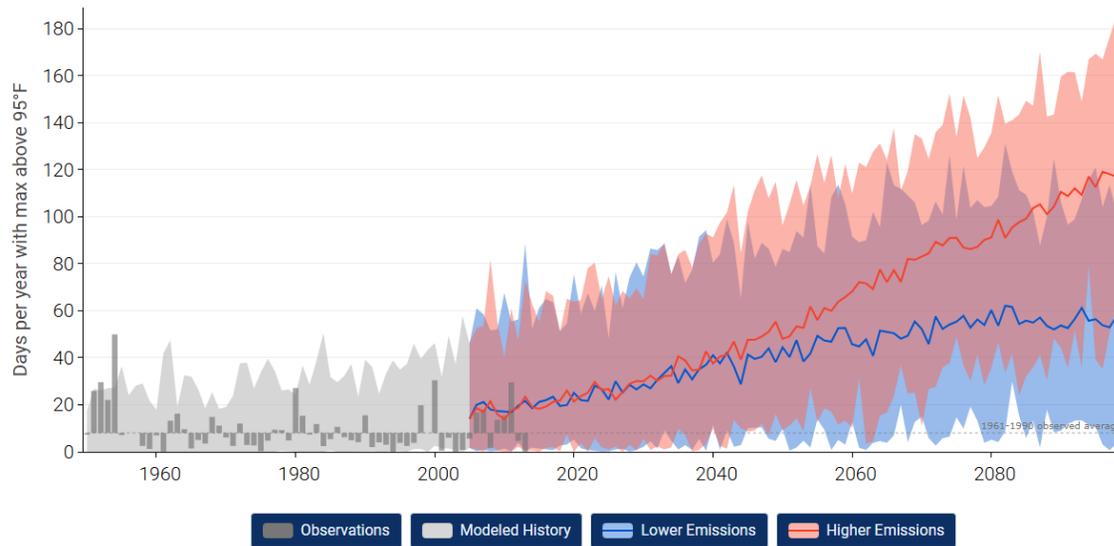
### Community Vulnerability and Resilience

Rapid population growth in Baldwin County raises concerns about environmental sustainability, water quality, and the preservation of the region's farming heritage. Addressing these challenges requires comprehensive planning to enhance community resilience against climate-related impacts.

These findings underscore the importance of proactive measures to mitigate and adapt to climate change impacts in Baldwin County. Implementing strategies to reduce greenhouse gas emissions, enhance infrastructure resilience, and protect natural resources is crucial for safeguarding the well-being of the community and its environment.

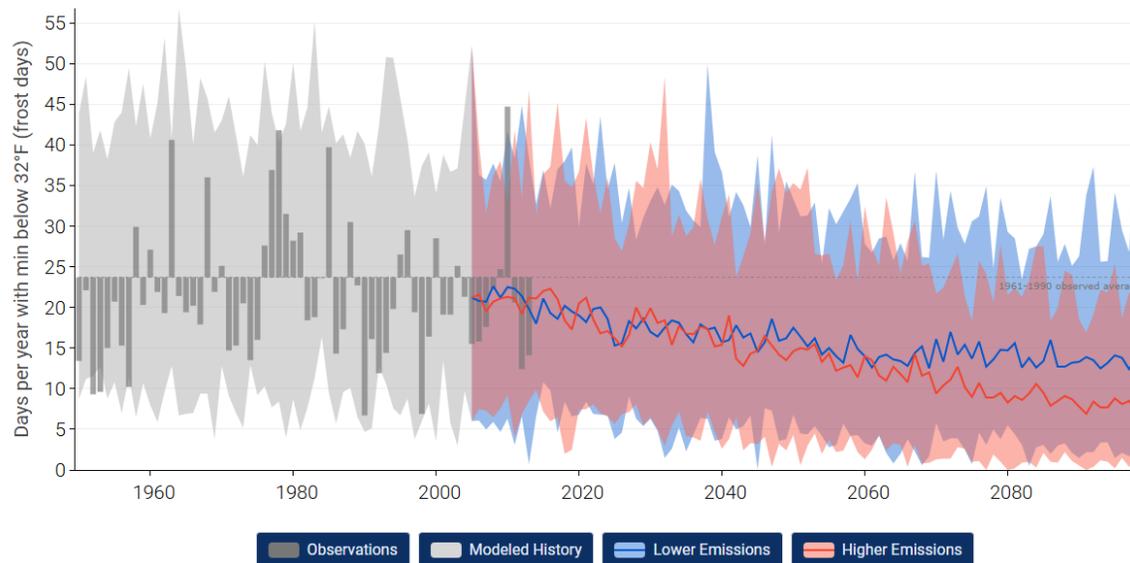


**Figure 4 Days with Maximum Temperature Above 95°F**



SOURCE: NATIONAL CLIMATE EXPLORER

**Figure 5 Days with Minimum Temperature Below 32°F**



SOURCE: NATIONAL CLIMATE EXPLORER



## POPULATION / DEMOGRAPHICS

According to the U.S. Census, the 2020 population in unincorporated Baldwin County was 103,662. In 2023, the population is an estimated 143,920, representing a 5.7-percent increase. **Table 10** provides the populations for Baldwin County for 2020 and 2023, as well as population statistics for 2023. Statistics for unincorporated Baldwin County are calculated from the total values for Baldwin County less the values for the incorporated communities.

**Table 10 Baldwin County Population 2020 - 2023**

Table	2020 Population	2023 Population	Percent Change 2020-2023	2023 Estimates		
				Under 5	Over 65	Housing Units
Baldwin County, AL	231,768	253,507	9.4%	12,914	55,847	135,669
Bay Minette, City of	8101	8,371	3.3%	435	1565	3,116
Daphne, Town of	27,463	30,321	10.4%	2,728	5,308	11,329
Elberta, Town of	2,006	2,109	1.7%	169	421	1,147
Fairhope, City of	22,464	24,974	11.2%	1,124	6,398	9,956
Foley, City of	20,486	24,873	21.4%	645	7,900	10,990
Gulf Shores, City of	15,140	16,850	11.3%	252	4,464	14,331
Loxley, Town of	3,641	4,623	8.3%	554	739	1,479
Magnolia Springs, Town of	810	844	1.4%	8	464	600
Orange Beach, City of	8,095	8,534	5.4%	179	2431	14,777
Perdido Beach, Town of	553	578	1.8%	40	260	368
Robertsdale, City of	6,705	7,421	10.7%	304	1110	3741
Silverhill, Town of	795	1,923	40.8%	135	328	369
Spanish Fort, City of	10,062	10,923	8.6%	819	1954	4223
Summerdale, Town of	1,485	1,576	1.9%	110	410	617
Unincorporated Baldwin County	103,662	143,920	38.76%	5,412	22,095	58,625

Source: U.S. Census Bureau: 2020 Decennial Census, 2023 American Community Survey (ACS) 1-year Estimates

According to the 2023 American Community Survey (ACS) estimates, 5.22 % of the population is under age 5 and 21.32 % of the population is over age 65 in unincorporated Baldwin County. There were 58,625 households with an average household size of 2.53 people.

The hazards and vulnerability research institute at the University of South Carolina developed the Social Vulnerability Index (SoVI<sup>®</sup>) to evaluate and rank the ability to respond to, cope with,

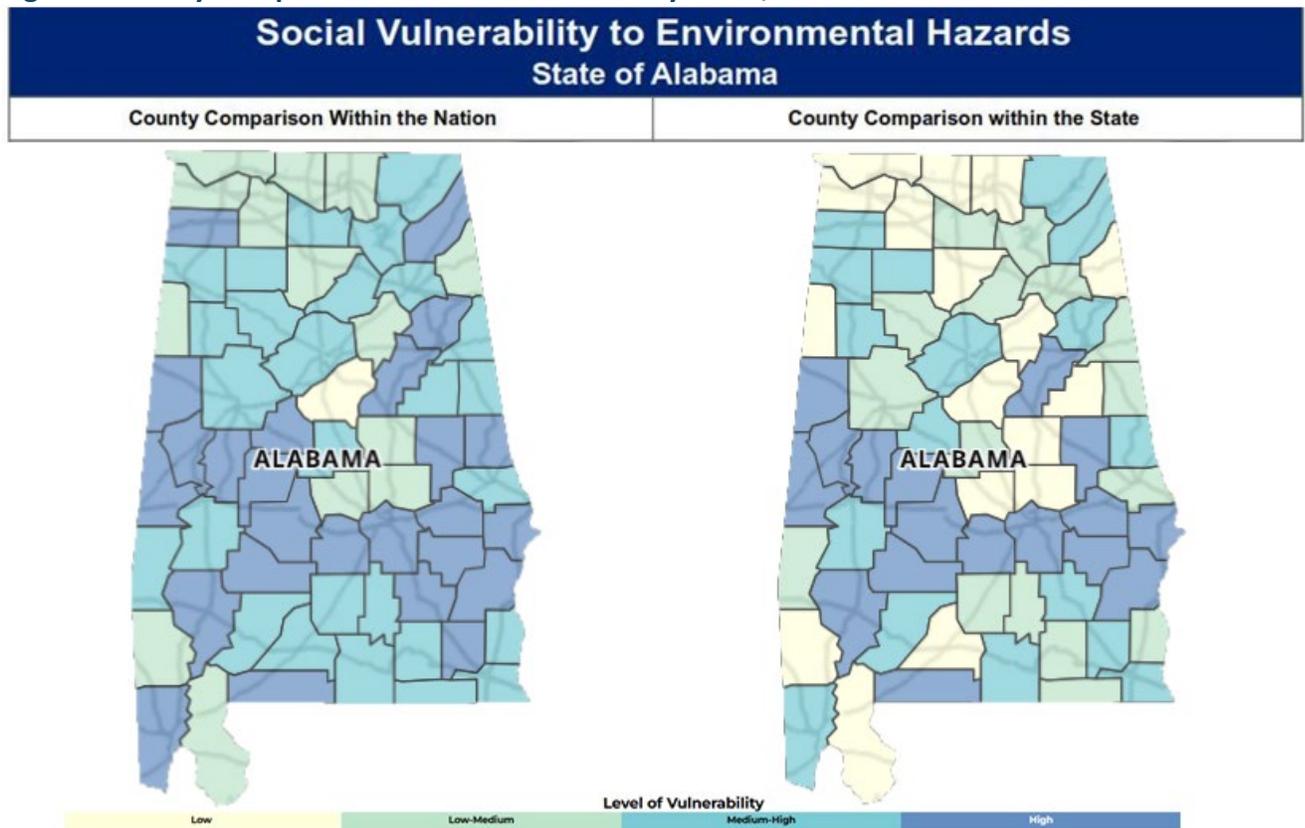
CHAPTER 2 - PLANNING AREA PROFILE AND CAPABILITIES | Page 33



recover from, and adapt to disasters. The index synthesizes 30 socioeconomic variables, which the research literature suggests contributing to reduction in a community's ability to prepare for, respond to, and recover from hazards. SoVI<sup>®</sup> data sources include primarily those from the United States census bureau.

**Figure 6** compares the social vulnerability of Baldwin County with counties in Alabama, as well as the United States. To visually compare the SoVI<sup>®</sup> scores at a national level, they are mapped using quantiles. Scores in the top 20% of the United States are more vulnerable counties (dark blue) and scores in the bottom 20% of the United States indicate the least vulnerable counties (yellow). Baldwin County is shown as having a medium social vulnerability index. The medium index indicates that Baldwin County is generally able to cope and recover from disasters.

**Figure 6 County Comparison for Social Vulnerability Index, 2022**



SOURCE: HAZARDS AND VULNERABILITY RESEARCH INSTITUTE; FILE:///N:/6376171035\_BALDWIN/05\_REFERENCE/AL\_1014.PDF

**Table 11** provides additional demographic and economic indicators for Baldwin County. Statistics for unincorporated Baldwin County are calculated from the total values for Baldwin County less the values for the incorporated communities.



**Table 11 Unemployment, Income, and Poverty Demographics, Baldwin County, AL, 2020**

<b>Jurisdiction</b>	<b>Civilian Labor Force 16 Years and Over</b>	<b>Median Household Income</b>	<b>Persons Below Poverty Level</b>
Baldwin County, AL	149,569	\$72,915	24,403
Bay Minette, City of	4069	\$39,737	2067
Daphne, Town of	19,162	\$86,479	1,622
Elberta, Town of	1070	\$57,996	486
Fairhope, City of	13,236	\$86,509	2,218
Foley, City of	11,940	\$67,346	2,602
Gulf Shores, City of	10,194	\$73,873	1,789
Loxley, Town of	1,840	\$85,250	600
Magnolia Springs, Town of	606	\$93,000	154
Orange Beach, City of	5206	\$89,034	456
Perdido Beach, Town of	194	\$71,429	40
Robertsdale, City of	4,527	\$55,707	481
Silverhill, Town of	441	\$58,510	23
Spanish Fort, City of	6,774	\$101,574	649
Summerdale, Town of	731	\$70,500	86
Unincorporated Baldwin County	75,579	\$51,365	11,130

SOURCE: U.S. CENSUS, 2020 ACS, 5-YEAR ESTIMATES; 1 – VALUES ASSUMED TO BE THE SAME AS BALDWIN COUNTY



## ECONOMY/INDUSTRY

**Table 12** presents the top employers and **Table 13** the top manufacturing employees in Baldwin County.

**Table 12 Top Employers in Baldwin County**

Company	Industry	Employees
Baldwin County Board of Education	Education	3,900
Wal-Mart	Retail	1,700
Infirmiry Health	Medical Care	1,490
Collins Aerospace	Thrust Reversers, Cawlings, and Nacelle Components	1,026
Columbia Southern University	Education	1,050
Baldwin Health	Medical Care	860
Publix	Retail	830
Baldwin County Commission	Government	670
Marriott Grand Hotel	Hotel & Country Club	530
Brett/Robinson Gulf Corp.	Vacation Rental Management	520
OWA	Entertainment & Retail	400
S.H. Enterprises	Vacation Rental Management	375
Ace Hardware Support Center	Hardware Distribution Support Center	380
Vulcan, Inc.	Aluminum & Steel Products	236

Source: Baldwin County Economic Development Alliance; <https://baldwineda.com/data/top-employers/>

**Table 13 Top Manufacturing Employers in Baldwin County**

Company	Industry	Employees
Collins Aerospace	Thrust Reversers, Cawlings, and Nacelle Components	1,026
Ace Hardware Support Center	Hardware Distribution Support Center	380
Vulcan, Inc.	Aluminum & Steel Products	236
Quincy Compressors	Air Compressors	210
Segers Aerospace	Aerospace and Defense MRO	185
Bon Secour Fisheries	Seafood Processing	150
International Paper	Paper Products	135
Quality Filters	Air Filters	130
Ecovery	Metals Processing	130
Ascend Performance Materials	Medical Instruments	114



Company	Industry	Employees
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Source: Baldwin County Economic Development Alliance; <https://baldwineda.com/data/top-employers/>

## AGRICULTURE

According to the USDA census of agriculture, the area of agriculture land is increasing in Baldwin County, as well as the market value of crops. **Table 14** compares the number of farms and land in farms (acres) as reported in the 2012, 2017, and 2022 US Agricultural Census.

**Table 14 Baldwin County Agricultural Census Comparisons, 2012, 2017, and 2022**

Commodity	2012	2017	2022	Percent Change 2012-2022
Farms (number)	989	842	853	-13.75%
Land in farms (acres)	192,320	174,803	180,784	-6%
Market Value – Crops (\$1,000)	\$115,652	\$101,620	\$123,196	6.52%
Market Value – Livestock (\$1,000)	\$19,910	\$18,763	\$20,489	2.91%

Source: USDA Census of Agriculture, 2012, 2017, and 2022; <https://www.aqcensus.usda.gov/>

**Table 15 Production Quantity and The State Rank, Among The 67 Counties, For Agricultural Products in Baldwin County.**

Commodity	Quantity (\$)	State Rank
Grains, oilseeds, dry beans, & dry peas	15,344	9
Tobacco	0	-
Cotton and cottonseed	5,974	20
Vegetables, melons, potatoes, & sweet potatoes	7,454	4
Fruits, tree nuts, & berries	(D)	2
Nursery, greenhouse, floriculture, & sod	71,816	2
Cut Christmas trees and short rotation woody crops	(D)	2
Other crops and hay	20,537	2
Poultry and eggs	(D)	40
Cattle and calves	6,670	30
Milk from cows	-	-
Hogs and pigs	27	21
Sheep, goats, wool, mohair, and milk	136	18



Commodity	Quantity (\$)	State Rank
Horses, ponies, mules, burros, and donkeys	174	14
Aquaculture	(D)	10
Other animals and other animal products	249	9

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## 2.2 MITIGATION CAPABILITIES

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This mitigation capability profile of unincorporated Baldwin includes an overview of the jurisdiction and its organizational structure; a description of staff, fiscal, and technical resources; and information regarding existing hazard mitigation capabilities such as adopted plans policies and regulations. The descriptions and capabilities assessments are based on available and applicable data, including information provided by Baldwin County collected during the planning process.

### BALDWIN COUNTY, UNINCORPORATED AREAS

#### Overview

Baldwin county has a four-member elected commission, as well as the following elected officers of: county coroner, district attorney, probate judge, revenue commissioner, sheriff, and district court judge, and county board of education. The Baldwin County government includes the following departments:

- County Administration
- Animal Shelter
- Archives and History
- Baldwin Regional Area Transit System
- Budget
- Building Inspection
- Communications and Information Systems (CIS)
- Council on Aging
- Emergency Management Agency
- Finance and Accounting
- Grants
- Highway Department
- Juvenile Detention
- Personnel Department
- Planning and Zoning
- Purchasing
- Sales and Use Tax / License Inspection



**Table 16 Baldwin County Administrative & Technical Resources 2025**

Personnel Resources	Yes/No	Department/Position
Planner/Engineer with knowledge of land development/land management practices	YES	Planning & Zoning Department
Engineer/Professional trained in construction practices related to buildings and/or infrastructure	YES	Building Inspection Department and Highway Department
Planner/Engineer/Scientist with an understanding of natural hazards	YES	Planning & Zoning Department and Building Inspection Department
Personnel skilled in GIS	YES	Communications and Information Systems (CIS) Department
Full time building official	YES	Building Inspection Department
Floodplain Manager	YES	Building Inspection Department
Certified Floodplain Manager (CFM)	YES	Building Inspection Department, Planning & Zoning & Emergency Management Agency
Emergency Manager	YES	Emergency Management Agency
Grant Writer	YES	Emergency Management Agency
Natural Resource Planner	YES	Planning & Zoning Department

*SOURCE: BALDWIN COUNTY'S DATA COLLECTION GUIDE COMPLETED 2025*



## Fiscal Tools or Resources That the County Could Potentially Use to Help Fund Mitigation Activities Include the Following:

- Community development block grants
- DHS and FEMA grant resources
- Capital improvements project funding
- Authority to levy taxes for specific purposes
- Incur debt through general obligation bonds
- Incur debt through special tax bonds
- Incur debt through private activities

## Existing Plans and Policies

By incorporating existing policies and plans, Baldwin County can create a flood hazard management strategy that is comprehensive, legally sound, and effective in reducing flood risks while promoting sustainable growth and resilience. Additional regulatory tools are presented in **Table 17** below:



**Table 17 Baldwin County Regulatory Tools**

Regulatory Tool	Y/N	Ordinances, Codes, Plans
Master Plan	YES	<a href="#">Our Vision - A Citizen's Guide to Growth (as approved July 18, 2023)</a>
Zoning Ordinance	YES	<a href="#">Zoning Ordinance (as amended November 21, 2023)</a>
Growth Management	YES	<a href="#">Our Vision - A Citizen's Guide to Growth (as approved July 18, 2023)</a>
Subdivision Ordinance	YES	<a href="#">Subdivision Regulations (Adopted Jan. 7, 2025)</a>
Drainage Ordinance	YES	<a href="#">Zoning Ordinance, Article 13, Section 13.11 and 12</a> <a href="#">Subdivision Regulations, Article 5, Section 5.11</a>
Historical Preservation Ordinance	YES	<a href="#">Zoning Ordinance, Article 11</a> <a href="#">Zoning Ordinance, Article 10, Section 10.3</a> <a href="#">Zoning Ordinance (as amended November 21, 2023)</a>
Landscape Ordinance	YES	<a href="#">Zoning Ordinance Article 17</a>
Floodplain Ordinance	YES	<a href="#">baldwin-county-floodplain-development-ordinance.pdf</a>
Flood Land Disturbance Ordinance	YES	<a href="#">Land Disturbance Ordinance 2021</a>
Flood Insurance Study or Other Engineering Study for Streams	YES	Current Effective April 19, 2019
Elevation Certificates	YES	<a href="#">Building Inspection Department</a>
Building Code	YES	Adoption of 2024 International <a href="#">Building Codes</a>
BCEGS Rating	YES	4-Commercial & Industrial Buildings 4-One & Two-Family Dwellings
Fire Department ISO Rating	YES	3/3X
Stormwater Management Program (Urban Areas)	YES	Stormwater Management Program (SWMP) Plan, 2021-2026 <a href="#">MS4</a>
Erosion or Sediment Control Program	YES	<a href="#">Zoning Ordinance, Article 13, Section 13.12</a> <a href="#">Zoning Ordinance (as amended November 21, 2023)</a> <a href="#">Subdivision Regulations (Adopted Jan. 7, 2025)</a>
Wetlands And Riparian Areas Conservation	YES	<a href="#">Zoning Ordinance, Article 11</a> <a href="#">Zoning Ordinance, Article 10, Section 10.4</a>
Site Plan Review Requirements	YES	<a href="#">Zoning Ordinance (as amended November 21, 2023)</a>
Capital Improvements Plan	YES	<a href="#">Baldwin County Strategic Plan</a>
Economic Development Plan	YES	<a href="#">Baldwin County Economic Development Alliance</a>
Local Emergency Operations Plan	YES	<a href="#">Emergency Operations Plan 2023</a>



## Other Mitigation Actions

Baldwin county has several mitigation programs already established. The following are highlights from some of the departments.

### Emergency Management Agency Activities:

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**Emergency Planning** - EMA researches, revises, prints and distributes hazard information, including a flood management directory (**Figure 7** below)

**Training to Emergency Responders and Public Organizations** - EMA will host/present training classes and/or presentations to response agencies, doctors, nurses and public organizations on topics such as assisting children in disasters, structural collapse, incident command, weather spotter and cert.

#### **StormReady Certification**

**Citizen Preparedness Information** - EMA is the administrator for the Baldwin County local emergency planning committee and hosts the website:

<https://baldwincountyal.gov/departments/emergency-management-agency>

**Participation In Emergency Exercises** - EMA participates in numerous emergencies exercises every year.

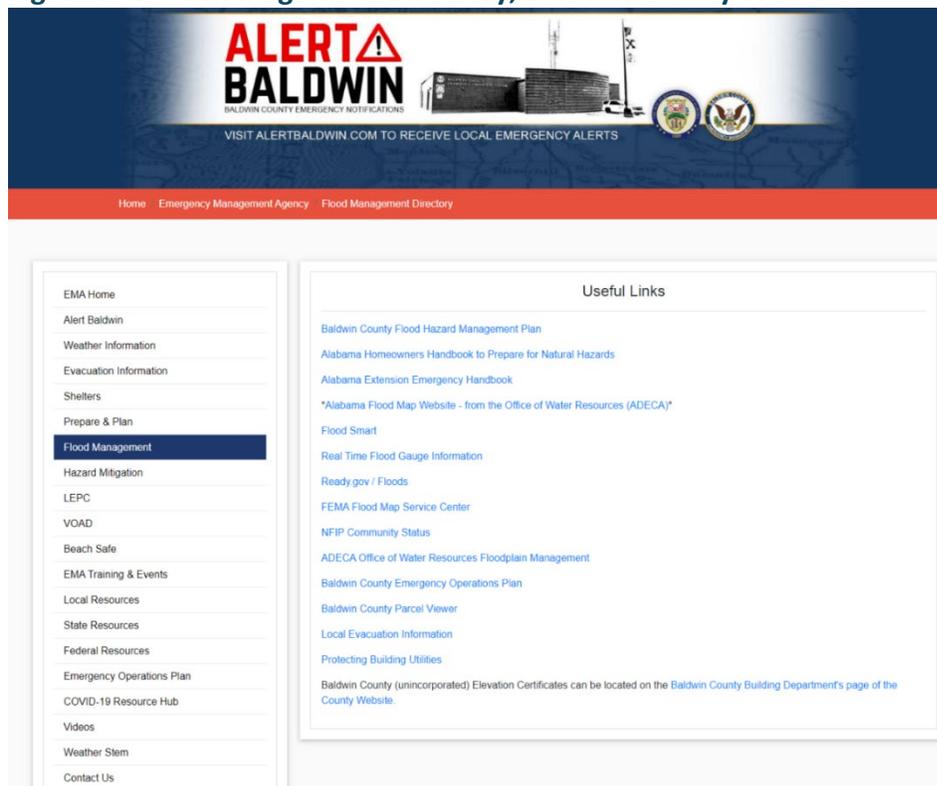
**Provide And Maintain EOC Facilities** – The Emergency Operations Center is a central meeting point for the city and county mayors, police, fire, emergency medical services, American Red Cross and others to coordinate response and recovery efforts following a disaster.

**Grant Administration** - EMA administers several state and federal grants which provide emergency planning, training and equipment to emergency responders, hospitals and volunteers.

**Duty Officer** - a duty officer is on call 24 hours a day, 7 days a week.



Figure 7 Flood Management Directory, Baldwin County Website



### Floodplain Administrator Activities:

Baldwin County's Floodplain Administrator also provides the following public education and outreach services:

- Flood Insurance Program
- Flood Hazard Brochure 2025
- Coastal Barrier Resources System (CBRA)
- [Flood Hazard Protection Newsletter 2024](#)
- Mandatory Purchase of Flood Insurance
- [NOAA | Coastal County Snapshots](#)
- [Baldwin County CRS Statistics](#)
- CRS Mailouts
- Repetitive Loss Properties
- Real Estate & Insurance Companies
- EMA "Stay Alert" Newsletter



### Stormwater Management Plan Activities:

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Baldwin County's Storm Water Management Program (SWMP) Plan summarizes the County's efforts to maintain compliance with the requirements of NPDES Permit ALR040042. The plan includes the following mitigation type efforts:

#### **Local Partnerships for Educational and Outreach Programs:**

- Alabama Department of Environmental Management
- Alabama Clean Water Partnership
- Alabama Cooperative Extension System
- City of Daphne
- City of Fairhope
- City of Spanish Fort
- City of Foley
- City of Robertsdale
- Town of Magnolia Springs
- Town of Silverhill
- Town of Summerdale
- City of Loxley
- Town of Perdido Beach
- Weeks Bay Preserve
- Weeks Bay Watershed Project
- Mobile Bay National Estuary Program
- Wolf Bay Watershed Watch
- Perdido Bay Watershed Planning
- Baldwin County Environmental Advisory Board
- Alabama Coastal Foundation
- People Against a Littered State

#### Workshops:

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- Nonpoint Education for Municipal Officials (NEMO) - Mobile Bay National Estuary Program Video "Understanding the MS4 Process" is available.
- Erosion and Sediment Control - The County may evaluate and identify workshops that will be beneficial to city staff, professionals and the development community.
- Low Impact Development - The workshops that will be beneficial to the development community.

#### Public Engagement Activities:

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- Baldwin County Water Festival is to educate students about all aspects of surface water and groundwater and other related natural resources



- Earth Day is an annual celebration during which worldwide events are held for the purpose of demonstrating support for environmental protection.

## CHAPTER 3 - FLOOD RISK ASSESSMENT

44 CFR Requirement §201.6(c)(2): [The plan shall include] A risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.

The risk assessment process identifies, and profiles relevant flood hazards and assesses the exposure of lives, property, and infrastructure to these flood hazards. The goal of the risk assessment is to estimate the potential loss in the planning area, including loss of life, personal injury, property damage, and economic loss, from a flood hazard event. The risk assessment process allows the community to better understand their potential risk to flood hazards and provides a framework for developing and prioritizing mitigation actions to reduce risk from future flood hazard events.

This risk assessment serves as an update to the previous assessment included in the 2018 Flood Hazard Management Plan. The following updates have been incorporated:

- Identified Hazards Were Re-Evaluated and Profiles Were Refined
- Hazus 6.1, Alabama State Dataset Was Utilized to Determine Loss Estimates
- Hazus 6.1, Results Assessed Vulnerability and Loss Estimates for Flooding
- Critical Facilities Were Updated with FHMP Input

The risk assessment followed the methodology described in the 2023 FEMA Local Mitigation Planning Policy Guide, which includes a five-step process:

- Step 1** Identify Hazards
- Step 2** Describe Hazards
- Step 3** Identify Community Assets
- Step 4** Analyze Risk
- Step 5** Summarize Vulnerability



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Chapter 3 is divided into four parts:

1. **IDENTIFY HAZARDS:** identifies the flood hazards that threaten the planning area and describes why some flood hazards have been omitted from further consideration.
2. **DESCRIBE HAZARD PROFILES:** discusses the threat to the planning area and describes location, extent, previous occurrences of flood hazard events, and the probability of future occurrences.
3. **VULNERABILITY ASSESSMENT:** assesses the planning area's total exposure to flood hazards, considering critical facilities and other community assets at risk, and assessing growth and development trends. Flood hazards that vary geographically across the planning area are addressed in greater detail.
4. **SUMMARY OF KEY ISSUES:** provides a summary of the key issues or problems identified in the Risk Assessment.

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### 3.1 IDENTIFY HAZARDS

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Requirement §201.6(c)(2)(i): [The risk assessment shall include a] description of the type...of all natural hazards that can affect the jurisdiction.

### REVIEW OF STATE HAZARD MITIGATION PLAN

The Flood Hazard Management Plan Committee (FHMP) reviewed data and discussed the impacts of each of the hazards of prime concern that were included and profiled in the 2023 update to the State of Alabama Hazard Mitigation Plan. The six flood-related hazards that were included in the State Plan are listed alphabetically below:

1. Dam Failure
2. Flooding (Riverine Flooding, Storm Surge, Flash Floods)
3. High Winds (Hurricanes, Tornadoes, Windstorms)
4. Sea Level Rise and Coastal Land Change
5. Sinkholes and Land Subsidence
6. Tsunamis



## DISASTER DECLARATION HISTORY

Data on the past impacts and future probability of flood hazards in the Baldwin County planning area were collected from the following sources:

- Alabama State Hazard Mitigation Plan (2023)
- Information on past hazard events from the Spatial Hazard Events and Losses Database for the United States (SHELDUS), a component of the University of South Carolina Hazards & Vulnerability and Research Institute
- Information on past extreme weather and climate events and projected trends from the National Oceanic and Atmospheric Administration's (NOAA) National Center for Environmental Information
- Disaster declaration history from the Federal Emergency Management Agency (FEMA), the Public Entity Risk Institute, and the USDA Farm Service Agency Disaster Declarations
- Information provided by members of the Flood Hazard Management Plan Committee (FHMPC)
- Various articles and publications available on the internet (sources are indicated where data is cited)

One method used by the FHMPC to identify hazards was to examine events that triggered federal and/or state disaster declarations. Federal and/or state declarations may be granted when the severity and magnitude of an event surpasses the ability of the local government to respond and recover. Disaster assistance is supplemental and sequential. When the local government's capacity has been surpassed, a state disaster declaration may be issued, allowing for the provision of state assistance. Should the disaster be so severe that both the local and state governments' capacities are exceeded, a federal emergency or disaster declaration may be issued allowing for the provision of federal assistance.

The federal government may issue a disaster declaration through FEMA, the U.S. Department of Agriculture (USDA), and/or the Small Business Administration. FEMA also issues emergency declarations, which are more limited in scope and do not include long-term federal recovery programs of major disaster declarations. Determinations for declaration type are based on scale and type of damages and institutions or industrial sectors affected.



**Table 18** lists federal disaster and emergency declarations received by Baldwin County. Each of the disaster events affected multiple counties. Hurricanes/Tropical Storms and Flooding were the most prevalent disasters.



**Table 18 Flood-Related Disaster Declaration History in Baldwin County, 1969-Present**

DR #	Declaration Date	Disaster Description
Disaster Declarations		
280	1969-11-07	Hurricane Camille
369	1973-03-27	Tornadoes And Flooding
563	1978-08-09	Severe Storms and Flooding
598	1979-09-13	Hurricane Frederic
742	1985-09-07	Hurricane Elena
861	1990-03-21	Severe Storms, Tornadoes and Flooding
1070	1995-10-04	Hurricane Opal
1185	1997-07-25	Severe Storms, Flooding, and High Winds Associated with Hurricane Danny
1250	1998-09-30	Hurricane George - 18 SEP 98
1438	2002-10-09	Tropical Storm Isidore
1466	2003-05-12	Severe Storms, Tornadoes and Flooding
1549	2004-09-15	Hurricane Ivan
1593	2005-07-10	Hurricane Dennis
1605	2005-08-29	Hurricane Katrina
1789	2008-09-10	Hurricane Gustav
1797	2008-09-26	Severe Storms and Flooding Associated With Hurricane Ike
1835	2009-04-28	Severe Storms, Flooding, Tornadoes and Straight-Line Winds
1866	2009-12-22	Tropical Storm Ida
1971	2011-04-28	Severe Storms, Tornadoes, Straight-Line Winds, And Flooding
4082	2012-09-21	Hurricane Isaac
4349	2017-11-16	Hurricane Nate
4563	2020-09-20	Hurricane Sally
Emergency Declarations		
3074	1979-03-17	Flooding
3133	1998-09-28	Hurricane Georges
3214	2005-08-28	Hurricane Katrina
3237	2005-09-10	Hurricane Katrina Evacuation
3292	2008-08-30	Hurricane Gustav
3319	2011-04-27	Severe Storms, Tornadoes, and Straight-Line Winds



DR #	Declaration Date	Disaster Description
3389	2017-09-11	Hurricane Irma
3394	2017-10-08	Hurricane Nate
3407	2018-10-12	Hurricane Michael
3545	2020-09-14	Hurricane Sally
3618	2024-09-26	Hurricane Helene

SOURCE: [FEMA Open Datasets](#)

It is also important to note that the federal government may issue a disaster declaration through the U.S. Department of Agriculture and/or the Small Business Administration, as well as through FEMA. The quantity and types of damage are the factors that determine whether such declarations are issued.

The U.S. Department of Agriculture (USDA) aids farmers and other rural residents, as the result of natural disasters. Agricultural-related disasters are quite common. One-half to two-thirds of the counties in the United States have been designated as disaster areas in each of the past several years. Agricultural producers may apply for low-interest emergency loans in counties named as primary or contiguous in a disaster designation.

SDA Secretarial disaster designations must be requested of the Secretary of Agriculture by a governor or the governor's authorized representative, or by an Indian Tribal Council leader. Primary and contiguous counties designations for Baldwin County for 2014 through 2024 were as follows:

- 2014 – Contiguous County – 04/04/2014-05/02/2014, Excessive rain
- 2015 – Contiguous County – 09/01/2015-11/202015, Excessive rain, wind, flooding
- 2016 – No flood-related designation, 3 drought events noted for Baldwin County
- 2017 – Primary County – 05/01/2017-06/30/2017, Excessive rainfall, winds, flooding, flash flooding, and Tropical Storm Cindy
- 2018 – Contiguous County – 9/3/2018- 9/6/2018, Significant rainfall, wind, and flooding due to Tropical Storm Gordon
- 2020 – Primary County – 04/14/2020- N/A, One drought event reported
- 2020 – Contiguous County – 06/07/2020- 06/10/2020, Excessive rainfall and flash flooding due to Tropical Storm Cristobal
- 2020 – Primary County – 09/15/2020-09/16/2020 Excessive wind, flash flooding, and excessive rainfall caused by Hurricane Sally
- 2020 – Contiguous County – 10/28/2020- 10/29/2020 Significant rainfall, wind, and flooding Hurricane Zeta
- 2021 – Primary County – 08/29/2021- 8/30/2021 Excessive rainfall and flooding caused by Tropical Storm Ida



- 2023 – Primary County – 03/18/2023- 03/20/2023 One freezing temperature event reported
- 2023 – Primary County – 09/12/2023- N/A One drought event reported
- 2024 – Contiguous County – 12/01/2023- N/A One drought event reported Small Business Administration provides disaster assistance to families and businesses through their Disaster Assistance Program. The mission of this program is to offer financial assistance to those who are trying to rebuild their homes and businesses in the aftermath of a disaster. By offering low-interest loans, the SBA is committed to long-term recovery efforts. SBA is also committed to mitigation and has additional loan programs to help reduce future losses.

An SBA declaration may be requested by the State Governor. When the Governor’s request for assistance is received, a survey of the damaged area(s) is conducted with State and local officials, and the results are submitted to the Administrator for a decision. When the Administrator of SBA declares an area, both primary and adjacent counties are eligible for the same assistance.

## HAZARDS IDENTIFIED

After reviewing the hazards in the Alabama State Hazard Mitigation Plan, the local Baldwin County Hazard Mitigation Plan, the previous Flood Hazard Management Plan, and the disaster declaration history, the FHMP identified six flood hazards that significantly affect the planning area. These hazards are listed below in **Table 19**, the “X” indicates if the hazard was included in the planning document. Each of these hazards is profiled in further detail in the next section.



**Table 19 Hazards Identified for Each Participating Jurisdiction**

Hazard	Baldwin County Flood Hazard Management Plan 2025	Alabama State Hazard Mitigation Plan 2023	Baldwin County Hazard Mitigation Plan 2021	Baldwin County Flood Hazard Management Plan 2018
Flood: 100-/500-Year	X	X	X	X
Flood: Stormwater/Localized	X	X	X	X
Hurricane and Tropical Storms (including storm surge)	X	X	X	X
Coastal Bank Erosion	X	Included as a component of Flooding		X
Dam/Levee Failure	X	X	X	X
Changing Future Conditions and Sea Level Rise	X	X		X
Tsunami	X	X	X	X

## 3.2 DESCRIBE HAZARD PROFILES

**Requirement §201.6(c)(2)(i):** [The risk assessment shall include a] description of the...location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

### Methodology

Each hazard identified in **Chapter 3: Hazard Identification** is analyzed individually in this section. The level of detail varies based on the available data. With each update of this plan, new information will be incorporated to improve hazard evaluation and prioritization.

### Data Sources

The sources used for these hazard profiles include those mentioned in **Chapter 3** and additional references cited within each hazard section.



## HAZARD PROFILE COMPONENTS

- 1. Hazard Description** This section consists of a general description of the hazard and the types of impact it may have on a community.
- 2. Geographic Location** Describes where the hazard is likely to occur within the planning area. Maps are used when available to illustrate affected locations. The extent of the hazard is categorized as follows:
  - **Community Wide (3):** 50 - 100% of planning area
  - **Partial (2):** 10 - 50% of planning area
  - **Minimal (1):** Less than 10 % of planning area
- 3. Previous Occurrences** This section includes information on historic incidents and their impacts based upon the sources described in Chapter 3 Hazard Identification and the information provided by the FHMP.
- 4. Probability of Future Occurrence** Predicts the likelihood of future events based on historical frequency. When possible, probability is calculated using:

$$\text{Probability} = \left( \frac{\text{Number of Events}}{\text{Years of Data}} \right) \times 100$$

Example: Three droughts in 30 years suggest a 10% chance of a drought occurring in any given year.

- **Very High (5):** Occurs annually, 100% probability in next year
- **High (4):** Occurs every 2-3 years; Between 30 and 100% probability in next year or at least one chance in ten years
- **Moderate (3):** Occurs every 3-10 years; Between 10 and 30% probability in next year or at least one chance in next 100 years
- **Low (2):** Occurs every 10 years; Between 1% and 10% probability in next 100 years
- **Very Low (1):** Rare; less than 1% probability

- 5. Magnitude/Severity** Measures the potential impact of an event based on community vulnerability, emergency response effectiveness, and environmental factors.



Magnitude	Impacts
Devastating (4)	Widespread casualties, business losses, structural damage; shutdown >30 days, >50% of property severely damaged
Significant (3)	Some casualties, economic losses, infrastructure shutdown 2+ weeks, 25–50% of property severely damaged
Moderate (2)	Economic and structural losses; facility shutdown >1 week, 10–25% of property severely damaged
Slight (1)	Minimal economic loss; facility shutdown <24 hours, <10% of property severely damaged

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### Changing Future Conditions

Future hazard risks may shift due to environmental and climate changes. Factors such as more intense storms, heavier precipitation, heat waves, droughts, and extreme flooding can alter hazard probabilities and magnitudes. However, predicting these changes remains complex and dependent on evolving research.

The FEMA Climate Change Adaptation Policy Statement recognizes the potential for these changes to significantly impact communities.

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### Hazard Summary

At the conclusion of each hazard profile, a hazard summary table is provided which includes the following elements: probability of future occurrence, potential magnitude, and spatial extent. The ratings of these elements were then used to calculate a planning significance rating. The assigned value, ratings, and defined parameters are provided below.

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### Planning Significance

Each hazard profile concludes with a Hazard Summary Table that includes:

- **Probability of Future Occurrence**
- **Potential Magnitude**
- **Spatial Extent**

These factors are used to assign a Planning Significance Rating, which helps prioritize mitigation efforts.

Based on the above methodology, **Table 20** provides the ratings and planning significance for the flood hazards analyzed in this plan.



**Table 20 Planning Significance Scores**

Hazard	Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Flood: 100-/500-Year	Partial	Very High	Significant	High
Hurricane and Tropical Storms (including storm surge)	Community-Wide	Moderate	Significant	High
Flood: Stormwater/Localized	TBD	TBD	TBD	Moderate
Coastal Bank Erosion	Minimal	Very High	Moderate	Moderate
Changing Future Conditions and Sea Level Rise	Minimal	High	Slight	Moderate
Dam/Levee Failure	Minimal	Very Low	Slight	Low
Tsunami	Minimal	Very Low	Slight	Low



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## FLOODING: 100/500 YEAR

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### Description

Flooding is defined by the rising and overflowing of a body of water onto normally dry land. Flooding can result from an overflow of inland or tidal waters or an unusual accumulation or runoff of surface waters from any source.

Certain health hazards are also common to flood events. While such problems are often not reported, three general types of health hazards accompany floods. The first comes from the water itself.

Floodwaters carry anything that was on the ground that the upstream runoff picked up, including dirt, oil, animal waste, and lawn, farm and industrial chemicals. Pastures and areas where farm animals are kept, or their wastes are stored can contribute polluted waters to the receiving streams.

Floodwaters also saturate the ground, which leads to infiltration into sanitary sewer lines. When wastewater treatment plants are flooded, there is nowhere for the sewage to flow. Infiltration and lack of treatment can lead to overloaded sewer lines that can back up into low-lying areas and homes. Even when it is diluted by flood waters, raw sewage can be a breeding ground for bacteria such as E. coli and other disease-causing agents.

The second type of health problem arises after most of the water has gone. Stagnant pools can become breeding grounds for mosquitoes, and wet areas of a building that have not been properly cleaned breed mold and mildew. A building that is not thoroughly cleaned becomes a health hazard, especially for small children and the elderly.

Another health hazard occurs when heating ducts in a forced air system are not properly cleaned after inundation. When the furnace or air conditioner is turned on, the sediments left in the ducts are circulated throughout the building and breathed in by the occupants. If the County water system loses pressure, a boil order may be issued to protect people and animals from contaminated water.

The third problem is the long-term psychological impact of having been through a flood and seeing one's home damaged and personal belongings destroyed. The cost and labor needed to repair a flood-damaged home puts a severe strain on people, especially the unprepared and uninsured. There is also a long-term problem for those who know that their homes can be flooded again. The resulting stress on floodplain residents takes its toll in the form of aggravated physical and mental health problems.

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### Sources and Types of Flooding

Flooding within Baldwin County can be attributed to three sources: 1) tidal flooding resulting from hurricanes and tropical storms; 2) riverine flooding resulting from heavy and prolonged rainfall over a given watershed which causes the capacity of the main channel to be exceeded; and 3) flash flooding resulting from heavy rainfall that overburdens the drainage system within the community.



- **Coastal (Tidal) Flooding:** All lands bordering the coast are prone to tidal flooding. Coastal land such as sand bars, barrier islands and deltas provide a buffer zone to help protect human life and real property relative to the sea much as flood plains provide a buffer zone along rivers and other bodies of water. Coastal floods usually occur as a result of abnormally high tides or tidal waves, storm surge and heavy rains in combination with high tides, tropical storms and hurricanes. The primary factors contributing to coastal flooding in Baldwin County are its location in a hurricane prone area, its openness to Gulf of America storm surges and unfavorable, shallow bathymetry extending far offshore. Many of the large streams and sounds near the coast have wide mouths and are bordered by extensive areas of low marsh. In addition, the terrain at the coast is generally too low to provide an effective barrier. The offshore ocean depths are shallow for great distances, capable of generating extremely high storm surges with potential devastating impact in Baldwin County, particularly if driven at times of high tide.
- **Riverine Flooding:** Riverine flooding is defined as an event when a watercourse exceeds its “bank-full” capacity. Riverine floods result from precipitation over large areas. This type of flood occurs in river systems whose tributaries may drain large geographic areas and include many independent river basins. Riverine flooding generally occurs as a result of prolonged rainfall, or rainfall that is combined with soils already saturated from previous rain events. The duration of riverine floods may vary from a few hours to many days. Factors that directly affect the amount of flood runoff include precipitation, intensity and distribution, the amount of soil moisture, seasonal variation in vegetation, snowdepth, and water-resistance of the surface areas due to urbanization. The area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding is defined as the floodplain. The area inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year is defined as the special flood hazard area (SFHA). The SFHA or 1-percent annual flood is the national standard to which communities regulate their floodplains through the National Flood Insurance Program.
- **Flash or Rapid Flooding:** Flash flooding is the result of heavy, localized rainfall, possibly from slow-moving intense thunderstorms that cause small streams and drainage systems to overflow. Flash flood hazards caused by surface water runoff are most common in urbanized cities, where greater population density generally increases the amount of impervious surface (e.g., pavement and buildings) which increases the amount of surface water generated. Flooding can occur when the capacity of the stormwater system is exceeded or if conveyance is obstructed by debris, sediment and other materials that limit the volume of drainage.

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### Flooding and Floodplains

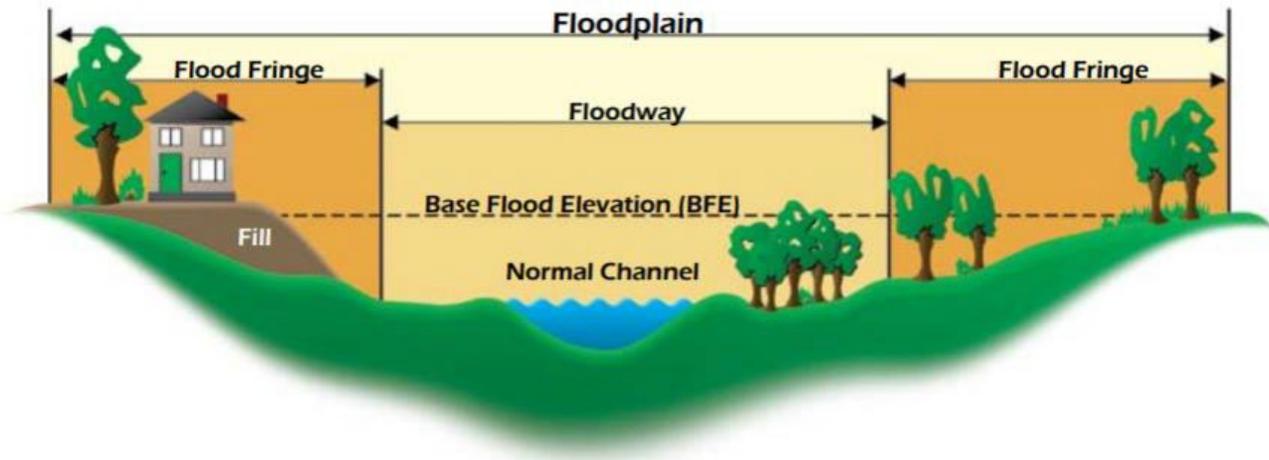
The area adjacent to a channel is the floodplain, as shown in [Figure 8](#). A floodplain is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood, but which do not experience a



strong current. Floodplains are made when floodwaters exceed the capacity of the main channel or escape the channel by eroding its banks.

When this occurs, sediments (including rocks and debris) are deposited that gradually build up over time to create the floor of the floodplain. Floodplains generally contain unconsolidated sediments, often extending below the bed of the stream.

**Figure 8 Flood Management Directory, Baldwin County Website Characteristics of a Floodplain**



*SOURCE:* [NFIP Guidebook, 2009](#)

In its common usage, the floodplain most often refers to that area that is inundated by the 100-year flood, the flood that has a 1% chance in any given year of being equaled or exceeded. The 100-year flood is the national minimum standard to which communities regulate their floodplains through the National Flood Insurance Program (NFIP). The 500-year flood is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year. The potential for flooding can change and increase through various land use changes and changes to land surface, which result in a change to the floodplain. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining natural drainage channels. These changes are most often created by human activity.

The 100-year flood, which is the minimum standard used by most federal and state agencies, is used by the NFIP as the standard for floodplain management and to determine the need for flood insurance. Participation in the NFIP requires adoption and enforcement of a local floodplain management ordinance which is intended to prevent unsafe development in the floodplain, thereby reducing future flood damages.

Participation in the NFIP allows the federal government to make flood insurance available within the community as financial protection against flood losses. Since floods have an annual probability of occurrence, have a known magnitude, depth and velocity for each event, and in



most cases, have a map indicating where they will occur, they are in many ways often the most predictable and manageable hazard.

Regulated floodplains are illustrated on inundation maps called Flood Insurance Rate Maps (FIRMs). It is the official map for a community on which FEMA has delineated both the SFHAs and the risk premium zones applicable to the community. SFHAs represent the areas subject to inundation by the 100-year flood event. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Flood-prone areas in Baldwin County were identified using the most current Flood Insurance Study (FIS) and associated Flood Insurance Rate Maps (FIRMs) developed by FEMA, which became effective on April 19, 2019.

**Table 21** below, titled "Mapped Flood Insurance Zones," provides a summary of the different types of flood insurance zones.

**Table 21 Mapped Flood Insurance Zones**

Zone	Description
VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
AE	Base Flood Elevations determined.
A	No Base Flood Elevations determined.
AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.
AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities are also determined.
AR	Special Flood Hazard Area was formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
A99	Area to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
X (shaded)	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
X (unshaded)	Areas determined to be outside the 0.2% annual chance floodplain.
D	Areas in which flood hazards are undetermined, but possible.

*SOURCE: [BALDWIN COUNTY, ALABAMA FIS AND FIRM](#)*



## Geographic Location

*Partial* - The mapped flood insurance zones for Baldwin County are presented in **Figure 9**

This area includes:

- SFHA - 353.6 square miles
  - Floodway – 20.3 square miles
  - Coastal High Hazard Area – 10.4 square miles
- 
- **Figure 9 Baldwin County FIRM Flood Zones**

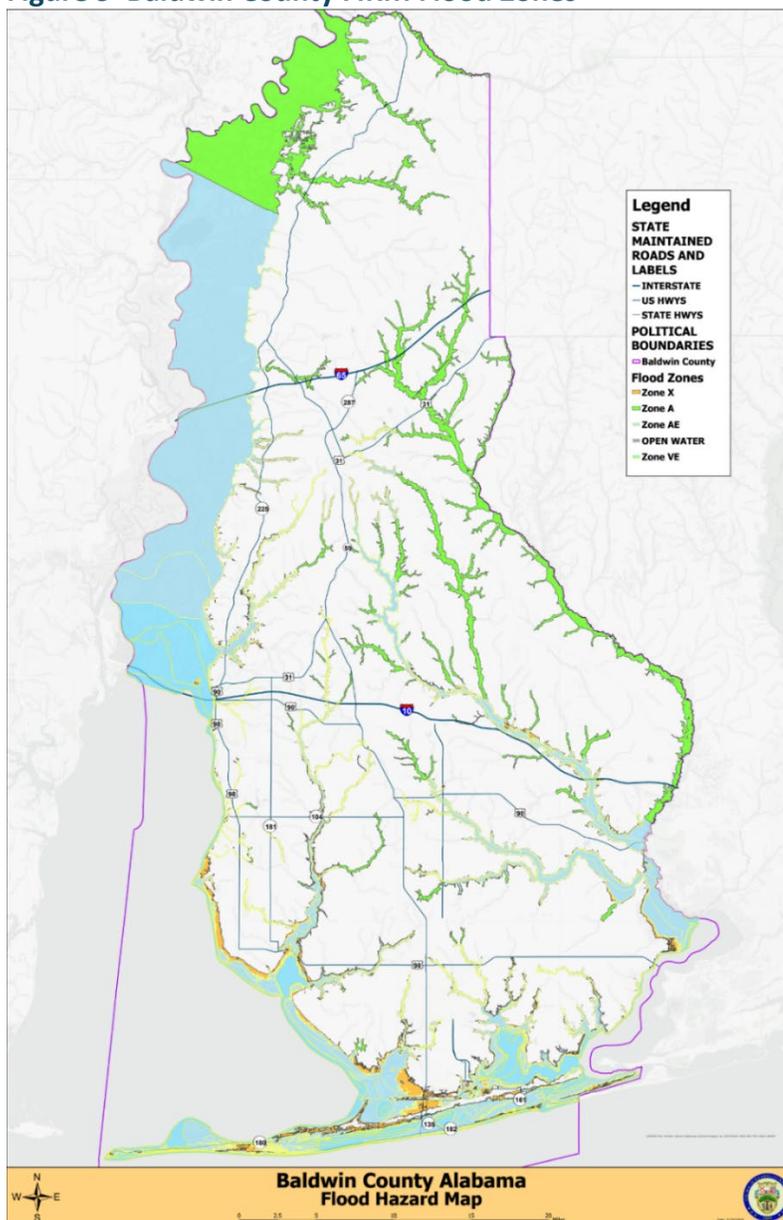
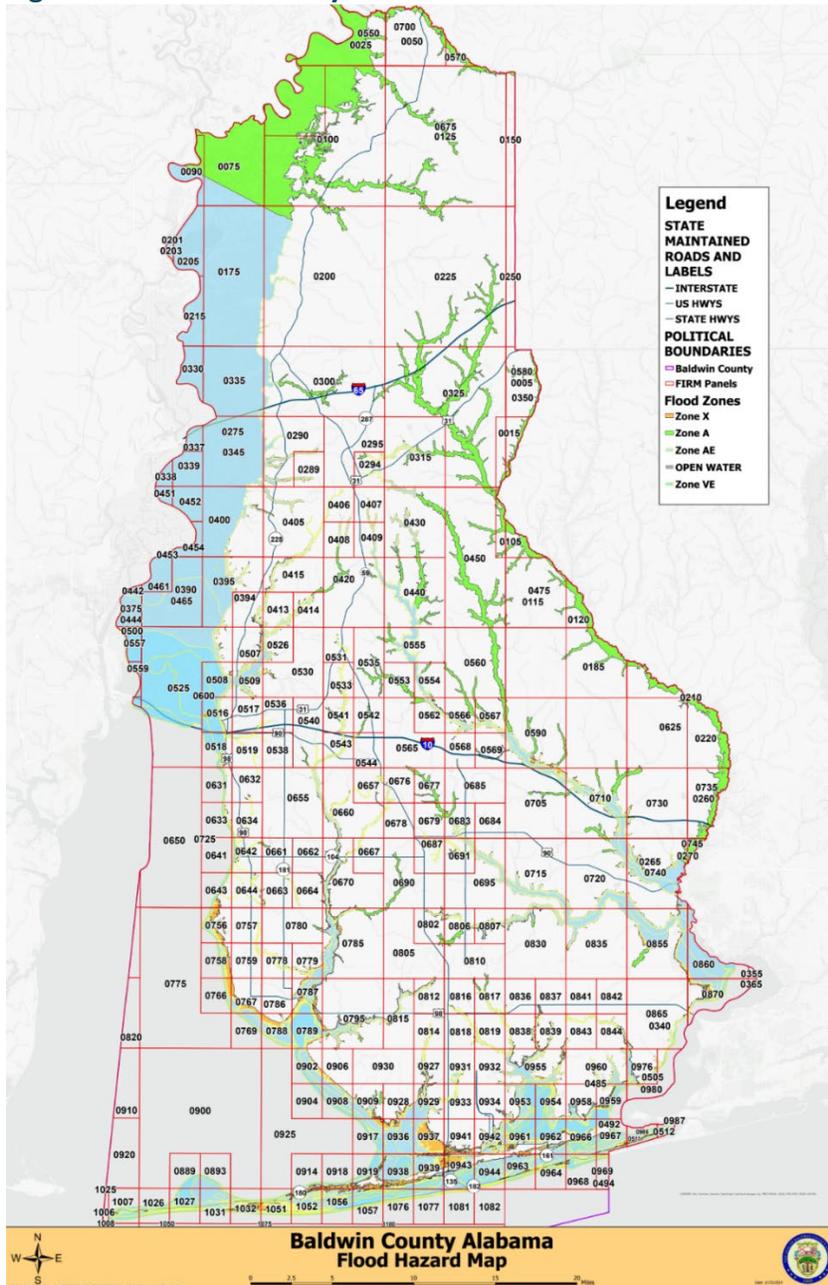




Figure 10 reflects the effective FIRM panel scheme for Baldwin County.

The total land area of Baldwin County is 1503.24 square miles. The total area identified as a flood hazard area (384.3 sq. mi.) is 25.5-percent of the total land area. The FHMPD determined the spatial extent to be partial, 10 to 50-percent of the planning area.

Figure 10 Baldwin County FIRM Panel Scheme





All streams within Baldwin County, as previously identified, are subject to flooding and backwater flooding. Backwater flooding is defined as upstream flooding caused by downstream conditions such as channel restriction and/ or high flow in a downstream confluence stream. The primary effect of flooding on these streams appears to be inundation, although velocities will become significant to people and structures under more extreme flooding situations. Calculated floodplain velocities range from 0.2 to 6.5 feet per second (fps). Velocities greater than 5.0 fps are considered to be of dangerous magnitude. **Table 22** outlines the critical depths and velocities that will harm residents and structures during a flood event.

**Table 22 Critical Flood Depths and Velocities**

Depth (Threat to Life)	In stagnant backwater areas (zero velocity), depths in excess of about 1m (3.3ft) are sufficient to float young children, and depths above 1.4m (4.6ft) are sufficient to float teenage children and many adults.
Velocity (Threat to Life)	In shallow areas, velocities in excess of 1.8m/s (5.9 ft/s) pose a threat to the stability of many individuals.
Depth And Velocity (Threat to Life)	The hazards of depth and velocity are closely linked as they combine to effect instability through an upward buoyant force and a lateral force. A product of less than or equal to 0.4m <sup>2</sup> /s (43 ft <sup>2</sup> /s) defines a low hazard provided the depth does not exceed 0.8m (2.6ft) and the velocity does not exceed 1.7m/s (5.6 ft/s).
Vehicular Access (Emergency Access)	Most automobiles will be halted by flood depths above 0.3-0.5m (1.0-1.7ft). A maximum flood velocity of 3m/s (9.8 ft/s) would be permissible, providing that flood depths are less than 0.3m (1.0ft). A depth of 0.9-1.2m (2.9-3.9 ft) is the maximum depth for rapid access of large emergency vehicles.
Structural Integrity (Structures Above Ground)	A depth of 0.8m (2.6ft) is the safe upper limit for the above ground/super structure of conventional brick veneer, and certain types of concrete block buildings. The structural integrity of elevated structures is more a function of flood velocities (e.g. Erosion of foundations, footings or fill) than depth. The maximum velocity to maintain structural stability depends on soil type, vegetation cover, and slope but ranges between 0.8-1.5m/s (2.6-4.9 ft/s)
Fill (Stability)	In general, fill may become susceptible to erosion/instability at depths of 1.8- 2.4m (5.9-7.9ft).

*SOURCE: TECHNICAL GUIDE - RIVER AND STREAM SYSTEMS: FLOODING HAZARD LIMIT, ONTARIO MINISTRY OF NATURAL RESOURCES, 2002*



The NFIP utilizes the 100-year flood as a basis for floodplain management. The FIS defines the probability of flooding as flood events of a magnitude which are expected to be equaled or exceeded once on average during any 100-year period (recurrence intervals). Or considered another way, properties within a 100-year flood zone have a one percent probability of being equaled or exceeded during any given year. Mortgage lenders require that owners of properties with federally backed mortgages located within SFHAs purchase and maintain flood insurance policies on their properties. Consequently, newer and recently purchased properties in the community are insured against flooding. Due to the risk of flooding from hurricanes, all property owners within Baldwin County, even if the property is not located in a SFHA, should be encouraged to purchase and maintain flood insurance policies.

### Previous Occurrences

**Table 23** presents a comprehensive record of flood events since 2014, compiled from the NCEI database and reports provided by FHMP members.

**Table 23 Previous Flood Events, 2014 - 2024**

Location	Date	Event Type	Injuries / Death	Property Damage	Crop Damage
POINT CLEAR	3/28/2014	Flood	0/0	0	0
TAYLORS CAMP	4/14/2014	Flash Flood	0/0	100,000	0
TAYLORS CAMP	4/14/2014	Flash Flood	0/0	25,000	0
LILLIAN	5/2/2014	Flood	0/1	0	0
ROMAR BEACH	2/23/2016	Flash Flood	0/0	0	0
BON SECOUR	8/12/2016	Flood	0/0	0	0
BELFOREST	1/2/2017	Flash Flood	0/0	600,000	0
ELSANOR	6/7/2017	Flash Flood	0/0	0	0
MARLOW	10/22/2017	Flash Flood	0/0	50,000	0
OAK	10/28/2017	Flash Flood	0/0	0	0
TURKEY BRANCH	9/5/2018	Flash Flood	0/0	0	0
ELSANOR	9/5/2018	Flash Flood	0/0	0	0
MALBIS	9/5/2018	Flash Flood	0/0	0	0
SEMINOLE	9/5/2018	Flood	0/0	0	0
LILLIAN	12/1/2018	Flash Flood	0/0	0	0
BALDWIN COASTAL	7/12/2019	Coastal Flood	0/0	0	0
FT MORGAN	9/16/2020	Flash Flood	0/0	0	0
BARNWELL	9/16/2020	Flash Flood	0/0	0	0



Location	Date	Event Type	Injuries / Death	Property Damage	Crop Damage
MIFLIN	5/5/2021	Flash Flood	0/0	0	0
ORANGE BEACH	7/6/2021	Flash Flood	0/0	0	0
FOLEY	7/16/2021	Flash Flood	0/0	0	0
FOLEY	7/16/2021	Flash Flood	0/0	0	0
GULF SHORES	7/16/2021	Flash Flood	0/0	0	0
JOSEPHINE	9/15/2021	Flash Flood	0/0	0	0
PERDIDO BEACH	9/15/2021	Flash Flood	0/0	250,000	0
MARLOW	10/4/2021	Flash Flood	0/0	0	0
ROSINTON	10/4/2021	Flash Flood	0/0	0	0
BON SECOUR	8/24/2022	Flash Flood	0/0	0	0
FOLEY	8/25/2022	Flash Flood	0/0	0	0
OAK	5/17/2023	Flash Flood	0/0	0	0
LOXLEY	6/16/2023	Flash Flood	0/0	0	0
MAGNOLIA SPRGS	6/19/2023	Flash Flood	0/0	0	0
FOLEY	6/19/2023	Flash Flood	0/0	0	0
BARNWELL	6/19/2023	Flash Flood	0/0	0	0
MARNOLIA SPRGS	6/19/2023	Flash Flood	0/0	0	0
SUMMERDALE	5/13/2024	Flash Flood	0/0	0	0

*STORM EVENTS DATABASE | NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION*

The following section presents six detailed examples of flooding occurrences, sourced from the NCEI database and reports from FHMP members.

**April 14, 2014-** Heavy rain caused Highway 90 just east of Highway 59 to flood. Numerous roads closed in Fairhope, Robertsdale and Silverhill. Highway Department placed warning barricades up across roads experiencing high water. One person was rescued from a residence due to flooding.

**January 2, 2017-** Significant flash flooding occurred, especially in the Foley area, due to 5 to 7 inches of rain falling the span of only a couple of hours. A water rescue had to be performed on Fernwood Circle due to the rapid rise of Sandy Creek. Numerous roads in the central and southern half of the county were flooded and closed, with several sustaining damages due to the flooding.



**October 22, 2017-** The rapid rise of the Fish River resulted in significant flooding from County 32 to Highway 104. County Road 32 was flooded just east of the bridge. Over 10 water rescues were performed from County Road 32 north to Highway 104. Multiple cars were under water.

**December 1, 2018-** Thunderstorms developed ahead of a strong cold front moving across the southeast. The storms produced 5 to 10 inches of rain across extreme southeastern Baldwin County near the Florida state line. This resulted in isolated flash flooding. Fast moving water across several roads was reported near County Road 99 and Highway 98 in Lillian.

**July 12, 2019-** A weak area of low pressure moved southward into the northeast Gulf on July 9th and become better developed as it tracked southwest and westward just to south of the marine area. The system became a Tropical Storm on July 11th and briefly a Hurricane on July 13th before making landfall near Intercoastal City, Louisiana as a weak Category 1 hurricane. The system brought coastal flooding, gusty winds and heavy rain to the area. Water reported over Pelican Point at the mouth of Weeks Bay.

**September 15, 2021-** Over 6 inches of rain in just a couple of hours resulted in significant flash flooding in parts of the Lillian and Seminole areas. In Lillian, fast moving water over Highway 98 washed cars off the road. A water rescue had to be performed at the Lillian Post Office due to a person being trapped in their vehicle. County Road 99 at Pearson Branch Bridge was closed due to flooding. In Seminole, a portion of Liatrus Lane near Juniper Road caved in with a six-to-10-foot sink hole.

Historical crop insurance claims as a result of flooding are detailed in **Table 24**. According to the USDA's Risk Management Agency, insured crop losses in Baldwin County as a result of excessive moisture from 2014 to 2024 totaled \$7,240,769.59.

**Table 24 Claims Paid in Baldwin County for Crop Loss as a Result of Excessive Moisture/Precipitation/Rain, 2014-2024**

Year	Crop	Hazard	Claims Paid
2014	Corn, Cotton, Oats, Peanuts, Pecans, Soybeans, Wheat, And All Other Crops	Excess Moisture/Precip/Rain	\$780,300.66
2015	Corn, Cotton, Oats, Peanuts, Soybeans, Wheat, And All Other Crops	Excess Moisture/Precip/Rain	\$884,409.86
2016	Corn, Oats, Peanuts, Pecans, Potatoes, And Wheat	Excess Moisture/Precip/Rain	\$214,257.25



Year	Crop	Hazard	Claims Paid
2017	Corn, Cotton, Peanuts, Pecans, Soybeans, Wheat, And All Other Crops	Excess Moisture/Precip/Rain	\$1,378,869.82
2018	Corn, Peanuts, Potatoes, And Soybeans	Excess Moisture/Precip/Rain	\$259,025.00
2019	Corn, Cotton, Oats, Peanuts, Soybean, Wheat	Excess Moisture/Precip/Rain	\$172,778.00
2020	Peanuts	Excess Moisture/Precip/Rain	\$16,336.00
2021	Corn, Cotton, Peanuts, Pecans, Potatoes, Soybeans, And All Other Crops	Excess Moisture/Precip/Rain	\$1,396,986.00
2022	Corn, Cotton, Peanuts, Pecans, Potatoes, Soybeans	Excess Moisture/Precip/Rain	\$1,809,785.00
2023	Corn, Oats, Peanuts, Potatoes, Soybeans	Excess Moisture/Precip/Rain	\$214,035.00
2024	Peanuts, Potatoes	Excess Moisture/Precip/Rain	\$113,987.00
TOTAL			\$7,240,769.59

SOURCE: [USDA Risk Management Agency, 2024](#)

### Probability Of Future Occurrences

*Very High* - Based on data from FEMA, the NCEI database and local accounts, from 1996 to 2017, there were 50 records of flood or flash flood events over a 22-year period. The average number of flood and flash flood events calculates to 2.3 per year.

### Magnitude/Severity

*Significant* - The floodplain extends into some populated areas of the planning area indicating that some property damage from riverine flooding will occur during larger events. The most frequent type of flooding and damages are as a result of the frequent flash flood events. These are especially problematic in areas where development increases the rate of water flow and decreases the ability for water to be absorbed into the ground.



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## Changing Future Conditions

As previously noted in Chapter 2, precipitation along the northern Gulf Coast has increased annually and in summer. Increases in rainfall frequency and intensity are likely to put additional stress on natural hydrological systems and stormwater systems. Flood-prone areas should be prepared for a potential increase in facility closures and/or damages, as well as an increase in public demand for flood response and assistance.

Natural features that experience repeated flooding may manifest changes in the form of stream bank instability and changing shoreline, floodplain, and wetland boundaries.

Baldwin County may also wish to plan for the potential loss of cropland and damage to both private property and public infrastructure such as bridges.

The environmental impacts of flooding include erosion, surface and groundwater contamination, and reduced water quality. The threat of more frequent flood events may thus be a concern particularly for areas of the County which depend on rivers and/or the coastline for tourism. Rural communities may experience increases in well contamination and road washouts, while urban areas may be particularly vulnerable to flash flooding as heavy rain events quickly overwhelm the ability of a more impermeable environment to absorb excess stormwater.

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## Flood Hazard Summary

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Partial	Very High	Significant	High

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## FLOODING: STORMWATER/LOCALIZED

### Description

Localized stormwater flooding can also occur throughout Baldwin County. Localized stormwater flooding occurs when heavy rainfall and an accumulation of runoff overburden the stormwater drainage system. The cause of localized flooding within Baldwin County can be attributed to several factors, including its low elevation, relatively flat terrain, close proximity to the coast, tides, abundance of water features, and the amount of developed and impervious land, which limits ground absorption and increases surface water runoff. Localized flooding may be also caused by the following maintenance related issues:

- **Clogged Inlets** – debris covering the asphalt apron and the top of grate at catch basin inlets may contribute to an inadequate flow of stormwater into the system which may cause flooding near the structure. Debris within the basin itself may also reduce the efficiency of the system by reducing the carrying capacity.



- **Blocked Drainage Outfalls** – debris blockage or structural damage at drainage outfalls may prevent the system from discharging runoff, which may lead to a back- up of stormwater within the system.
- **Improper Grade** – poorly graded asphalt around catch basin inlets may prevent stormwater from entering the catch basin as designed. Areas of settled asphalt may create low spots within the roadway that allow for areas of ponded water.

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### **Geographic Location**

Community Wide – Stormwater infrastructure is maintained by the Baldwin County Highway Department and encompasses over 1,600 miles of dirt, gravel, and paved roads. Additionally, all subdivision plan submittals must include stormwater design calculations as described in the “Baldwin County Highway Department Stormwater Calculations, Submittal Requirements” and include written narrative that describes in detail the existing and proposed drainage patterns and characteristics of the proposed development as well as the proposed method of stormwater management to be used.

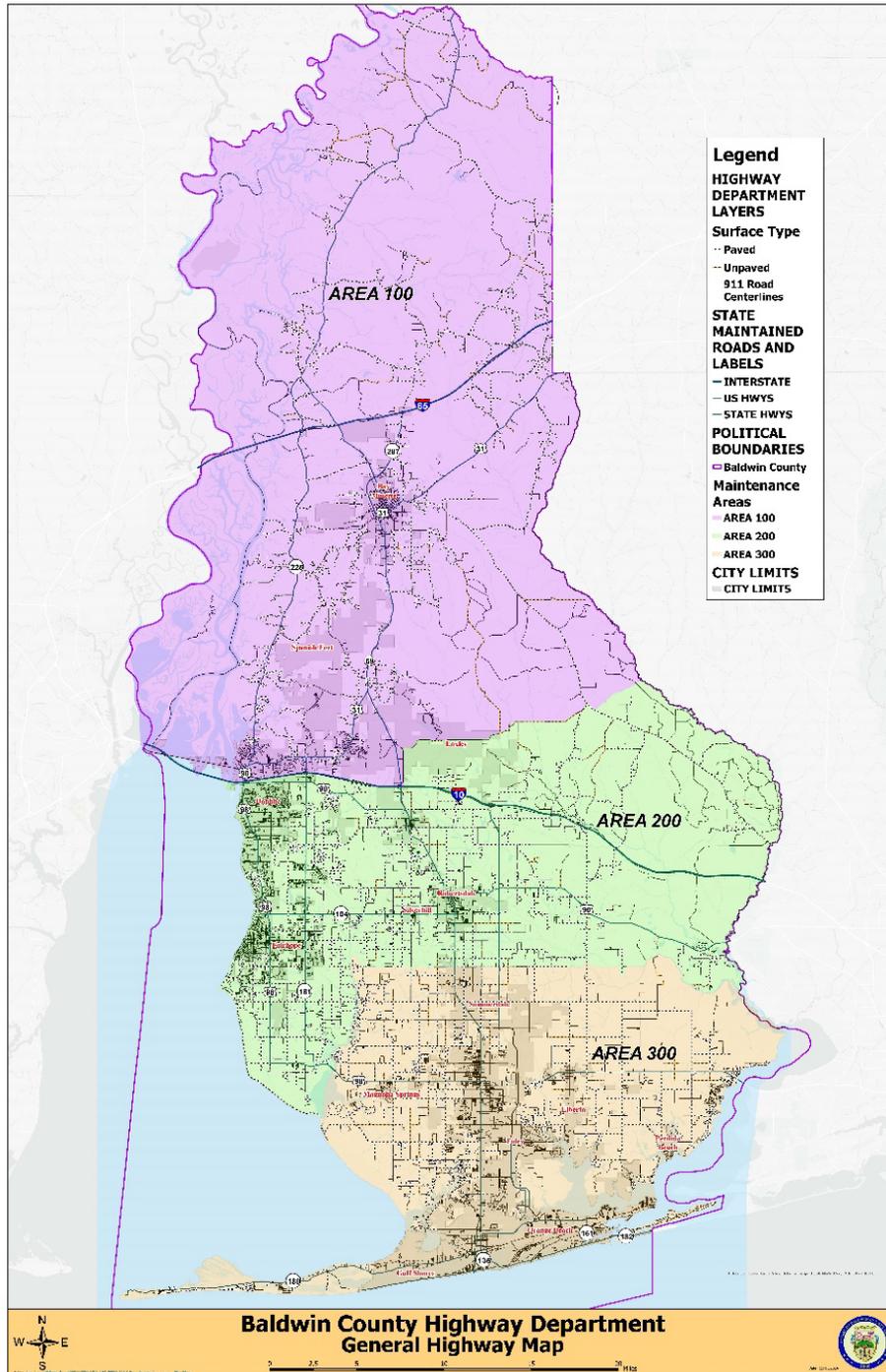
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### **Previous Occurrences**

Areas of localized flooding, as provided by the Baldwin County Highway Department, are presented in **Figure 11** and **Table 25** which include roadway locations that have experienced damage from previous flood events such as road, bridge, culvert, and abutment washouts.



Figure 11 Localized Flooding Map





**Table 25 Localized Flooding Table**

ROADWAY	DESCRIPTION	ROADWAY	DESCRIPTION
ARD RD	S OF BREWER RD	COUNTY RD 36	1,050 FT E OF 59
BOOTHE RD	N OF TWIN BEECH RD AT COWPEN CREEK	COUNTY RD 36	E OF BRYANT LN
BOYNTON RD	AT 10097	COUNTY RD 38	W OF COMMUNITY LN
BRINKS WILLIS RD	AT 20512	COUNTY RD 48	W OF COUNTY RD 9
CHAROLAIS RD	E OF GRANTHAM RD	COUNTY RD 48	E OF BLUBERRY LN
COUNTY RD 12 S	W OF COUNTY RD 65	COUNTY RD 48	W OF JACKSON LN
COUNTY RD 12 S	300 FT E ROY WATERS RD	COUNTY RD 48	BETWEEN SNARR RD & JACKSON LN
COUNTY RD 13	S OF 32 AT THOROUGHBRED RUN	COUNTY RD 49	AT CAMELLIA ROAD
COUNTY RD 16	BETWEEN 17252-17746	COUNTY RD 49 S	AT 16313
COUNTY RD 19	AT CARVER RD	COUNTY RD 52	E OF ROCKWELL RD
COUNTY RD 24	E OF SR 181	COUNTY RD 52	AT SILVER CREEK CULVERT
COUNTY RD 24	E OF COUNTY RD 13	COUNTY RD 54	BETWEEN HILL RD & FORLAND RD
COUNTY RD 24	W OF GREENO	COUNTY RD 54	W OF CR 49 & PERONE CREEK
COUNTY RD 26	BETWEEN 27001-27553	COUNTY RD 55	N OF RHODES LN
COUNTY RD 26	AT 15847	COUNTY RD 64	W OF COUNTY RD 65
COUNTY RD 28	W OF MIKKELSEN RD	COUNTY RD 65	S OF ACCESS DR
COUNTY RD 28	W OF GEORGE YOUNCE RD	COUNTY RD 68	E OF PHILLIPS PLACE
COUNTY RD 28	800 FT W OF COUNTY RD 55	COUNTY RD 69	E OF COUNTY RD 69
COUNTY RD 28	300 FT W OF COUNTY RD 55	COUNTY RD 71	N OF COUCH PLANT RD
COUNTY RD 28	200 FT E OF RED STAR DR	COUNTY RD 71 EXT	BETWEEN 18501-18897
COUNTY RD 28	500 FT E COUNTY RD 9	COUNTY RD 73	S OF COUNTY RD 32
COUNTY RD 32	500 FT E OF SR 181	COUNTRY RD 8	1500 FT E OF HWY 59
COUNTY RD 32	BETWEEN COUNTY RD 3 & 98	COUNTY RD 85	N OF WALTER WALLACE RD
COUNTY RD 32	E COUNTY RD 13	COUNTY RD 87	AT 12149
COUNTY RD 32	CULVERT ON UNNAMED CREEK	COUNTY RD 87	E OF ROSE RD
COUNTY RD 32	W OF COUNTY RD 83	COUNTY RD 87	S OF MERCHANT LN
COUNTY RD 32	E OF RESMONDO DR	COUNTY RD 87	N BLACK WATER BRIDGE
COUNTY RD 9	N OF MILLER LN	KLEINSHMIDT RD	E OF COUNTY RD 83



ROADWAY	DESCRIPTION	ROADWAY	DESCRIPTION
COUNTY RD 9	AT POLECAT CREEK	LEHMAN RD	W OF HARMS RD
COUNTY RD 91	AT 12181	MAGNOLIA SPR HWY	AT 10597
COUNTY RD 91	N OF W MAIDMONT LN	MAGNOLIA SPR HWY	AT MAREM DR
COUNTY RD 93	AT 13161	MALKOSKIE RD	BETWEEN 29167-29799
COUNTY RD 95	N OF TOTSCH LN	MCLEOD BLVD	AT FERNWOOD & MCLEOD
COUNTY RD 95	S OF HWY 98	MIFLIN CREEK RD	AT MIFLIN RD
COUNTY RD 95	S OF BURKHARDT LN	MIFLIN RD	W MIFLIN CREEK RD
COUNTY RD 97	AT 12291	OLD BATTLES RD	TRIPLE PIPE OF GARRISON BLVD
COUNTY RD 99	AT PETERSON BRANCH BRIDGE	OLD BATTLES RD	W OF SECTION ST
COUNTY RD 99	N OF COYLE LN	RADA RD	S OF W BLVD
COUNTY RD 99	90 FT N OF BUENA VISTA DR	RIVER PARK RD	N CHAMPION RD
E SILVERHILL AVE	E OF HUBBARD RD	SANBORN AVE	BETWEEN 20300-20398
E RIVER RD N	250 FT N OF HEIDELBERG RD	SCENIC 98	BETWEEN 17583-17221
FEELY RD	BETWEEN 26575-26537	SECTION ST	S OF BATTLES RD
FISH RIVER RD	200 FT S OF MANNICH LN	SELLERS LN	AT 20447
FISH TRAP RD	BETWEEN 27815-28155	SOLIDERS CREEK RD	BETWEEN 9001-9329
GEAN RD	E OF ALBRITTON RD	STUCKI RD	N OF COUNTY RD 20
HAMMOCK RD	BETWEEN 9001-9499	STUCKI RD	BETWEEN 11300-11520
HEIDELBERG RD	BETWEEN 19058-19398	TWIN BEECH RD	CULVERT W OF COUNTY RD 13
HEIDELBERG RD	525 FT N OF BETWEEN 300-401	TWIN BEECH RD	E OF COUNTY RD 13
JUNIPER LN	OFF COUNTY RD 9	VAUGHN RD	AT 19403
JUNIPER ST N	N OF SELLERS LN	W MAIDMONT RD	AT 31401
KENDRICK RD	E OF COUNTY RD 65	WOLF FIELD RD	S OF FISH TRAP RD
KICHLER CIR N	W OF COUNTY RD 87	WOERNER RD	W OF COUNTY RD 83
KICHLER CIR W	BETWEEN 13401-13829	WOODLAND LN	500 FT N OF HWY 98 IN LILLIAN



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### Probability of Future Occurrences

*Very High* - Due to the low elevations, flat terrain, a consistent level of annual precipitation and the tidal influence on drainage resulting from heavy rainstorms, tropical storms, and hurricanes, it is highly likely that unmitigated properties will continue to experience localized flooding.

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### Magnitude/Severity

*Moderate* – Stormwater/localized flood events result as land loses its ability to absorb rainfall as it is converted from fields or woodlands to roads, buildings, and parking lots. Urbanization increases runoff two to six times over what would occur on undeveloped terrain. During periods of urban flooding, streets can become swift moving rivers.

The FHMPD determined that the magnitude/severity of this hazard would have moderate potential for economic losses and structure damage.

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### Changing Future Conditions

Climate change and sea level rise have the potential to affect localized flooding in Baldwin County. The intensity of individual rainfall events is likely to increase, which may overwhelm stormwater drainage systems.

#### **FLOODING: STORMWATER/LOCALIZED HAZARD SUMMARY**

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Community-Wide	Very High	Moderate	Moderate



## HURRICANE AND TROPICAL STORMS

### Description

A hurricane is a type of tropical cyclone or severe tropical storm that forms in the southern Atlantic Ocean, Caribbean Sea, Gulf of America, and in the eastern Pacific Ocean. A typical cyclone is accompanied by thunderstorms, and in the Northern Hemisphere, a counterclockwise circulation of winds near the earth's surface. All Atlantic and Gulf of America coastal areas are subject to hurricanes. The Atlantic hurricane season lasts from June to November, with the peak season from mid-August to late October.

Hurricanes evolve through a life cycle of stages from birth to death. While hurricanes pose the greatest threat to life and property, tropical storms and depressions also can be devastating. Floods from heavy rains and severe weather, such as tornadoes, can cause extensive damage and loss of life. A tropical disturbance can grow to a more intense stage through an increase in sustained wind speeds. The progression of a tropical disturbance is described below and can be seen in **Figure 12 Life Cycle of a Hurricane**

**Tropical Disturbance** - A discrete tropical weather system of apparently organized convection -- generally 100 to 300 nmi in diameter -- originating in the tropics or subtropics, having a non-frontal migratory character, and maintaining its identity for 24 hours or more. It may or may not be associated with a detectable perturbation of the wind field.

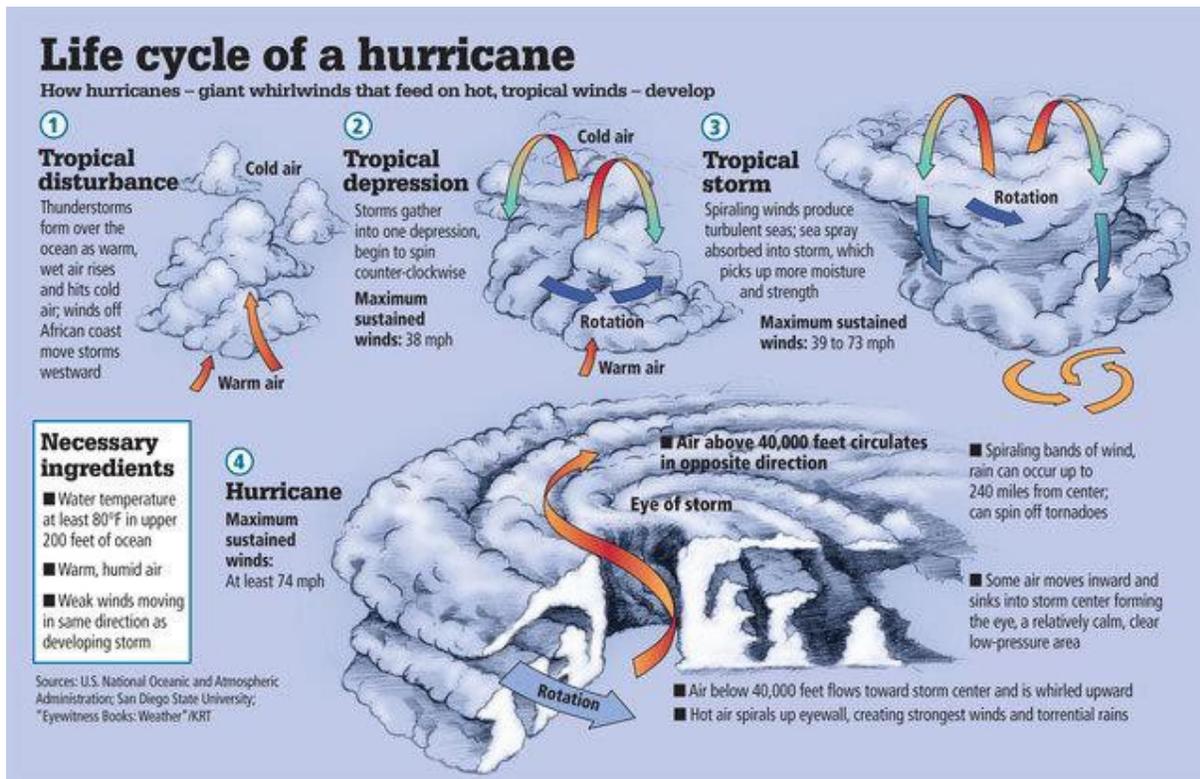
**Tropical Depression** - a tropical cyclone in which the maximum 1-minute sustained surface wind is 33 knots (38 mph) or less. When viewed from a satellite, tropical depressions appear to have little organization. However, the slightest amount of rotation can usually be perceived when looking at a series of satellite images. Instead of a round appearance similar to hurricanes, tropical depressions look like individual thunderstorms that are grouped together.

**Tropical Storm** - a tropical cyclone in which the maximum 1-minute sustained surface wind ranges from 34 to 63 knots (39 to 73 mph) inclusive. As the storm transitions from tropical depression to tropical storm, the storm itself becomes more organized and begins to become more circular in shape – resembling a hurricane.

**Hurricane** - A hurricane is a tropical cyclone in which the maximum sustained surface wind is 64 or more knots (74 mph or more). Hurricanes are classified by intensity into one of five categories on the Saffir-Simpson Hurricane Wind Scale as shown in **Figure 12**. This scale estimates potential property damage. Hurricanes reaching Category 3 and higher are considered major hurricanes because of their potential for significant loss of life and damage. Category 1 and 2 storms are still dangerous, however, and require preventative measures.



Figure 12 Life Cycle of a Hurricane



SOURCE: NOAA, SAN DIEGO STATE UNIVERSITY; "EYEWITNESS BOOKS: WEATHER"

Wind speed is the determining factor in the scale, as storm surge values are highly dependent on the slope of the continental shelf and the shape of the coastline in the landfall region. **Table 26** describes the characteristics of each category storm from the Saffir-Simpson Hurricane Wind Scale.



**Table 26 Saffir-Simpson Hurricane Wind Scale, 2012**

Category	Sustained Winds	Types of Damage Due to Hurricane Winds
1	74-95 mph 64-82 kt 119-153 km/h	Very dangerous winds will produce some damage: Well- constructed frame homes could have damage to roof, shingles, vinyl siding and gutters. Large branches of trees will snap, and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph 83-95 kt 154-177 km/h	Extremely dangerous winds will cause extensive damage: Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (Major)	111-129 mph 96-112 kt 178-208 km/h	Devastating damage will occur: Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (Major)	130-156 mph 113-136 kt 209-251 km/h	Catastrophic damage will occur: Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (Major)	157 mph or higher 137 kt or higher 252 km/h or higher	Catastrophic damage will occur: A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

SOURCE: NOAA NATIONAL HURRICANE CENTER; [HTTPS://WWW.NHC.NOAA.GOV/ABOUTSSHWS.PHP](https://www.nhc.noaa.gov/aboutsshws.php)



Hurricanes can cause catastrophic damage to coastlines and several hundred miles inland. Hurricanes can produce winds exceeding 157 miles per hour as well as tornadoes and microbursts. Additionally, hurricanes can create storm surges along the coast and cause extensive damage from heavy rainfall. Floods and flying debris from the excessive winds are often the deadly and destructive results of these weather events. Flash flooding can also occur due to intense rainfall.

### Storm Surge

The greatest potential for loss of life related to a hurricane is from the storm surge. Storm surge is simply water that is pushed toward the shore by the force of the winds swirling around the storm as shown in **Figure 13 Components of Hurricane Storm Surge**. This advancing surge combines with the normal tides to create the hurricane storm tide, which can increase the mean water level to heights impacting roads, homes and other critical infrastructure. In addition, wind driven waves are superimposed on the storm tide. This rise in water level can cause severe flooding in coastal areas, particularly when the storm tide coincides with the normal high tides.

The maximum potential storm surge for a particular location depends on a number of different factors. Storm surge is a very complex phenomenon because it is sensitive to the slightest changes in storm intensity, forward speed, size (radius of maximum winds- RMW), angle of approach to the coast, central pressure (minimal contribution in comparison to the wind), and the shape and characteristics of coastal features such as bays and estuaries. Other factors which can impact storm surge are the width and slope of the continental shelf. A shallow slope will potentially produce a greater storm surge than a steep shelf.

**Figure 13 Components of Hurricane Storm Surge**





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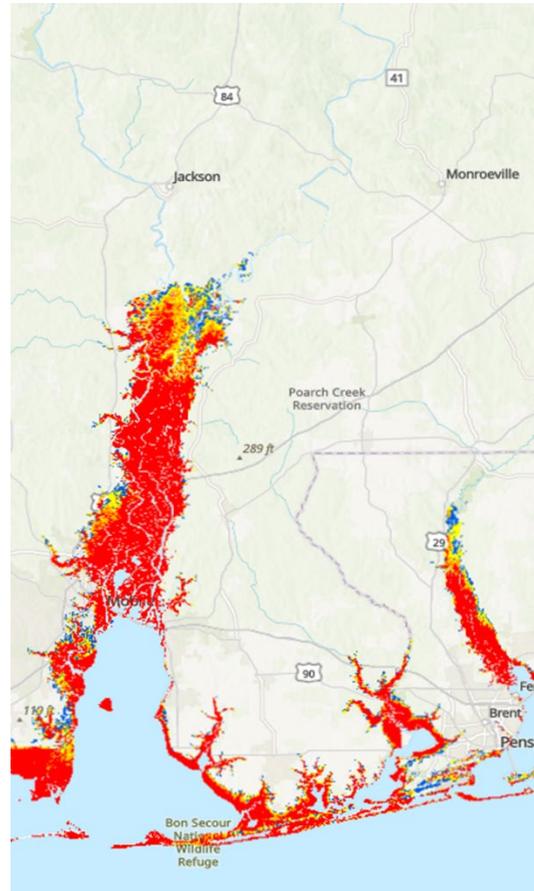
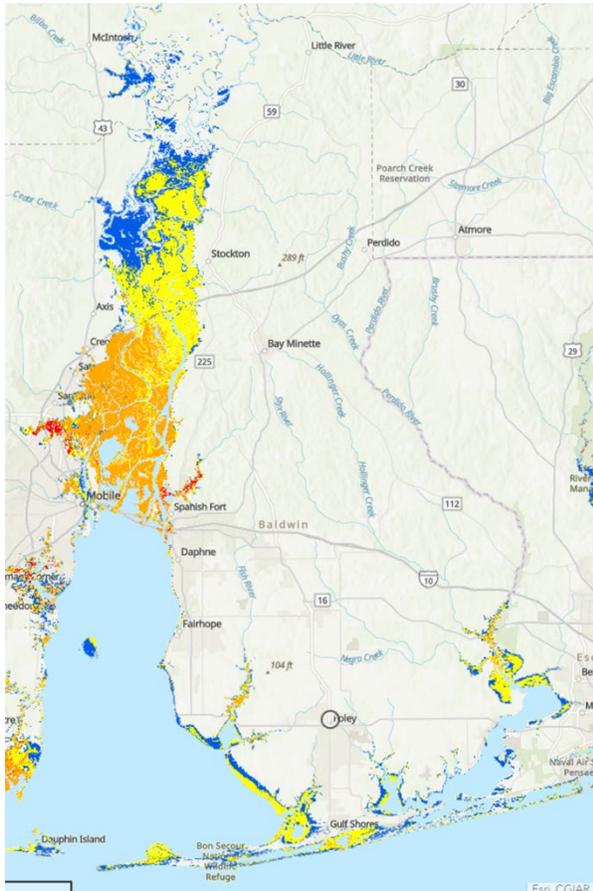
## Storm Surge Mapping

The Sea, Lake and Overland Surges from Hurricanes (SLOSH) model is a computerized numerical model developed by the National Weather Service (NWS) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by considering the atmospheric pressure, size, forward speed, and track data. These parameters are used to create a model of the wind field which drives the storm surge. The SLOSH model consists of a set of physics equations which are applied to a specific locale's shoreline, incorporating the unique bay and river configurations, water depths, bridges, roads, levees and other physical features.

Anticipated SLOSH model surge elevations for Category 1-5 hurricanes are shown for Baldwin in **Figure 14**. The feature set depicting surge zones in this figure was created using data derived from National Hurricane Center SLOSH model runs on all the NOAA SLOSH basins throughout Alabama. The runs create outputs for all different storm simulations from all points of the compass. Each direction has a MEOW (maximum envelope of water) for each category of storm (1-5), and all directions combined result in a MOMs (maximum of maximums) set of data. The MOMs are used in this surge model.



Figure 14 Storm Surge for Category 1 and 5 Hurricanes



### Geographic Location

*Community-wide* - All unincorporated Baldwin County is subject to the risk of hurricane winds. The coastal areas are at a greater risk for high winds and storm surge, as presented above in **Figure 14**.



## Previous Occurrences

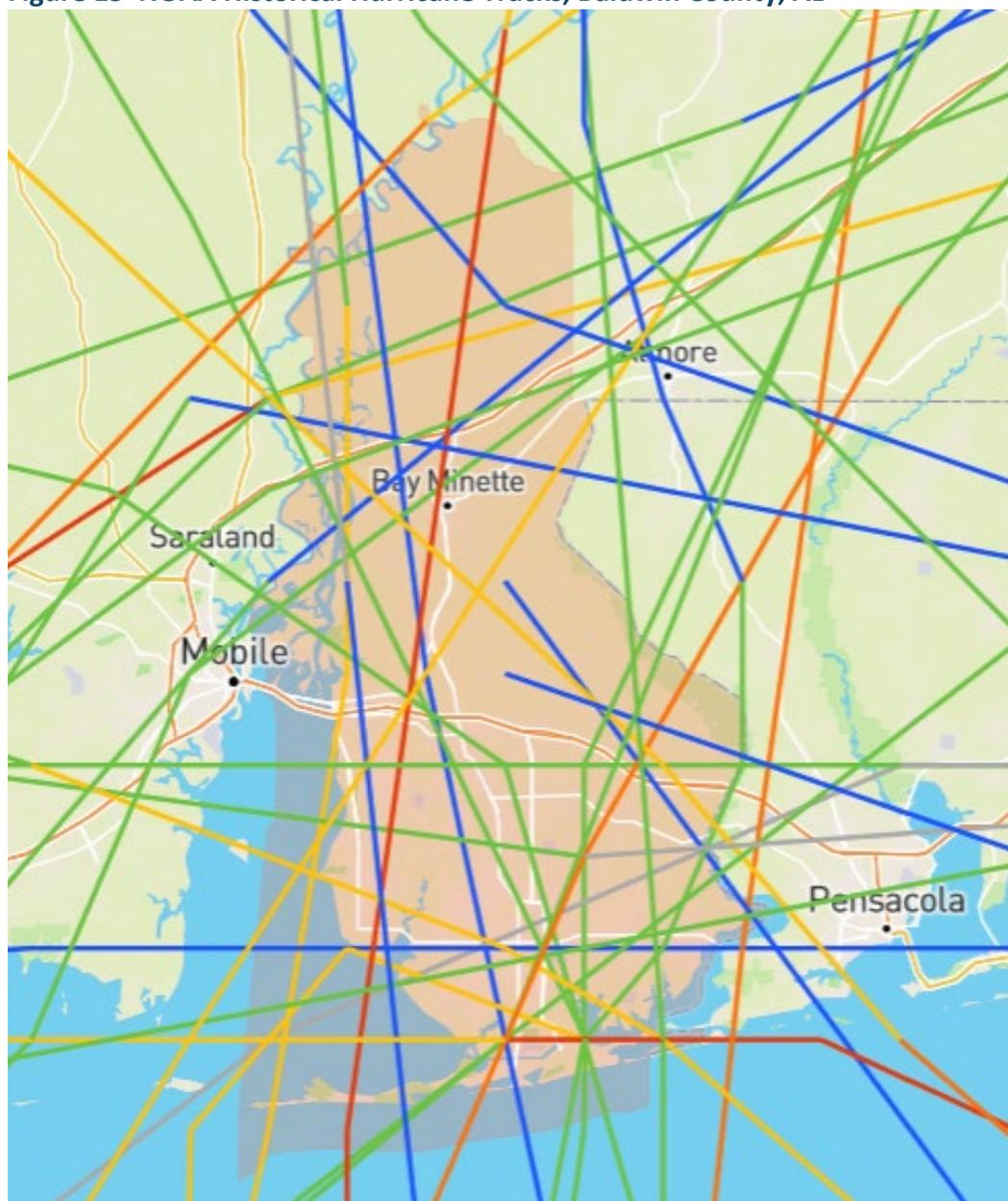
**Table 27** shows flood events from causes other than hurricanes reported by the NCEI since 2005 for Baldwin County.

**Table 27 Components of Hurricane Storm Surge**

Location	Date	Event Type	Injuries/ Deaths	Property Damage	Crop Damage
LOWER BALDWIN (ZONE)	06/10/2005	Tropical Storm	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	06/10/2005	Tropical Storm	0/0	\$1,500,000	\$0
LOWER BALDWIN (ZONE)	07/05/2005	Tropical Storm	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	07/05/2005	Tropical Storm	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	07/09/2005	Hurricane (typhoon)	0/0	\$0	\$0
LOWER BALDWIN (ZONE)	07/09/2005	Hurricane (typhoon)	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	07/10/2005	Hurricane (typhoon)	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	08/27/2005	Hurricane (typhoon)	0/0	\$0	\$0
LOWER BALDWIN (ZONE)	08/27/2005	Hurricane (typhoon)	0/0	\$0	\$0
LOWER BALDWIN (ZONE)	08/23/2008	Tropical Depression	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	08/23/2008	Tropical Depression	0/0	\$0	\$0
LOWER BALDWIN (ZONE)	08/31/2008	Tropical Storm	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	08/31/2008	Tropical Storm	0/0	\$0	\$0
LOWER BALDWIN (ZONE)	09/01/2008	Tropical Storm	0/0	\$0	\$0
UPPER BALDWIN (ZONE)	09/01/2008	Tropical Storm	0/0	\$0	\$0
LOWER BALDWIN (ZONE)	08/28/2012	Tropical Storm	0/0	\$0	\$0
BALDWIN COASTAL (ZONE)	10/07/2017	Hurricane (typhoon)	0/0	\$7.8M	\$0
BALDWIN COASTAL (ZONE)	09/04/2018	Tropical Storm	0/0	\$0	\$0
BALDWIN COASTAL (ZONE)	10/10/2018	Hurricane (typhoon)	0/0	\$0	\$0
BALDWIN COASTAL (ZONE)	06/07/2020	Tropical Storm	0/0	\$0	\$0
BALDWIN COASTAL (ZONE)	09/15/2020	Hurricane (typhoon)	0/1	\$0	\$0
BALDWIN COASTAL (ZONE)	10/28/2020	Hurricane (typhoon)	0/0	\$0	\$0
BALDWIN COASTAL (ZONE)	06/19/2021	Tropical Storm	0/0	\$0	\$0
BALDWIN COASTAL (ZONE)	08/29/2021	Hurricane (typhoon)	0/0	\$0	\$0



Figure 15 NOAA Historical Hurricane Tracks, Baldwin County, AL



SOURCE: NOAA NATIONAL HURRICANE CENTER; [HTTPS://COAST.NOAA.GOV/HURRICANES/](https://coast.noaa.gov/hurricanes/)



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### Probability Of Future Occurrences

*High* - Based on data from FEMA, the NCEI database, and local accounts, between 1996 and 2017, Alabama experienced 19 recorded tropical storm or hurricane events over a 21-year period, averaging approximately 0.9 events per year. From 2018 to 2024, 12 tropical storm or hurricane events were recorded over a 7-year period, increasing the average to approximately 1.7 events per year. This trend suggests a rise in the frequency of tropical storms and hurricanes impacting the state in recent years.

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### Magnitude/Severity

*Significant* - Hurricanes can cause catastrophic damage along coastlines and inland, with winds exceeding 157 mph, often leading to structural destruction, downed power lines, and widespread disruption. These storms can also produce tornadoes, microbursts, and storm surges, causing severe coastal and inland flooding. Heavy rainfall increases the risk of flash flooding, while flying debris and rising waters pose major threats to life and property. Recent trends indicate stronger storms with more intense rainfall, heightening risks to infrastructure, public safety, and the environment.

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### Changing Future Conditions

Baldwin County, Alabama, remains highly vulnerable to hurricanes due to its coastal location along the Gulf of America. Historically, the county has endured significant storms, including Hurricane Ivan (2004), Hurricane Katrina (2005), and Hurricane Sally (2020). Data from the National Oceanic and Atmospheric Administration (NOAA) indicates that Baldwin County experiences severe hurricanes approximately every 5–10 years. However, recent climate trends suggest an increase in both storm intensity and frequency, driven by rising sea surface temperatures and changing atmospheric conditions. Warmer ocean waters provide more energy for hurricanes, leading to stronger winds, higher storm surges, and increased rainfall, exacerbating flood risks for coastal and inland communities.

Climate change is also influencing storm behavior, with a trend toward slower-moving hurricanes that prolong exposure to extreme wind, storm surge, and heavy rainfall. This was evident in Hurricane Sally, which stalled over the region, causing extensive flooding and damage. Future hurricanes affecting Baldwin County are likely to bring similar challenges, including more intense storms, heavier rainfall, and greater inland flooding. These evolving risks highlight the importance of proactive mitigation efforts, such as improved infrastructure resilience, updated floodplain management, and enhanced emergency preparedness, to reduce the long-term impacts of hurricanes on the county's residents and economy.

### Hurricane/Tropical Storm Hazard Summary

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Community-Wide	High	Significant	High



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## COASTAL BANK EROSION

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### Description

Coastal bank erosion in Baldwin County, Alabama, is a persistent issue driven by natural forces such as storms, flooding, strong wave action, and sea-level rise, as well as human activities like shoreline modifications and development. Severe storms, including Hurricane Frederic in 1979, have historically accelerated erosion by washing away dune fields and altering the coastal landscape. While some dunes have started to recover, gaps in the primary dune line remain, leaving certain areas vulnerable to further erosion. The continued loss of sand and beach structures threatens homes, businesses, and public infrastructure, with significant long-term economic and environmental consequences.

To mitigate erosion, Baldwin County has implemented various measures, including beach renourishment projects. These projects involve pumping sand from nearshore areas onto the beaches, increasing dune heights, planting vegetation, and constructing sand fences to stabilize the shoreline. Partially funded by federal and state agencies, these efforts help sustain the ecological and cultural benefits of Alabama's coast while protecting communities from the impacts of coastal erosion. Despite these efforts, erosion rates remain highly localized, with some areas experiencing severe sand loss from single storm events. As Baldwin County continues to face the challenges of coastal erosion, long-term strategies focused on sustainable shoreline management and climate resilience will be essential for protecting the region's coastal resources.

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### Geographic Location

*Minimal* - The total area identified as a coastal high hazard area (10.4 sq. mi.) is less than 10-percent of the planning area, 1,503.24 square miles.

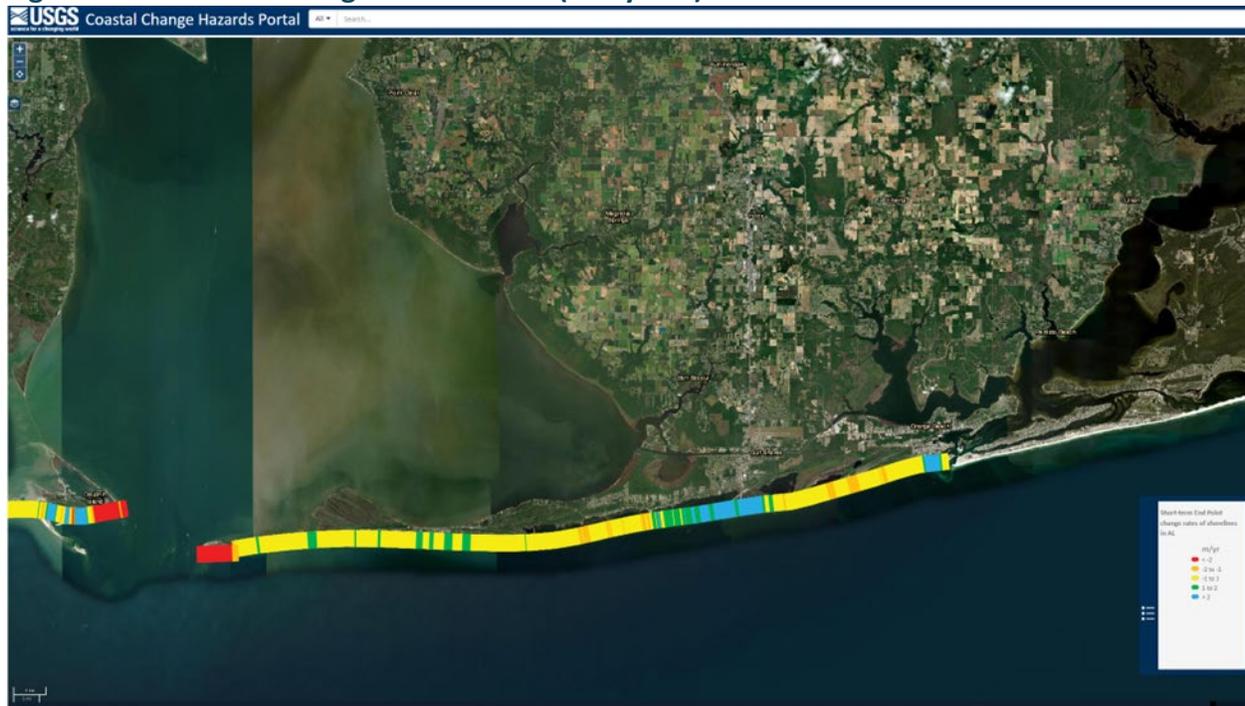
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### Previous Occurrences

**Figure 16** and **Figure 17** depict Baldwin County's short-term (<30 years) rates of shoreline change for open-ocean, sandy shorelines from 1970-2001; and long-term (78+ years) rates of shoreline change for open-ocean shorelines from the 1800's to 2017, respectively.

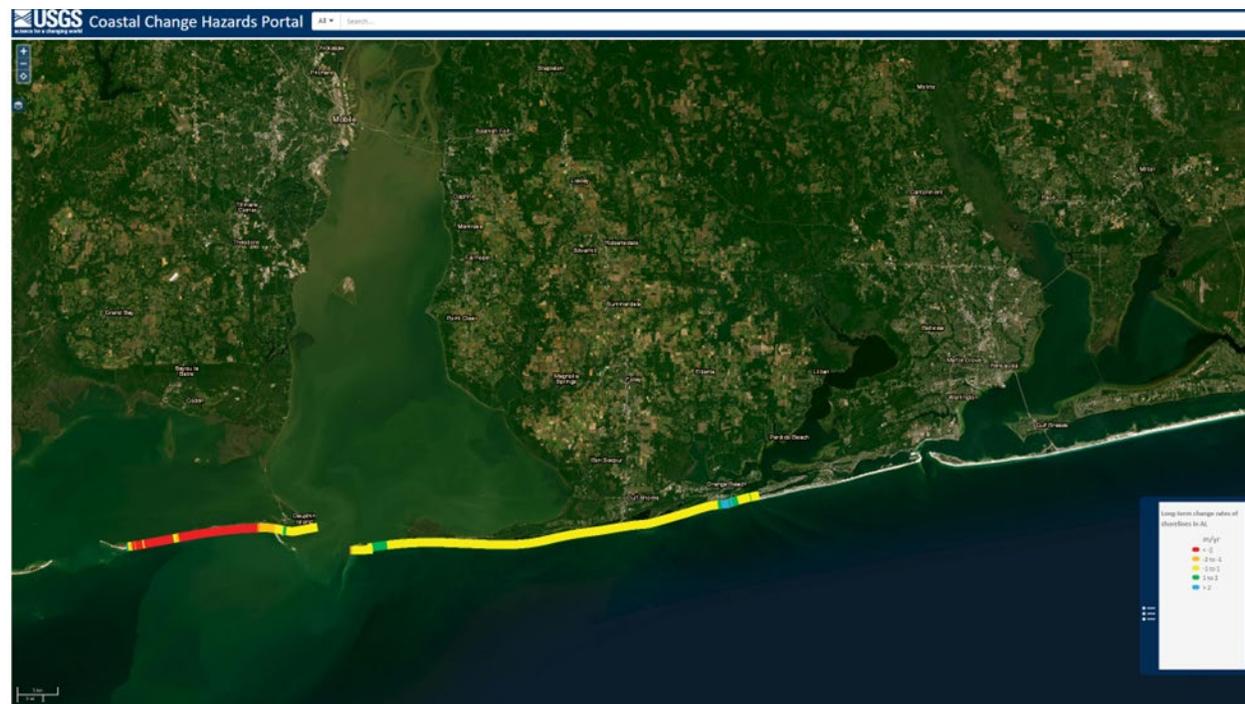


Figure 16 Shoreline Change – Short Term (~30 years)



SOURCE: USGS COASTAL CHANGE HAZARDS PORTAL; [HTTPS://MARINE.USGS.GOV/COASTALCHANGEHAZARDSPORTAL/](https://marine.usgs.gov/coastalchangehazardportal/)

Figure 17 Shoreline Change – Long Term (~150 years)



SOURCE: USGS COASTAL CHANGE HAZARDS PORTAL; [HTTPS://MARINE.USGS.GOV/COASTALCHANGEHAZARDSPORTAL/](https://marine.usgs.gov/coastalchangehazardportal/)



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### Probability of Future Occurrences

*Very High* - The Gulf Coast's combination of large waves, storm surges, and low-lying coastal areas makes it highly susceptible to significant coastal erosion during storms. The U.S. Geological Survey (USGS) assesses the probabilities of coastal changes due to collision (when waves reach the base of the dune), overwash (when waves and surge exceed the dune crest elevation), and inundation (when the dune crest and beach are completely submerged).

For a direct landfall of a Category 1 hurricane, 100% of Baldwin County's beaches are very likely to experience dune erosion due to collision, 69% are vulnerable to overwash, and 4% are likely to be inundated. In the event of a Category 3 hurricane landfall, 100% of the county's beaches are expected to undergo dune erosion, 100% are susceptible to overwash, and 74% are likely to face inundation. For a Category 5 hurricane landfall, there is a 100% probability of coastal change due to collision, overwash, and inundation.

These statistics underscore the critical need for comprehensive coastal management and mitigation strategies in Baldwin County to address the high probability of future coastal erosion events.

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### Magnitude/Severity

*Moderate* - Baldwin County's coastal beaches serve as a natural barrier, protecting inland communities, infrastructure, and natural resources from ocean forces. However, this dynamic environment continuously changes due to winds, waves, and currents. During flood events, large waves can erode beaches, and storm surges may push the erosive force further inland, intensifying damage. Structures near dunes are particularly vulnerable to wave attack and erosion. The FHMPC rates this hazard as moderate, with potential for economic losses and structural damage. With rising sea levels and stronger storms, continued investment in coastal resilience strategies, such as beach nourishment and dune restoration, remains essential.

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### Changing Future Conditions

Sea-level rise will raise all tide levels, from low tide to storm surge. Wave action at higher tide levels may cause erosion of sandy beaches as well as the banks of tidally influenced rivers. Higher storm surges, which may be accompanied by stronger storm winds, could wash over the tops of sand dunes, flooding the burrows of dune-nesting animals. The combined effects of wind and waves could damage dunes, leaving the beachfront more vulnerable. ([SOURCE: USGS COASTAL CHANGE HAZARDS PORTAL](#))

### Coastal Bank Erosion Hazard Summary

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Minimal	Very High	Moderate	Moderate



## DAM FAILURE

### Description

A dam is defined as a barrier constructed across a watercourse for the purpose of storage, control, or diversion of water. Dams are typically constructed of earth, rock, concrete, or mine tailings. A dam failure is the collapse, breach, or other failure resulting in downstream flooding.

A dam impounds water in the upstream area, referred to as the reservoir. The amount of water impounded is measured in acre-feet. An acre-foot is the volume of water that covers an acre of land to a depth of one foot. As a function of upstream topography, even a very small dam may impound or detain many acre-feet of water. Two factors influence the potential severity of a full or partial dam failure: the amount of water impounded, and the density, type, and value of development and infrastructure located downstream.

The failure of dams could result in injuries, loss of life, or damage to property, the environment, and the economy. Dams serve multiple purposes, one of which may be flood control. Severe flooding and other storms can increase the potential that dams will be damaged and fail as a result of the physical force of the flood waters or overtopping.

Dams are usually engineered to withstand a flood with a computed risk of occurrence. If a larger flood occurs, then that structure will likely be overtopped. If during the overtopping, the dam fails or is washed out, the water behind is released as a flash flood. Failed dams can create floods that are catastrophic to life and property, in part because of the tremendous energy of the released water.

The hazard potential for dam failure is classified according to the following definitions accepted by the Interagency Committee on Dam Safety:

**High Hazard Dam**—A dam located in an area where failure could result in any of the following: extensive loss of life, damage to more than one home, damage to industrial or commercial facilities, interruption of a public utility serving a large number of customers, damage to traffic on high-volume roads that meet the requirements for hazard class C dams or a high-volume railroad line, inundation of a frequently used recreation facility serving a relatively large number of persons, or two or more individual hazards described for significant hazard dams

**Significant Hazard Dam**—A dam located in an area where failure could endanger a few lives, damage an isolated home, damage traffic on moderate volume roads that meet certain requirements, damage low-volume railroad tracks, interrupt the use or service of a utility serving a small number of customers, or inundate recreation facilities, including campground areas intermittently used for sleeping and serving a relatively small number of persons

**Low Hazard Dam**—A dam located in an area where failure could damage only farm or other uninhabited buildings, agricultural or undeveloped land including hiking trails, or traffic on low-volume roads that meet the requirements for low hazard dams



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**Dam failures can result from any one or a combination of the following causes:**

- Prolonged periods of rainfall and flooding, which causes most failures
- Inadequate spillway capacity, resulting in excess overtopping flows
- Internal erosion caused by embankment or foundation leakage or piping
- Improper maintenance, including failure to remove trees, repair internal seepage problems, replace lost material from the cross section of the dam and abutments
- Improper design, including the use of improper construction materials and construction practices
- Negligent operation, including failure to remove or open gates or valves during high flow periods
- Failure of upstream dams on the same waterway
- Landslides into reservoirs, which cause surges that result in overtopping
- High winds, which can cause significant wave action and result in substantial erosion
- Earthquakes, which typically cause longitudinal cracks at the tops of embankments and weaken the entire structures.

---

**Geographic Location**

According to the National Inventory of Dams, there are 20 dams located within the unincorporated areas of Baldwin County. All the dams are privately owned and not regulated or inspected by a state authority. **Table 28** provides a summary of the dams located in Baldwin County, while **Figure 18** presents a mapped visualization of their locations.



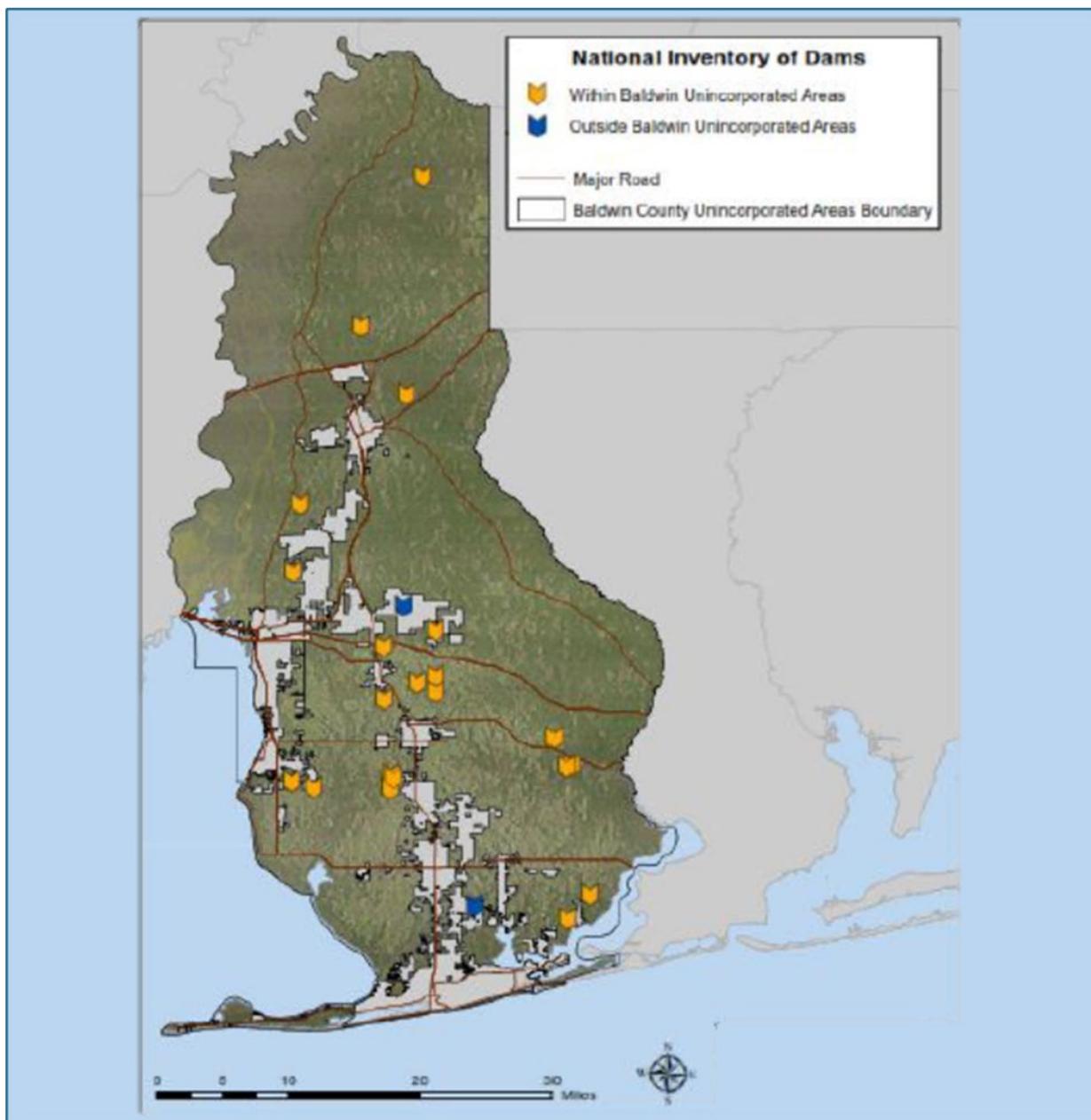
**Table 28 Dams Located Within Baldwin County, 2024**

Dam	River	National Dam Inventory Identification Number
Baroco Lake Dam No.	Tr Solider Creek	AL01377
Bob Place	Tr Blackwater River	AL00027
Branchland Lake Dam	Cowpen Creek Offstream	AL 01373
Calvin Childers Lake	Tr Polecat Creek	AL 01372
Calvin Childers Lake	Tr Polecat Creek	AL01371
Childres Dam	Tr Blackwater River	AL01984
Cook Lake Dam	Tr Blackwater River	AL 01376
Cooper Number One	Mill Creek	AL00029
Corte Dam	Fly Creek	AL01985
Crosby Lumber	Tr McCurtin Creek	AL00036
Deep South Girl Scouts	Aikin Creek	AL01986
J P Bertolli	Tr Styx River	AL00031
John Q Kendrick	Tr Styx River	AL00035
Lake Bobo	Tr Joes Creek	AL01987
Miles Neumann	Tr Spring Br	AL01988
Patterson	Seven Miles Creek	AL00032
Paul Childress Lake	Tr Blackwater River	AL01375
Raynague	Perone Branch	AL00030
Stacey Lake Dam	Tr Whitehouse Creek	AL01370
Wynn Brothers Lake	Tr Polecat Creek	AL01374

Source: [USACE National Inventory of Dams](#)



Figure 18 Dams Located within Unincorporated Baldwin County, 2024





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### Previous Occurrences

There have been no reported previous occurrences of dam failure in or impacting the planning area.

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### Probability of Future Occurrences

Predicting the probability of dam failure is challenging, as it is usually a secondary effect of other hazards. However, based on past performance during flooding events, the FHMPC has determined that the risk of this hazard is “very low.”

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### Magnitude/Severity

Although there have been no documented failures of dams that could impact the planning area and the probability of failure is low, if failure were to occur, people and structures in the inundation path would be at risk. There is only one dam in the planning area categorized as significant hazard. All other dams are low hazard dams where failure could damage only farms or other uninhabited buildings, agricultural or undeveloped land including hiking trails, or traffic on low-volume roads. The FHMPC determined that the magnitude/severity of this hazard is “slight.”

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### Changing Future Conditions

While dam failure is primarily influenced by factors such as design flaws, inadequate maintenance, and structural deterioration, future climate conditions may indirectly impact failure risks. Projections indicate an increase in extreme rainfall and flooding events, which could place additional stress on dam infrastructure, potentially raising the likelihood of failure. Regular inspections and proactive maintenance will be essential in mitigating these risks.

### Dam Failure Hazard Summary

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Minimal	Very Low	Slight	Low



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## CHANGING FUTURE CONDITIONS AND SEA LEVEL RISE

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### Description

Climate change refers to long-term shifts in temperature, precipitation, and other climate patterns, which can be identified through statistical analysis of changing trends over decades or longer. These changes may result from natural processes, such as variations in solar cycles and volcanic activity, or from human activities, particularly the release of greenhouse gases like carbon dioxide (CO<sub>2</sub>) into the atmosphere (IPCC, 2021). While Earth's climate has naturally fluctuated over geological time, the rapid warming observed in recent decades is largely attributed to human influences. This warming is occurring on a global scale, affecting ecosystems, weather patterns, and sea levels, underscoring the need for climate resilience and adaptation strategies.

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### Geographic Location

*Minimal* - The total area identified as a coastal high hazard area (10.4 sq. mi.) is less than 10-percent of the planning area which is 1,503.24 square miles.

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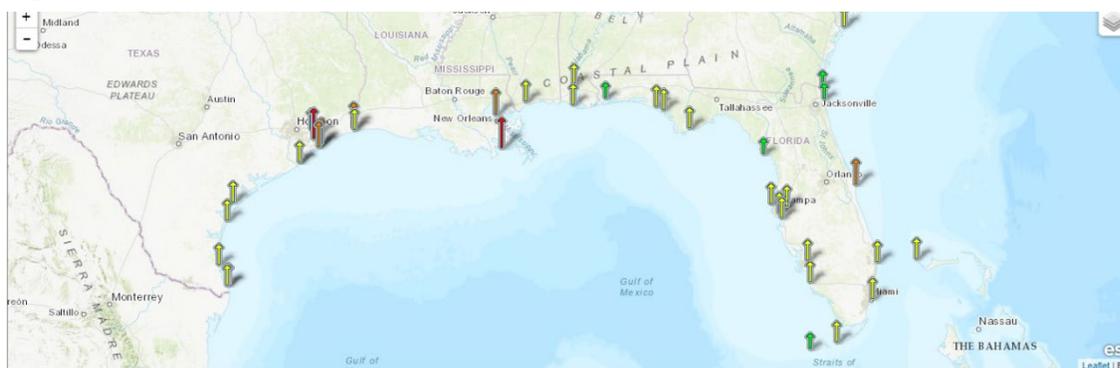
### Previous Occurrences

There are generally two primary mechanisms driving global sea level rise. The first is directly attributed to increasing global temperatures, which warm ocean waters and cause thermal expansion. The second is the melting of land-based ice, which adds water to the oceans. A combination of these two factors is likely responsible for rising sea levels, which can be further exacerbated at the local level by erosion and land subsidence. Historical data shows a strong correlation between global temperature increases and sea level rise.

The Center for Operational Oceanographic Products and Services has been measuring sea level for over 150 years, with tide stations operating along all U.S. coasts. Changes in Mean Sea Level (MSL), whether an increase or decrease, have been computed at 128 long-term water level stations, each with a minimum of 30 years of observations. These measurements are averaged monthly to remove short-term influences, such as storm surges, ensuring an accurate trend analysis. **Figure 19** illustrates regional trends in sea level for the Gulf Coast from NOAA.



**Figure 19 Gulf / Atlantic Coast Sea Level Trends**



The map above illustrates relative sea level trends, with arrows representing the direction and magnitude of change. Click on an arrow to access additional information about that station.



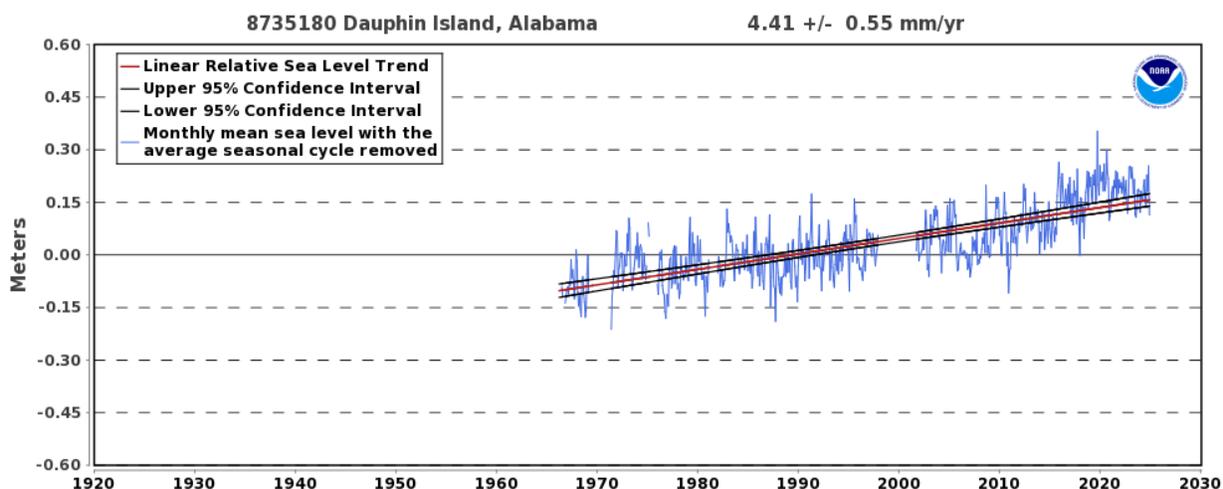
The Center for Operational Oceanographic Products and Services has been measuring sea level for over 150 years, with tide stations of the [National Water Level Observation Network](#) operating on all U.S. coasts. Changes in RSL, with a rise or fall, have been computed at 142 long-term water level stations using a minimum span of 30 years of observations at each location. These measurements have been averaged by month which removes the effect of high frequency phenomena in order to compute an accurate linear sea level trend. The trend analysis has also been extended to 240 global tide stations using data from the [Permanent Service for Mean Sea Level \(PSMSL\)](#). This work funded in partnership with the NOAA OAR [Climate Observation Division](#).

**SOURCE:** [NOAA Tides & Currents](#)

**Figure 20** (below) displays the monthly mean sea level trend at NOAA’s Dauphin Island station, while **Figure 21** (below) represents the trend at the Mobile State Docks station in Alabama. Seasonal fluctuations caused by coastal ocean temperatures, salinity, winds, atmospheric pressure, and ocean currents have been removed for accuracy. The mean sea level trend is as follows: Dauphin Island, Alabama is 4.41 millimeters per year, with a 95% confidence interval of  $\pm 0.55$  mm/year, based on data from 1966 to 2023. This equates to an approximate increase of 1.45 feet over 100 years. Mobile State Docks is 4.85 millimeters/year with a 95% confidence interval of  $\pm 1.31$  mm/yr based on monthly mean sea level data from 1980 to 2023 which is equivalent to a change of 1.59 feet in 100 years.

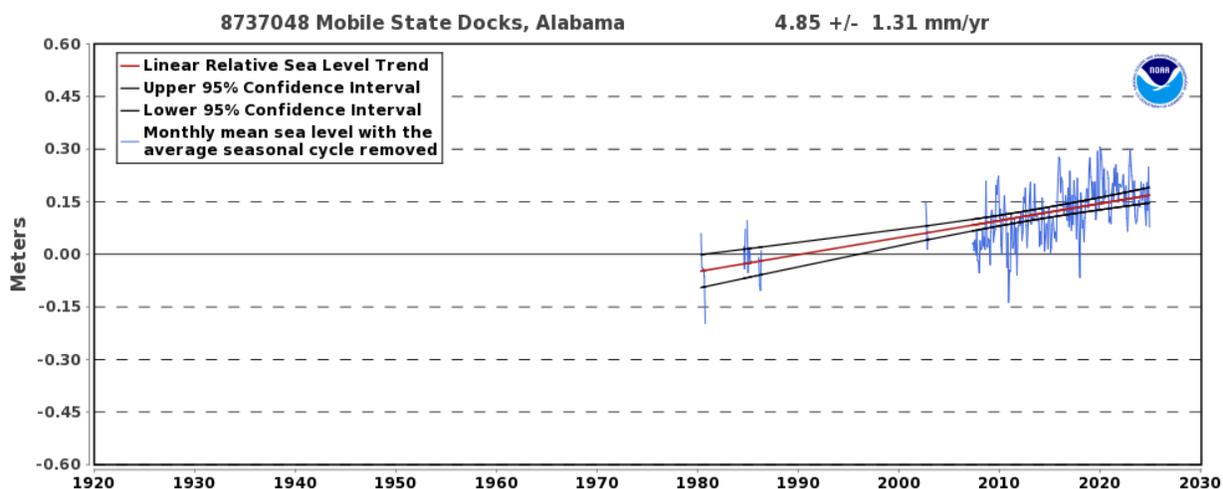


Figure 20 Relative Sea Level Trend, Dauphin Island, Alabama



SOURCE: [NOAA TIDES & CURRENTS](#).

Figure 21 Relative Sea Level Trend, Mobile State Docks

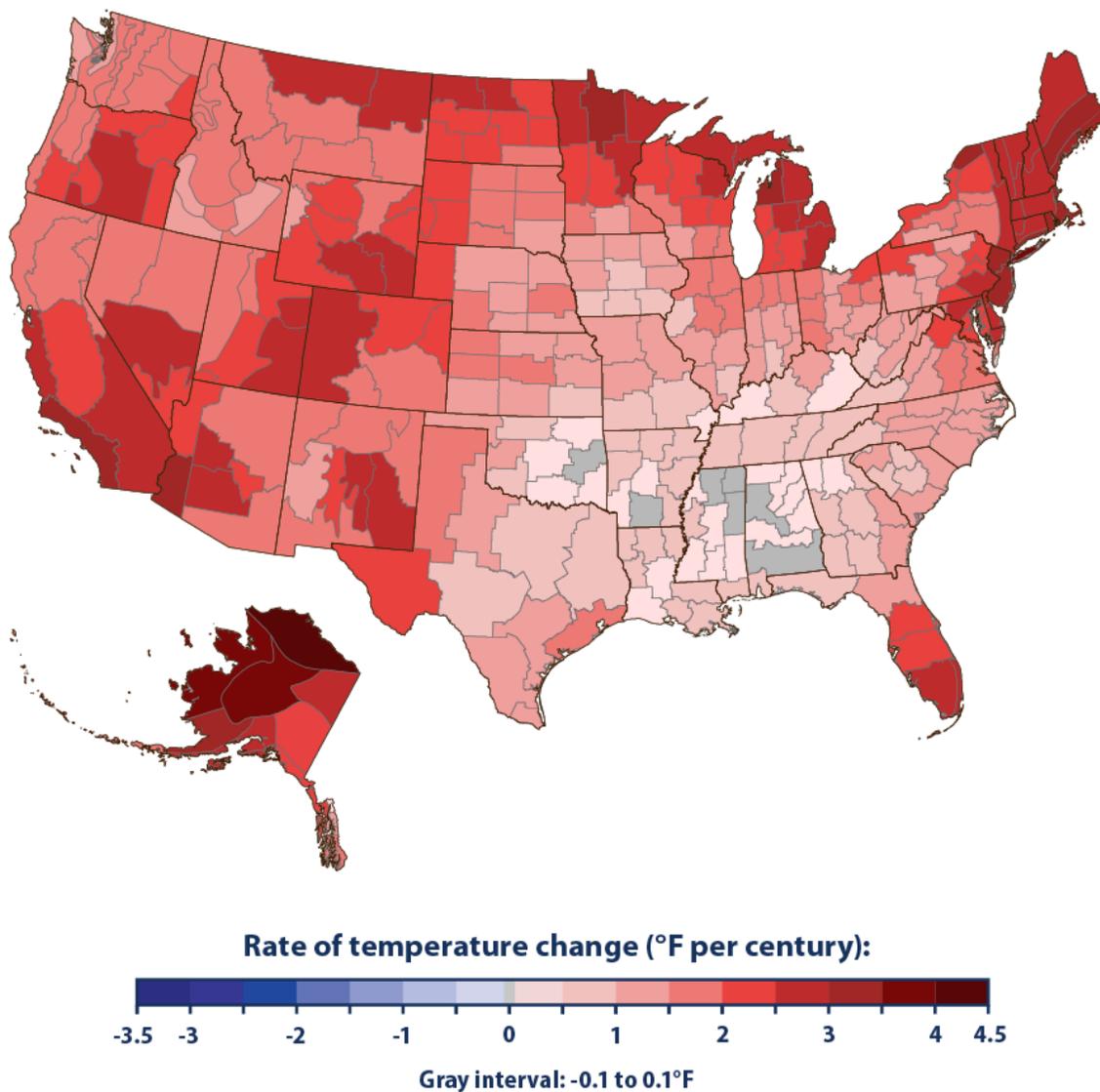


SOURCE: [NOAA Tides & Currents](#).

Since 1901, the average surface temperature across the contiguous 48 states has risen at an average rate of 0.14°F per decade, with warming accelerating since 1981 at approximately 0.32°F per decade. The past decade has been the warmest on record, with 2024 ranking as the warmest year in U.S. history, averaging 55.5°F—3.5°F above the 20th-century average. Global trends reflect this pattern, with the average temperature increasing at a rate of 0.14°F per decade since 1880, doubling to 0.32°F per decade since the early 1980s. **Figure 22** below illustrates the rate of temperature change across the United States, highlighting regional variations in warming. Data from NOAA and the EPA indicate that the North, West, and Alaska have experienced the most significant temperature increases, while some areas in the Southeast have seen less pronounced warming.



Figure 22 Rate of Temperature Change in the United States, 1901-2023



SOURCE: EPA CLIMATE CHANGE INDICATORS, [HTTPS://WWW.EPA.GOV/CLIMATE-INDICATORS/CLIMATE-CHANGE-INDICATORS-US-AND-GLOBAL-TEMPERATURE](https://www.epa.gov/climate-indicators/climate-change-indicators-us-and-global-temperature)



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### Probability Of Future Occurrences

*High* - Sea level rise is a certainty along the Alabama coast, with accelerating trends observed in recent decades. According to NOAA, mean sea level at Dauphin Island and Mobile State Docks has risen by approximately 1.18 and 1.21 feet, respectively, over the past 100 years, with projections indicating an additional 0.98 to 2.3 feet of rise by 2050 under intermediate to high scenarios. Sea level rise is driven by global temperature increases, hydrologic cycle changes, ice sheet melt, and storm frequency and intensity, all of which contribute to long-term coastal change.

While uncertainties exist due to natural variability, climate model limitations, and human mitigation efforts, scientific consensus affirms that sea level rise is a continuing trend, not an endpoint. Baldwin County should integrate the most recent projections into long-term planning to address flooding risks, infrastructure vulnerabilities, and coastal ecosystem impacts. As new climate data and modeling capabilities emerge, regular reassessments will be essential to ensure effective adaptation and resilience strategies.

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### Magnitude/Severity

*Slight* – Sea-level rise throughout the 21st century is expected to increase the frequency and severity of coastal flooding, erosion, and land submergence in low-lying areas like Baldwin County. According to the IPCC Sixth Assessment Report (2021-2023) and NOAA’s Sea Level Rise Technical Report (2022), recent projections indicate a faster-than-expected rise due to accelerating ice melt and ocean thermal expansion. These changes will place additional stress on coastal infrastructure, freshwater supplies, and natural ecosystems.

Rising sea levels may exacerbate saltwater intrusion into aquifers, disrupt gravity-based stormwater and septic systems, and elevate storm surge risks, leading to increased damage to infrastructure, economic losses, and public health concerns. Additionally, population growth, urbanization, and economic development are expected to amplify human pressures on coastal ecosystems, further heightening vulnerability. Without proactive adaptation measures such as improved stormwater management, shoreline stabilization, and resilient infrastructure, Baldwin County will face greater challenges in mitigating the long-term impacts of sea-level rise.

### Sea Level Rise Hazard Summary

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Minimal	High	Slight	Moderate



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## TSUNAMI

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### Description

A tsunami is a series of long waves generated in the ocean by a sudden displacement of a large volume of water. Underwater earthquakes, landslides, volcanic eruptions, meteor impacts, or onshore slope failures can cause this displacement. Tsunamis radiate outward in all directions from the point of origin and can move across entire ocean basins. When a tsunami reaches the coast, it can cause dangerous coastal flooding and powerful currents that can last for several hours or days.

Tsunamis can be generated in all the world's oceans, inland seas, and in any large body of water. They have caused damage and deaths in coastal areas all around the world. However, certain areas are particularly prone to tsunamis due to their proximity to tsunami sources, the depth and shape of the ocean floor near the coast (bathymetry), and coastal elevation and features (topography).

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### Geographic Location

*Minimal* - The U.S. Gulf Coast is not located near a subduction zone, which is a particularly active seismic zone, where large earthquakes can produce damaging waves that threaten nearby and distant coasts. Additionally, there has not been much tsunami or seismic activity recorded in the region. However, according to the national tsunami hazard assessments conducted for the National Tsunami Hazard Mitigation Program by NOAA, evidence suggests a tsunami is possible. In 1918, an earthquake off Puerto Rico produced the only tsunami on record for the Gulf Coast. The geography of the Gulf may reduce the impact of most distant tsunamis. Geologic evidence in the Gulf of America points to underwater landslides as the region's likeliest tsunami source.

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### Previous Occurrences

Of the 754 confirmed events in the Global Historical Tsunami Database between 1900 and 2015, approximately 78% occurred in the Pacific Ocean (around the geologically active “Ring of Fire”), 8% in the Atlantic Ocean and Caribbean Sea, 6% in the Mediterranean Sea, 5% in the Indian Ocean, and 1% in other seas. **Figure 23** presents the location of historic tsunami events and the associated cause.

There have been no reported previous occurrences of tsunami events in or impacting the planning area.

**Figure 23 Historic Tsunami Events and Causes**



**Cause of the Tsunami:**

Effects of the Tsunami:	Cause of the Tsunami:			
	Volcanic Eruption	Landslide	Unknown/ Miscellaneous	Earthquake Magnitude >=9 >=8 >=7 >=6 <6 or ?
Very Many Deaths (~1001 or more deaths)	▲	■	?	● ● ● ● ●
Many Deaths (~101 to 1000 deaths)	▲	■	?	● ● ● ● ●
Some Deaths (~51 to 100 deaths)	▲	■	?	● ● ● ● ●
Few Deaths (~1 to 50 deaths)	▲	■	?	● ● ● ● ●
No Deaths / Unknown	△	□	?	○ ○ ○ ○ ○

SOURCE: NOAA, NATURAL HAZARDS VIEWER, [HTTPS://MAPS.NGDC.NOAA.GOV/VIEWERS/HAZARDS/?LAYERS=0](https://maps.ngdc.noaa.gov/viewers/hazards/?layers=0)

### Probability Of Future Occurrences

*Very Low* - The tsunami hazard assessment for the United States indicates that while tsunamis can impact any U.S. coastline, the level of risk varies by region. For the Gulf Coast, the probability is classified as very low (see **Table 29**: Qualitative Tsunami Hazard Assessment). This classification is based on historical records through 2015, geological evidence, and the region’s distance from major tsunami sources, all of which help inform future risk projections.



**Table 29 Qualitative Tsunami Hazard Assessment**

Region	Hazard Level
Pennsylvania, Delaware, Virginia, North Carolina, Georgia, Florida (Gulf coast), <u>Alabama</u> , Mississippi, Louisiana, Alaska Arctic coast	Very Low
Maine, New Hampshire, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Maryland, South Carolina, Florida (Atlantic coast), Texas	Low
None	Moderate
Puerto Rico, Virgin Islands, Washington, Oregon, Guam, Northern Mariana Islands, American Samoa	High
California, Alaska, Hawaii	Very High

**Magnitude/Severity**

*Slight* - If a tsunami were to reach the Baldwin County coastline, the relatively shallow shoreline relief and densely populated coastal areas would expose coastal communities to significant losses. However, for the unincorporated areas of Baldwin County, less than 10-percent of the planning area is located within the coastal high hazard area.

**Changing Future Conditions**

Scientific research suggests that large-scale environmental changes, such as the melting of ice caps and rising sea levels, could redistribute weight on the Earth's crust, potentially influencing seismic activity over long timescales. However, no conclusive studies establish a direct link between climate change and an increase in earthquake or tsunami frequency. While some early research explores potential connections, earthquakes and tsunamis remain primarily driven by geological processes unrelated to climate change.

**Tsunami Hazard Summary**

Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Minimal	Very Low	Slight	Low



## HAZARD PROFILES SUMMARY

**Table 30** summarizes the results of the hazard profiles and how each hazard varies by jurisdiction. This assessment was used by the FHMP to prioritize those hazards of greatest significance to each jurisdiction, enabling the jurisdictions to focus resources where they are most needed and develop the mitigation strategy accordingly.

**Table 30 Planning Significance Scores**

Hazard	Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Flood: 100-/500-Year	Partial	Very High	Significant	High
Hurricane and Tropical Storms (including storm surge)	Community- Wide	Moderate	Significant	High
Flood: Stormwater/Localized	TBD	TBD	TBD	Moderate
Coastal Bank Erosion	Minimal	Very High	Moderate	Moderate
Changing Future Conditions and Sea Level Rise	Minimal	High	Slight	Moderate
Dam/Levee Failure	Minimal	Very Low	Slight	Low
Tsunami	Minimal	Very Low	Slight	Low



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### 3.3 VULNERABILITY ASSESSMENT

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Requirement §201.6(c)(2)(ii) :[The risk assessment shall include a] description of the jurisdiction’s vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.

Requirement §201.6(c)(2)(ii)(A) :The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas.

Requirement §201.6(c)(2)(ii)(B) :[The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

Requirement §201.6(c)(2)(ii)(C): [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

Requirement §201.6(c)(2)(ii): (As of October 1, 2008) [The risk assessment] must also address National Flood Insurance Program (NFIP) insured structures that have been repetitively damaged floods.

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### METHODOLOGY

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The vulnerability assessment further defines and quantifies populations, buildings, critical facilities, and other community assets at risk to natural hazards. The vulnerability assessment for this plan followed the methodology described in the FEMA publication *Understanding Your Risks—Identifying Hazards and Estimating Losses* (2002).

The vulnerability assessment was conducted based on the best available data and the significance of the hazard. Data to support the vulnerability assessment was collected from the following sources:

- FEMA’s HAZUS loss estimation software
- Written descriptions of assets and risks provided by participating jurisdictions
- Existing plans and reports
- Personal interviews with FHMP members and other stakeholders
- Other sources as cited

**The Vulnerability Assessment is divided into four parts:**

- **Community Assets** first describes the assets at risk in Baldwin County, including the total exposure of people and property; critical facilities and infrastructure; natural, cultural, and historic resources; and economic assets.
- **Vulnerability by Hazard** describes the vulnerability to each hazard identified and profiled in Chapter 3. This vulnerability analysis includes a vulnerability overview for



each hazard. For hazards of high and moderate significance, vulnerability analysis includes evaluation of vulnerable buildings, infrastructure, and critical facilities; estimated losses and a description of the methodology used to estimate losses; discussion of future development in relation to hazard-prone areas.

- **Future Land Use and Development** discusses development trends, including population growth, housing demand, and future projects.
- **Summary of Key Issues** summarizes the key issues and conclusions identified in the risk assessment process.

## IDENTIFY COMMUNITY ASSETS

This section assesses the population, structures, critical facilities and infrastructure, and other important assets in the planning area that may be at risk to natural hazards.

### Total Exposure of Population and Structures

As previously noted in Chapter 2 Population/Demographics, the total population for unincorporated Baldwin County was estimated at 103,662 for 2020 and 143,920 for 2023.

### Critical Facilities and Infrastructure

Of significant concern with respect to any disaster event is the location of critical facilities in the planning area. Critical facilities are often defined as those essential services and facilities in a major emergency which, if damaged, would result in severe consequences to public health and safety or a facility which, if unusable or unreachable because of a major emergency, would seriously and adversely affect the health, safety, and welfare of the public. Critical facilities presented within [Table 31](#).

**Table 31 2018 Inventory of Critical Facilities and Infrastructure**

FACILITY	NAME	ADDRESS / PARCEL NUMBER
AIRPORT	BARIN WOLF	01003011502
COMMUNICATION	WEAR-TV CH 3	01003010904
COMMUNICATION	WPMI CH 15	01003010904
COMMUNICATION	WALA-TV CH 10	01003010703
COMMUNICATION	WMPV-TV CH 21	01003010904
COMMUNICATION	WBPG CH 55	01003010904
COMMUNICATION	WHBR CH 33	01003010904
COMMUNICATION	WKRG-TV CH 5	01003010703
COMMUNICATION	WJTC CH 44	01003010904
COMMUNICATION	WDLT 660	01003010800
COMMUNICATION	WDXZ 1000	01003010905



FACILITY	NAME	ADDRESS / PARCEL NUMBER
COMMUNICATION	WBLX-FM CH 225	01003010904
COMMUNICATION	WYOK CH 281	01003010904
COMMUNICATION	WMXC CH 260	01003010703
COMMUNICATION	WJLQ CH 264	01003010904
COMMUNICATION	WNSP CH 288	01003010300
COMMUNICATION	WBHY-FM CH 203	01003010703
COMMUNICATION	WXBM-FM CH 274	01003010904
COMMUNICATION	WPCS CH 208	01003010904
COMMUNICATION	WRKH CH 241	01003010703
COMMUNICATION	WKSJ-FM CH 235	01003010904
COMMUNICATION	WTKX-FM CH 268	01003010904
COMMUNICATION	WHIL-FM CH 217	01003010703
COMMUNICATION	WABB-FM CH 248	01003010703
COMMUNICATION	WMEZ CH 231	01003010904
ELECTRIC POWER	BALDWIN COUNTY ELECTRIC COOP.	200 WEST 22ND STREET
FERRY FACILITY	FORT MORGAN	110 STATE HIGHWAY 180
FIRE STATION	HUGGERLANDING/ OYSTER BAY VOLUNTEER FIRE DEPARTMENT	4590 COUNTY ROAD 6
FIRE STATION	RABUN VOLUNTEER FIRE DEPARTMENT	47860 RABUN RD
FIRE STATION	BARNWELL VOLUNTEER FIRE & RESCUE. DEPARTMENT	13319 COUNTY ROAD 13
FIRE STATION	GATESWOOD VOLUNTEER FIRE DEPARTMENT	33014 ST HWY 112
FIRE STATION	STYX RIVER VOLUNTEER FIRE DEPARTMENT	23350 DUNBAR RD
FIRE STATION	STAPLETON FIRE DEPARTMENT	36276 STATE HIGHWAY 59
FIRE STATION	BELFOREST VOLUNTEER FIRE SEARCH & RESCUE	25490 HWY 54 W
FIRE STATION	FISH RIVER MARLOW FIRE & RESCUE DEPARTMENT.	13355 COUNTY ROAD 32
FIRE STATION	BON SECOUR VOLUNTEER FIRE DEPARTMENT	7392 HWY 65
FIRE STATION	JOSEPHINE VOLUNTEER FIRE DEPARTMENT	6824 COUNTY ROAD 95
FIRE STATION	LILLIAN VOLUNTEER FIRE DEPARTMENT	34180 WIDELL AVE
HAZARDOUS MATERIALS	BALDWIN POLE & PILING CO. INC.	OLD PENSACOLA HWY.
HAZARDOUS MATERIALS	BALDWIN POLE & PILING CO. INC.	OLD PENSACOLA HWY.



FACILITY	NAME	ADDRESS / PARCEL NUMBER
HAZARDOUS MATERIALS	BALDWIN POLE & PILING CO. INC.	OLD PENSACOLA HWY.
NATURAL GAS	RIVIERA UTILITIES	AZALEA RD OFF HWY 59
POLICE STATION	BALDWIN COUNTY SHERIFF	18126 COUNTY ROAD 54
PORT FACILITY	ALLIANCE RESOURCES CO., OSWELL LOADING	SOUTH CARLTON, AL OIL FIELDS
PORT FACILITY	KIMBERLY-CLARK CORP., DIXIE WOOD YARD BA	FOOT OF COUNTY ROAD 84
PORT FACILITY	TENSAW RIVER DOCKS AND STORAGE YARD WHARF	FOOT OF COUNTY ROAD 7
POTABLE WATER	SPANISH FORT WATER SYSTEM INC	WELL 4 TREATMENT PLT HWY 31
RUNWAY	00323.4*A AL09/27	
SCHOOL	CENTRAL CHRISTIAN SCHOOL	17395 HIGHWAY 104 WEST
SCHOOL	THE ACADEMY AT MISSION SAMARIA	32586 SEMINOLE ROAD WEST
SCHOOL	BAYSHORE CHRISTIAN SCHOOL	23050 US HIGHWAY 98
SCHOOL	SILVERHILL CHRISTIAN ACADEMY	PO BOX 207
SCHOOL	BEREAN BAPTIST CHRISTIAN SCHOO	P.O. BOX 237
SCHOOL	FAITH PRESBYTERIAN CHR SCH	18632 BERNER ROAD
SCHOOL	VAUGHN SCHOOL	55260 COUNTY ROAD 21
SCHOOL	PERDIDO ELEMENTARY SCHOOL	23589 COUNTY ROAD 47
SCHOOL	DELTA ELEMENTARY SCHOOL	10251 WHITE HOUSE FORK RD
SCHOOL	STAPLETON SCHOOL	35500 BALDWIN AVE
SCHOOL	PINE GROVE ELEMENTARY SCHOOL	43980 PINE GROVE RD
SCHOOL	SPANISH FORT HIGH SCHOOL	ONE PLAZA DE TOROS
SCHOOL	ELSANOR SCHOOL	23440 US HIGHWAY 90
SCHOOL	ROSINTON SCHOOL	19757 COUNTY ROAD 64
SCHOOL	CENTRAL BALDWIN MIDDLE SCHOOL	24545 STATE HIGHWAY 59
SCHOOL	DAPHNE EAST ELEMENTARY SCHOOL	26651 COUNTY ROAD 13
SCHOOL	FAIRHOPE HIGH SCHOOL	18800 GREENO RD
SCHOOL	J LARRY NEWTON SCHOOL	9761 COUNTY ROAD 32
SCHOOL	BALDWIN COUNTY ALTERNATIVE SCHOOL	6925 TWIN BEECH RD
SCHOOL	SWIFT CONSOLIDATED ELEMENTARY SCHOOL	6330 BON SECOUR HWY
SCHOOL	MAGNOLIA SCHOOL	1 JAGUAR LOOP
SCHOOL	ELBERTA ELEMENTARY SCHOOL	25820 HIGHWAY 98



FACILITY	NAME	ADDRESS / PARCEL NUMBER
WASTEWATER FACILITY	ADOT I 10 WELCOME CENTER LAG	ALABAMA DEPARTMENT OF TRANSPOR
WASTEWATER FACILITY	LAKE FOREST WASTE WATER TREATMENT PLANT	29280 COUNTY ROAD 11
WASTEWATER FACILITY	LANDING INCORPORATION THE WWTP	LANDING INCORPORATION THE
WASTEWATER FACILITY	LILLIAN SEWER CO LLC WWTF	LILLIAN SEWER COMPANY LLC
WASTEWATER FACILITY	POLLUTION CONTL SYS FT MORGAN	
WASTEWATER FACILITY	TENSAW ISLAND LAND SHORES WWTP	TENSAW ISLAND LANDOWNERS' ASSOCIATION

*SOURCES: FEMA HAZUS, BALDWIN COUNTY, AL*



## Other Assets

Assessing the vulnerability of the planning area to disaster also involves inventorying the natural, historic, cultural, and economic assets of the area. This is important for the following reasons:

- The planning area may decide that these types of resources warrant a greater degree of protection due to their unique and irreplaceable nature and contribution to the overall economy.
- If these resources are impacted by a disaster, knowing about them ahead of time allows for more prudent care in the immediate aftermath, when the potential for additional impacts is higher.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often different for these types of designated resources.
- Natural resources can have beneficial functions that reduce the impacts of natural hazards, such as wetlands and riparian habitat, which help absorb and attenuate floodwaters.
- Losses to economic assets (e.g., major employers or primary economic sectors) could have severe impacts on a community and its ability to recover from disaster.

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### In the planning area, specific assets include the following:

#### Cultural Resources:

- Baldwin County Heritage Museum
- Historic Fort Morgan
- Blakely State Park

#### Economic Assets: (major manufacturing employers)

- Collins Aerospace
- Ace Hardware Support Center
- Vulcan, Inc.
- Quincy Compressors
- Segars Aerospace
- Bon Secour Fisheries
- International Paper
- Quality Filters
- Ecovery
- Ascend Performance Materials

#### Historic Resources:

- There are 28 properties on the National Register of Historic Places in unincorporated Baldwin County. For a specific listing of properties and additional details, go to <https://ahc.alabama.gov/nationalregister.aspx>



### Natural Resources:

- Bicentennial Park, a 367-acre area in North Baldwin County
- Live Oak Landing Park, a 175-acre Baldwin County Park on the banks of the Tensaw River
- There are 25 known species in the planning area with state endangered, threatened, recovery, or candidate status. The list of such species includes 3 birds, 2 clams, 2 fish, 2 flowering plants, 5 mammals, 1 amphibian, 1 insect and 9 reptiles. For the list of species and their status, go to [CENTER FOR BIOLOGICAL DIVERSITY](#).



- Bon Secour National Wildlife Refuge, a 7,157-acre national wildlife refuge is located within both Baldwin and Mobile Counties and serves as a resting and feeding area for migratory birds and as a sanctuary for native flora and fauna. The refuge is one of the largest undeveloped parcels of land on the Alabama coast.

[HTTPS://WWW.FWS.GOV/MEDIA/BSNWR-ILLUSTRATED-TRAIL-MAP-0](https://www.fws.gov/media/bsnwr-illustrated-trail-map-0)



## ANALYZE RISK

### Overview

*Planning Significance: High*

Flood damage is directly related to the depth of flooding by the application of a depth damage curve. In applying the curve, a specific depth of water translates to a specific percent damage to the structure, which translates to the same percentage of the structure's replacement value. SFHAs for Baldwin County are shown in **Table 32 Content Replacement Values**.

Building counts by FEMA flood zone were determined using a spatial intersection of the building footprints provided by the Baldwin County and the effective FEMA flood zones provided in the Baldwin County FIRM Database 04/19/2019. To determine the correct occupancy class for each parcel, the land use codes provided in the Baldwin County parcel data were translated into FEMA Hazus specific occupancy classes (i.e. RES1, COM4, EDU2, etc.). These were translated to ensure the correct depth damage function was applied to the parcel based on its occupancy class to ensure a more accurate damage assessment of the parcel.

Structure value estimations were also obtained from the Baldwin County parcel data. Content value estimations for each structure are based on FEMA Hazus methodologies of estimating value as a percent of improved structure values by property type.

**Table 33 Estimated Building Damage & Content Loss** shows the breakdown of the different property types in Baldwin County and their estimated content replacement value percentages.

### Structures at Risk

The loss estimate for flood is based on the total of the improved building value and the contents value. Land value is not included in any of the loss estimates as generally the land is not subject to loss from floods. It is important to note that information on those properties mitigated (e.g., floodproofed or elevated) in the SFHA was not available for analysis, thus the resulting flood damage loss estimates could be lower than actual figures. Once the potential value of affected parcels was calculated, damage factors were applied to obtain loss estimates by flood zone.

### Table 32 Content Replacement Values

Property Type	Content Replacement Values
Residential	50%
Agriculture	100%
Commercial	100%
Government	100%
Religious	100%
Industrial	150%

**Table 33 Estimated Building Damage & Content Loss** shows the building count, total value, estimated damages and loss ratio for buildings that fall within the 100-year floodplain by flood zone and land use type. The loss ratio is the loss estimate divided by the total potential exposure (i.e., total of improved and contents



value for all buildings located within the 100-year floodplain) and displayed as a percentage of loss. FEMA considers loss ratios greater than 10% to be significant and an indicator a community may have more difficulties recovering from a flood.

**Table 33 Estimated Building Damage & Content Loss**

Occupancy Type	Total Number of Buildings	Total Value (Bldg & Content)	Estimated Building Damage	Estimated Content Damage	Estimated Total Damage	Loss Ratio
<b>AE</b>						
Residential	4044	\$1,843,705,285	\$692,973,918	\$417,302,768	\$1,110,276,686	60.2%
Commercial	70	\$66,022,556	\$13,515,521	\$18,442,342	\$31,957,863	48.4%
Agriculture	74	\$13,640,184	\$4,610,576	\$5,262,179	\$9,872,755	72.4%
Government	13	\$6,106,952	\$2,821,136	\$1,777,164	\$4,598,300	75.3%
Industrial	12	\$3,349,362	\$241,459	\$683,365	\$924,824	27.6%
Religious	17	\$4,749,112	\$1,784,118	\$1,218,041	\$3,002,159	63.2%
<b>Total</b>	<b>4230</b>	<b>\$1,937,573,451</b>	<b>\$715,946,728</b>	<b>\$444,685,859</b>	<b>\$1,160,632,587</b>	<b>59.9%</b>
<b>A</b>						
Residential	139	\$5,186,276	\$402,357	\$224,949	\$627,306	12.1%
Commercial	1	\$26,000	\$7	\$13	\$20	0.1%
Agriculture	23	\$790,440	\$4,016	\$16,264	\$20,280	2.6%
Government	0	\$0	\$0	\$0	\$0	0.0%
Industrial	0	\$0	\$0	\$0	\$0	0.0%
Religious	0	\$0	\$0	\$0	\$0	0.0%
<b>Total</b>	<b>163</b>	<b>\$6,002,716</b>	<b>\$406,380</b>	<b>\$241,226</b>	<b>\$647,606</b>	<b>10.8%</b>
<b>VE</b>						
Residential	533	\$307,214,204	\$115,488,859	\$64,414,997	\$179,903,856	58.6%
Commercial	3	\$14,665,200	\$7,332,600	\$7,331,700	\$14,664,300	100.0%
Agriculture	1	\$477,000	\$238,500	\$238,500	\$477,000	100.0%
Government	0	\$0	\$0	\$0	\$0	0.0%
Industrial	1	\$110,600	\$0	\$0	\$0	0.0%
Religious	3	\$694,200	\$329,310	\$208,260	\$537,570	77.4%
<b>Total</b>	<b>541</b>	<b>\$323,161,204</b>	<b>\$123,389,269</b>	<b>\$72,193,457</b>	<b>\$195,582,726</b>	<b>60.5%</b>
<b>500-Year</b>						
Residential	1386	299698445	93611015	50200675	\$143,811,690	48.0%
Commercial	15	2076532	163182	555644	\$718,826	34.6%
Agriculture	63	6750262	797752	1557987	\$2,355,739	34.9%
Government	1	2440000	245030	1220000	\$1,465,030	60.0%



Occupancy Type	Total Number of Buildings	Total Value (Bldg & Content)	Estimated Building Damage	Estimated Content Damage	Estimated Total Damage	Loss Ratio
Industrial	4	750300	10500	24203	\$34,703	4.6%
Religious	1	411600	20669	108798	\$129,467	31.5%
Total	1470	\$312,127,139	\$94,848,148	\$53,667,307	\$148,515,455	47.6%

### Population At Risk

A separate analysis was performed to determine the population at risk to the individual FEMA flood zones. Using GIS, the FIRM flood zones were intersected with the building footprint layer. Those residential buildings that intersected the flood zones were counted and multiplied by the 2020 Census Bureau household factor for unincorporated Baldwin County (2.62) as shown in **Table 34**.

**Table 34 Estimated Population at Risk**

Flood Zone	Residential Property Count	Population at Risk
AE	4,950	12,524
A	725	1,834
VE	339	858
500-Year	5,137	12,997
TOTAL	11,151	28,213



## Critical Facilities at Risk

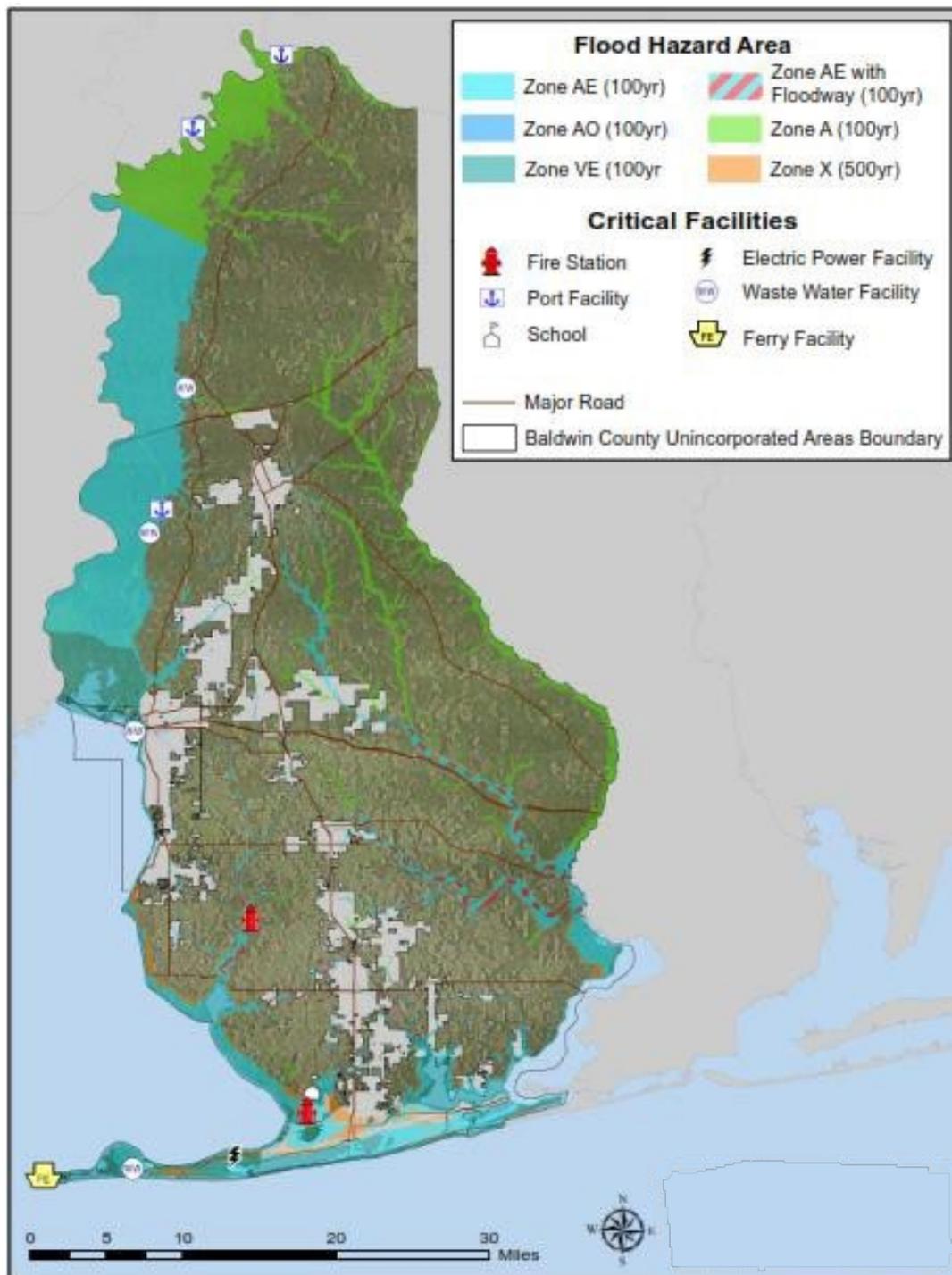
A separate analysis was performed to determine critical facilities located in the 100- and 500-year floodplains. Using GIS, the FIRM flood zones were overlaid on the critical facility location data. **Table 35** outlines the critical facilities located within the 100- and 500-year floodplains by facility type.

**Table 35 2018 Inventory of Critical Facilities and Infrastructure**

Facility	Name
Fire Station	Huggers Landing/ Oyster Bay Volunteer Fire
Fire Station	Fish River Marlow Fire & Rescue Department
Fire Station	Volunteer Fire Departments
Port Facility	Alliance Resources Co., Oswell Loading F
Waste Water Facility	Pollution Control System Ft Morgan
Waste Water Facility	Tensaw Island Land Shores WWTP
Waste Water Facility	Landing Incorporation, The WWTP
Waste Water Facility	East Baldwin WWTP
School	Swift Consolidated Elementary School
School	Perdida Elementary
School	Elsanor Elementary
School	Rosinton Elementary
School	Stapleton Elementary



Figure 24 Critical Facilities in the SFHA in Baldwin County 2018





## Flood Insurance Analysis

One valuable source of information on flood hazards is current flood insurance data for active policies and past claims. Flood insurance is required as a condition of federal aid or a mortgage or loan that is federally insured for a building located in a FEMA flood zone.

Baldwin County has been a participant in the NFIP since January 1973 and has achieved a Class 7 flood insurance rating through participation in the NFIP's Community Rating System which rewards all policyholders in unincorporated County with a 15- percent reduction in their flood insurance premiums. **Table 36** , **Table 37** and **Table 38** reflect NFIP policy and claims data for the County categorized by structure type, flood zone, Pre-FIRM and Post-FIRM.

**Table 36 Policy and Claims Data by Structure Type, 2024**

Structure Type	Number of Policies in Force	Total Premium	Total Coverage	Number of Closed Paid Losses	Total of Closed Paid Losses
Single Family	3651	\$3,018,263.00	\$1,127,005,000.00	10,003	\$233,381,673.04
2-4 Family	218	\$143,409.00	\$53,260.00	395	\$9,001,083.75
All Other Residential	2411	\$502,578.00	\$558,157,000.00	359	\$33,582,964.05
Non-Residential	120	\$435,485.00	\$56,090,000.00	460	\$22,382,244.00
TOTAL	6,400	\$4,099,735.00	\$1,794,512,000.00	11,217	\$298,347,965.41



**Table 37 NFIP Policy and Claims Data by Flood Zone, 2024**

Flood Zone	Number of Policies in Force	Total Premium	Total Coverage	Number of Closed Paid Losses	Total of Closed Paid Losses
AE Zones	4,258	\$2,676,154.00	\$1,156,794,000.00	6,928	\$188,311,883.10
A Zones	5	\$8,703.00	\$1,328,000.00	201	\$6,602,665.88
VE Zones	152	\$228,930.00	\$36,559,000.00	2330	\$33,677,385.64
D Zones	0	\$0	\$0	82	\$1,416,665.90
B, C & X Zone	0	\$0	\$0	0	\$0
Standard	1,985	\$1,859,948.00	\$599,831,000.00	927	\$47,972,697.52
Preferred	0	\$0	\$0	749	\$20,423,281.20
<b>TOTAL</b>	<b>6,400</b>	<b>\$4,099,735.00</b>	<b>\$1,794,512,000.00</b>	<b>11,217</b>	<b>\$298,404,879.24</b>

**Table 38 NFIP Policy and Claims Data Pre/Post FIRM, 2024**

Flood Zone	Policies in Force	Total Premium	Insurance in Force	Number of Closed Paid Losses	Total of Closed Paid Losses
AE Zones	4258	\$2,676,154	\$1,156,794,000	6928	\$188,311,883.10
A Zones	5	\$8703	\$1,328,000	201	\$6,602,665.88
VE Zones	152	\$228,930	\$36,559,000	2330	\$33,677,685.64
D Zones	0	\$0	\$0	82	\$1,416,665.90
B, C & X Zone	0	\$0	\$0	0	\$0
Standard	1985	\$1,185,948	\$599,831,000	927	\$47,972,697.52
Preferred	0	\$0	\$0	749	\$20,423,281.20
<b>TOTAL</b>	<b>6400</b>	<b>\$4,099,735</b>	<b>\$1,794,512,000</b>	<b>11,217</b>	<b>\$20,801,522.69</b>



## Repetitive Loss Analysis

Repetitive loss property is a property for which two or more flood insurance claims of more than \$1,000 have been paid by the NFIP within any 10-year period since 1978. An analysis of repetitive loss was completed by Baldwin County to examine repetitive loss properties against FEMA flood zones.

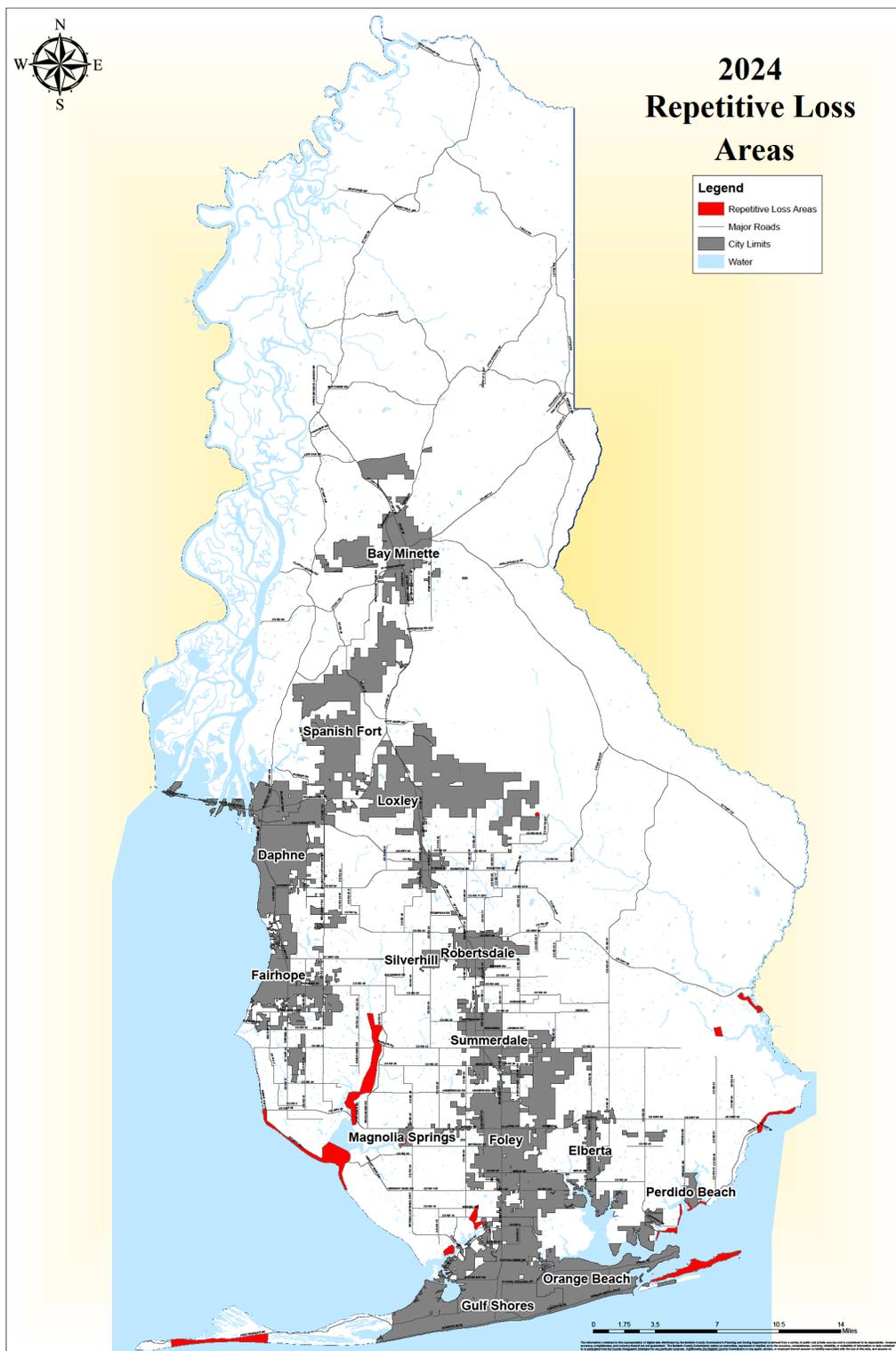
According to 2023 NFIP records, there are a total of 410 unmitigated repetitive loss properties within unincorporated Baldwin County. There are 50 properties that are classified as severe repetitive loss. **Table 39** details repetitive loss building counts, FEMA flood zones and total payment for the unmitigated properties. **Figure 25** illustrates the designated repetitive loss areas within Baldwin County.

**Table 39 Community Repetitive Loss**

	AE, A1-30, AO, AH, A	VE, V1-30, V	B, C, X	TOTAL
RL Buildings Total	1774	655	382	2828
RL Buildings Insured	301	31	59	391
RL Losses total	3115	1261	599	5011
RL Losses Insured	509	78	95	682
RL Payments total	\$110,632,700.68	\$21,936,338.37	\$34,130,180.66	\$167,769,879.78
Building	\$90,521,579.01	\$20,030,594.48	\$28,075,329.59	\$139,432,089.52
Contents	\$20,111,121.67	\$1,905,743.89	\$6,054,851.07	\$28,337,790.26
RL Payments Insured	\$20,492,010.10	\$783,594,48.00	\$5,212,178.70	\$26,487,783.28
Building	\$16,961,062.42	\$731,655.25	\$4,089,226.84	\$21,781,944.51
Contents	\$3,530,947.68	\$51,939.23	1,122,951.86	\$4,705,838.77



Figure 25 Repetitive Loss





## Agricultural Impacts

USDA crop insurance claims as a result of flood and excessive moisture damage has averaged \$854,410 per year from 2014 to 2024 and total \$7,240,769.59 for the period.

**Table 40 Claims Paid in Baldwin County for Crop Loss as a Result of Flood/Excessive Moisture/Rain (2014 – 2024)**

Year	Crop	Hazard	Claims Paid
2014	Corn, Cotton, Oats, Peanuts, Pecans, Soybeans, Wheat, and all other Crops	Excess Moisture/Precip/Rain	\$780,300.66
2015	Corn, Cotton, Oats, Peanuts, Soybeans, Wheat, and all other crops	Excess Moisture/Precip/Rain	\$884,409.86
2016	Corn, Oats, Peanuts, Pecans, Potatoes and Wheat	Excess Moisture/Precip/Rain	\$214,257.25
2017	Corn, Cotton, Peanuts, Pecans, Soybeans, Wheat, and all other crops	Excess Moisture/Precip/Rain	\$1,378,869.82
2018	Corn, Peanuts, Potatoes, and Soybeans	Excess Moisture/Precip/Rain	\$259,025.00
2019	Corn, Cotton, Oats, Peanuts, Soybean, Wheat	Excess Moisture/Precip/Rain	\$172,778.00
2020	Peanuts	Excess Moisture/Precip/Rain	\$16,336.00
2021	Corn, Cotton, Peanuts, Pecans, Potatoes, Soybeans, and all other crops	Excess Moisture/Precip/Rain	\$1,396,986.00
2022	Corn, Cotton, Peanuts, Pecans, Potatoes, Soybeans	Excess Moisture/Precip/Rain	\$1,809,785.00
2023	Corn, Oats, Peanuts, Potatoes, Soybeans	Excess Moisture/Precip/Rain	\$214,035.00
2024	Peanuts, Potatoes	Excess Moisture/Precip/Rain	\$113,987.00
TOTAL			\$7,240,769.59



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### **Future Development**

Future development within floodplains will inherently increase risk in those areas. As a participant in the National Flood Insurance Program, Baldwin County enforces floodplain management regulations to mitigate potential impacts of new construction. However, despite these mitigation efforts, evacuation may still be required during rising water events. Additionally, extreme flooding that exceeds mitigated levels could still result in significant damage.

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## **STORMWATER/LOCALIZED FLOODING VULNERABILITIES**

### **Overview**

*Planning Significance: Moderate*

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### **Potential Losses to Existing Development**

Localized flooding occurs at various times throughout the year with several areas of primary concern in unincorporated Baldwin County. Localized flooding and ponding affect streets and property. Localized flooding locations, as identified by the Highway Department, correlate with unmitigated repetitive loss properties.

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### **Future Development**

The risk of localized flooding to future development can be minimized by accurate recordkeeping of repetitive localized storm activity and an evaluation of regional drainage issues. Mitigating the root causes of the localized flooding or choosing not to develop in areas that often are subject to localized flooding will reduce future risks of losses due to this hazard.



## HURRICANE AND TROPICAL STORMS VULNERABILITY

### Overview

*Planning Significance: High*

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### Potential Losses to Existing Development

Tropical weather systems produce heavy rainfall that can cause severe flooding not only in areas directly impacted by the storm but also hundreds of miles inland. Large, slow-moving hurricanes and tropical storms are particularly capable of generating widespread urban and riverine flooding. Additionally, strong offshore winds can push ocean water into river mouths, worsening overbank flooding in inland areas.

Beyond the destructive forces of wind, rain, and lightning, hurricanes also generate storm surges that can elevate sea levels by 25 feet or more in the most intense storms. As a hurricane approaches land, its powerful winds push water toward the coast. Upon reaching the shallow waters of the continental shelf, this water accumulates and leads to a rapid rise in sea levels. Initially, the water level increases gradually, but as the storm's eye nears, the surge intensifies dramatically. Even after the storm passes, receding storm surge waters can cause further damage as they erode shorelines and reshape coastal landscapes.

Hurricanes also have a significant impact on natural resources, particularly beaches and coastal ecosystems. The combination of strong winds, waves, and storm debris results in severe coastal erosion. Beaches often require replenishment following major storms to restore their natural protective barriers. More importantly, sand dunes—the first line of defense against coastal storms and erosion—must be preserved to minimize future damage. Dunes absorb storm surge impacts, prevent or delay inland flooding, and act as sand reservoirs that help restore beaches after storms. Without these natural defenses, storm surge and shoreline erosion can lead to significant property loss. The vulnerability of Baldwin County to coastal erosion is discussed in Chapter 3: *Coastal Bank Erosion*.

The Atlantic hurricane season runs from June 1<sup>st</sup> to November 30<sup>th</sup>, covering the Atlantic Ocean, Caribbean Sea, and Gulf of America. The progression of a typical hurricane season follows a pattern of increasing tropical activity, with peak storm development typically occurring between mid-August and late September.

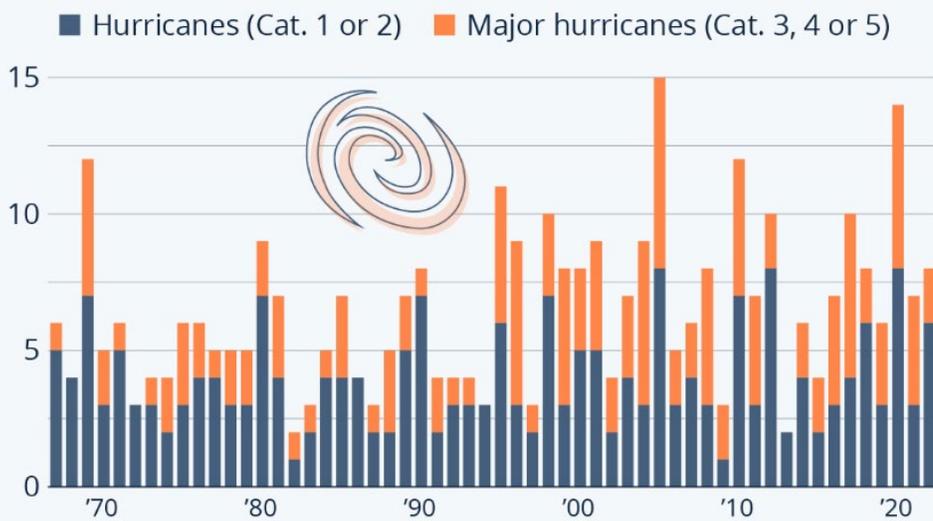
To assess hurricane surge impacts, an analysis was conducted by overlaying Baldwin County's building footprint data with hurricane surge model outputs. Surge data was derived from the National Hurricane Center's SLOSH (Sea, Lake, and Overland Surges from Hurricanes) model, which simulates storm surge heights based on various storm scenarios. The analysis utilized Maximum of Maximums (MOMs) data, which represents the worst-case surge scenario by combining the highest surge values from multiple model simulations. Inputs for the model included elevation data from LIDAR, SLOSH basin outputs, and contiguous shoreline or sea polygons. These data layers help identify areas at the greatest risk of storm surge inundation, supporting mitigation efforts and long-term resilience planning.



Figure 26 Major Hurricanes Atlantic Basin

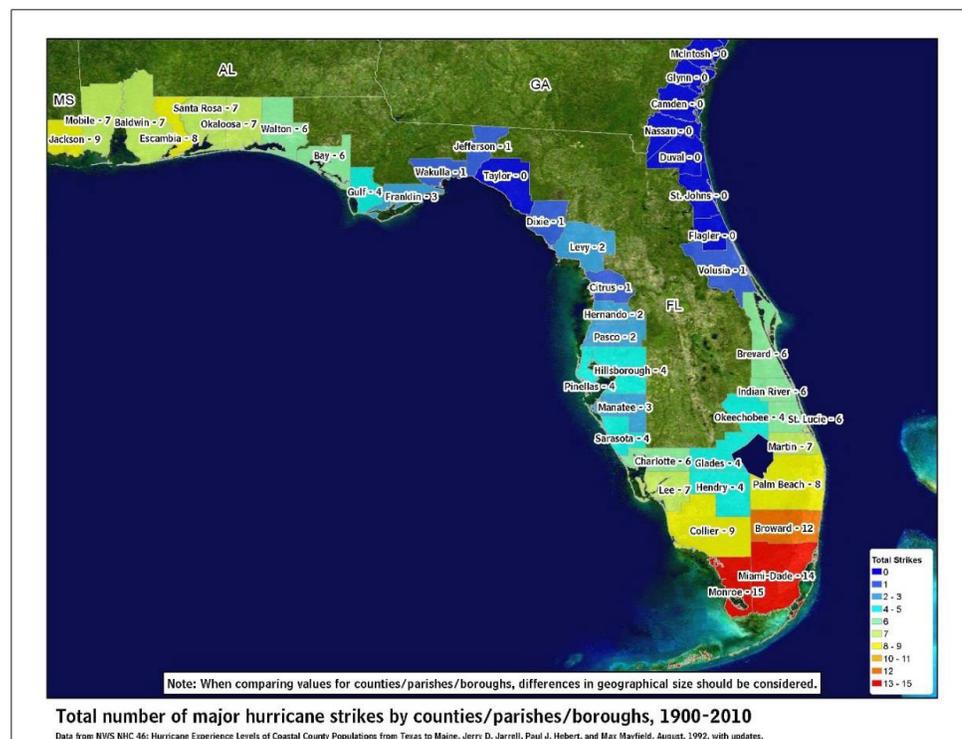
# Share of Major Hurricanes Over Atlantic Rises

Number of tropical cyclones over the Atlantic basin 1967-2022, by Saffir-Simpson scale category



<https://www.statista.com/chart/11009/hurricanes-over-the-atlantic-basin/>

Figure 27 Total Number of Major Hurricane Strikes by County 1900 - 2010



SOURCE: NOAA; [https://www.nhc.noaa.gov/climo/images/strikes\\_egulf\\_mjr.jpg](https://www.nhc.noaa.gov/climo/images/strikes_egulf_mjr.jpg)



**Table 41** provides a summary of assets at risk to hurricane surge based on each hurricane category. The assets at risk estimate for each hurricane category is based on the total of improved and contents value. The value of land is not included in the loss estimates as generally the land is not subject to loss from hurricane and tropical storm damage.

**Table 41 - Assets at Risk to Category 1 Storm Surge 2018**

Occupancy Type	Total Number of Buildings	Total Building Value	Total Content Value	Total Value
<b>Category 1</b>				
Residential	1,262	\$353,820,402	\$176,910,198	\$530,730,600
Commercial	30	\$5,433,492	\$5,433,492	\$10,866,984
Agriculture	20	\$2,795,482	\$2,771,182	\$5,566,664
Government	3	\$1,320,000	\$1,320,000	\$2,640,000
Industrial	8	\$862,360	\$1,265,896	\$2,128,256
Religious	3	\$347,100	\$347,100	\$694,200
<b>Total</b>	<b>1,326</b>	<b>\$364,578,836</b>	<b>\$188,047,868</b>	<b>\$552,626,704</b>
<b>Category 2</b>				
Residential	4,192	\$1,263,542,548	\$631,771,257	\$1,895,313,805
Commercial	57	\$14,274,487	\$14,274,487	\$28,548,974
Agriculture	63	\$6,160,520	\$6,089,620	\$12,250,140
Government	15	\$2,738,144	\$2,738,144	\$5,476,288
Industrial	12	\$1,024,416	\$1,508,980	\$2,533,396
Religious	20	\$2,693,878	\$2,693,878	\$5,387,756
<b>Total</b>	<b>4,359</b>	<b>\$1,290,433,993</b>	<b>\$659,076,366</b>	<b>\$1,949,510,359</b>
<b>Category 3</b>				
Residential	5,811	\$1,732,673,460	\$866,336,699	\$2,599,010,159
Commercial	94	\$30,850,055	\$30,850,055	\$61,700,110
Agriculture	92	\$8,873,437	\$8,622,237	\$17,495,674
Government	23	\$4,592,301	\$4,592,301	\$9,184,602
Industrial	23	\$6,115,164	\$9,089,356	\$15,204,520
Religious	22	\$2,796,234	\$2,796,234	\$5,592,468
<b>Total</b>	<b>6,065</b>	<b>\$1,785,900,651</b>	<b>\$922,286,882</b>	<b>\$2,708,187,533</b>
<b>Category 4</b>				
Residential	6,170	\$1,929,595,755	\$964,797,847	\$2,894,393,602
Commercial	114	\$38,129,818	\$38,129,818	\$76,259,636
Agriculture	101	\$9,322,387	\$8,932,187	\$18,254,574
Government	24	\$4,907,201	\$4,907,201	\$9,814,402



Occupancy Type	Total Number of Buildings	Total Building Value	Total Content Value	Total Value
Industrial	31	\$7,180,039	\$10,522,068	\$17,702,107
Religious	22	\$2,796,234	\$2,796,234	\$5,592,468
<b>Total</b>	<b>6,462</b>	<b>\$1,991,931,434</b>	<b>\$1,030,085,355</b>	<b>\$3,022,016,789</b>
<b>Category 5</b>				
Residential	6,275	\$1,983,932,355	\$991,966,145	\$2,975,898,500
Commercial	118	\$56,335,980	\$56,335,980	\$112,671,960
Agriculture	105	\$9,489,382	\$9,099,182	\$18,588,564
Government	24	\$4,907,201	\$4,907,201	\$9,814,402
Industrial	32	\$7,334,939	\$10,676,968	\$18,011,907
Religious	22	\$2,796,234	\$2,796,234	\$5,592,468
<b>Total</b>	<b>6,576</b>	<b>\$2,064,796,091</b>	<b>\$1,075,781,710</b>	<b>\$3,140,577,801</b>



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## Population at Risk

A separate analysis was performed to determine the population at risk to the individual hurricane inundation zones. Using GIS, the FIRM flood zones were intersected with the building footprint layer. Those residential buildings that intersected the hurricane inundation zones were counted and multiplied by the 2010 Census Bureau household factor for unincorporated Baldwin County as shown in **Table 42**

**Table 42 Estimated Population at Risk 2018**

Hurricane Category	Residential Property Count	Population at Risk
Category 1	5,811	15,225
Category 2	4,192	10,983
Category 3	5,811	15,225
Category 4	6,170	16,165
Category 5	6,275	16,441

*SOURCE: BALDWIN PARCEL DATA, U.S. CENSUS BUREAU (2010)*

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## Evacuation Zones

Baldwin County has five hurricane evacuation zones as shown in **Figure 28**. When evacuation orders are given, residents and visitors are encouraged to move further inland or move to higher ground. Once an evacuation order is issued all major roadway networks within Baldwin County will be considered evacuation routes for local travel.

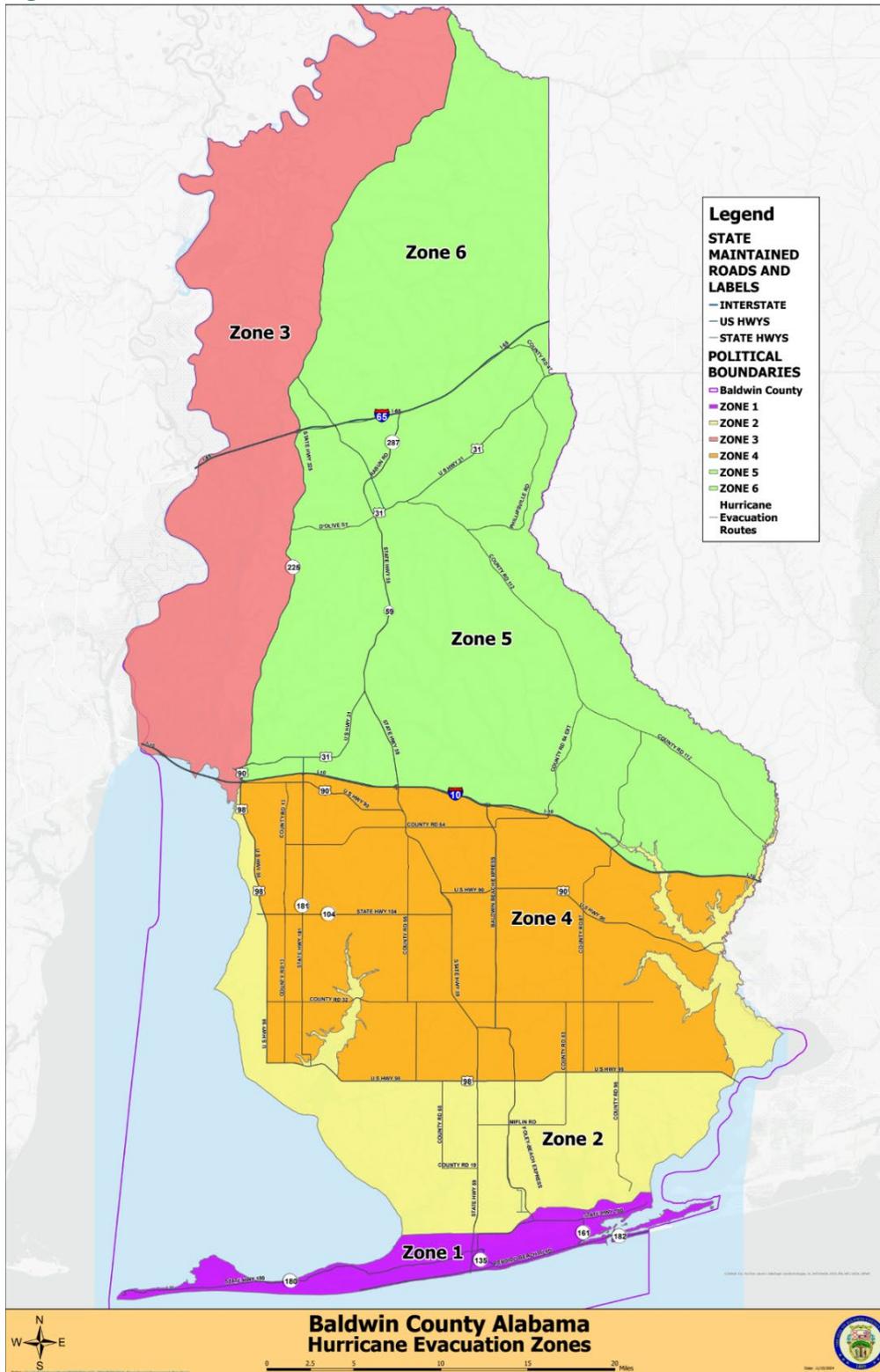
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## Future Development

Any future development within the County would be at risk for hurricanes and tropical storms, with those located near the coastline at risk to associated storm surge. Since Baldwin County participates in the National Flood Insurance Program, enforcement of the floodplain management regulations will ensure mitigation of future construction within flood inundation areas. Hurricane/tropical winds are addressed through the Baldwin County Building Codes including the Wood Frame Construction Manual for 110 mph, 120 mph, and 130 mph winds.



Figure 28 Hurricane Evacuation Zones





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## COASTAL BANK EROSION VULNERABILITY

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### Overview

*Planning Significance: Moderate*

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### Potential Losses to Existing Development

The severity of coastal erosion is typically measured through a quantitative assessment of shoreline change over time, expressed in feet or meters per year. Erosion rates vary based on shoreline characteristics, including sediment composition, wave action, and the presence of natural or artificial protective structures. These rates are primarily influenced by episodic events such as storms but are also shaped by long-term factors like sea-level rise and human activity. Understanding these rates is essential for land use planning and hazard management to identify areas of critical concern. Coastal erosion remains an ongoing issue in Baldwin County, as discussed in Chapter 3: *Coastal Bank Erosion*, and is expected to continue in the future.

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### Future Development

The vulnerability of sandy beaches is expected to change due to increasing storm intensity, rising sea levels, and human interventions that modify beach configurations. Efforts such as beach nourishment and shoreline stabilization may help mitigate erosion, but long-term resilience will depend on adaptive management strategies and sustainable development practices.

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## CHANGING FUTURE CONDITIONS AND SEA LEVEL RISE VULNERABILITY

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### Overview

*Planning Significance: Moderate*

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### Potential Losses to Existing Development

Baldwin County, with its proximity to the Gulf Coast and tidally influenced rivers, is increasingly vulnerable to the impacts of climate change and sea level rise. Climate-driven hazards such as hurricanes, storm surge, and flooding are projected to become more frequent and severe due to rising global temperatures and changing atmospheric patterns. What is currently considered a 50-year flood event may occur as frequently as every 10 years in the future.

The vulnerability assessment discussions in *Chapter 3: Flooding, Hurricanes, and Coastal Erosion* outline the county's current exposure to these hazards. This section focuses specifically on the direct impacts of sea level rise using the most current available data. Potential consequences include increased flooding frequency, damage to critical infrastructure, rising public costs for flood mitigation, and economic losses due to property devaluation and tax revenue reductions.



## Potential Impacts of Sea Level Rise on Baldwin County

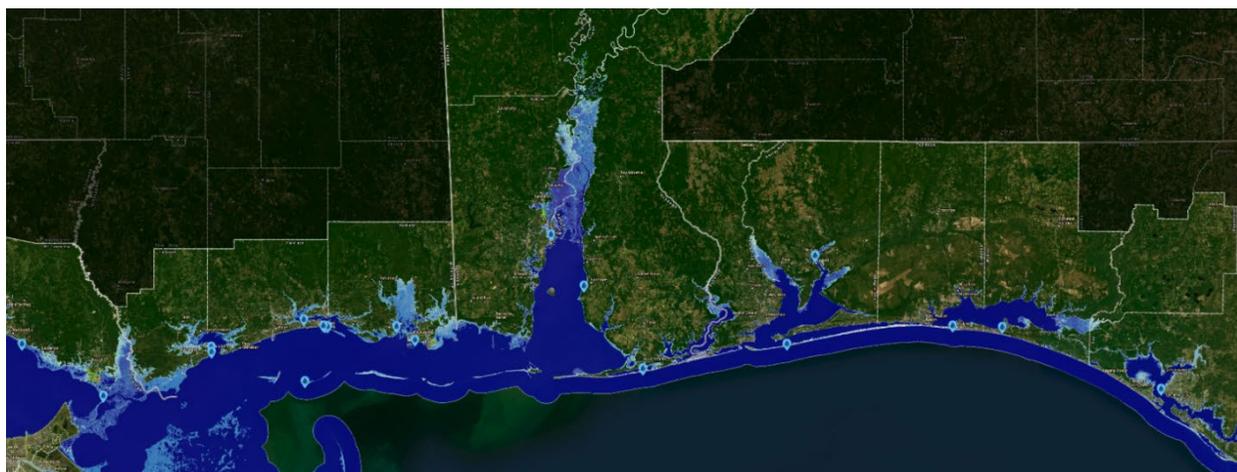
Sea level rise may significantly affect property and infrastructure, including:

- Roads and bridges, leading to increased maintenance costs and accessibility issues
- Utility infrastructure, including wastewater and stormwater systems, which may be compromised by saltwater intrusion
- Erosion hazard zones, exacerbating shoreline retreat and loss of protective dunes
- The built environment, particularly residential and commercial properties, which face increased flood risk
- Natural resources, including wetlands and estuaries, which may be lost or degraded due to saltwater intrusion
- Recreational facilities, such as parks and beach access points, which may be permanently submerged or require costly modifications
- Public water supplies, as saltwater intrusion threatens groundwater sources
- Property values and tax revenues, as inundation and increased flood risk reduce land usability and economic viability

NOAA Coastal Services Center provides a sea level rise and coastal flooding impacts viewer to assess how sea level rise will impact coastal communities. **Figure 29** reflects the impact of three feet of sea level rise on Baldwin County using the coastal flooding impacts viewer provided by NOAA. The sea levels represent inundation at high tide, and areas that are hydrologically connected are shown in shades of blue (darker blue= greater depth). The low-lying areas, displayed in green, are hydrologically "unconnected" areas that may flood. The shaded area is unmapped.

**Figure 29** also provides an exposure analysis based on the elevation of land that structures are located on relative to local high tide. The results do not factor in structure elevation.

### Figure 29 Impact of 3-Ft. of Sea Level Rise, Baldwin County



SOURCE: NOAA, SEA LEVEL RISE VIEWER



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## **Future Development**

As sea level rise increases the baseline for waves, tides, and storm surge, future coastal floods are expected to become more frequent and severe. Any future development within coastal high-risk flood zones (VE zones) would elevate risk in these areas. Since Baldwin County participates in the National Flood Insurance Program, enforcement of floodplain management regulations will help mitigate risks for future construction. However, even with proper mitigation, structures in flood-prone areas may still require evacuation, and extreme flooding events could exceed mitigation levels, leading to potential damages.

Communities may be able to reduce sea level rise impacts by establishing defenses, accommodating floods, or relocating some development, at uncertain cost.



**Table 43 Sea Level Rise and Coastal Flood Exposure, Baldwin County**

Elevation relative to local high tide line (Mean Higher High Water)											
	Unit	< 1ft	< 2ft	< 3ft	< 4ft	< 5ft	< 6ft	< 7ft	< 8ft	< 9ft	< 10ft
<b>BY TOTALS</b>											
High social vulnerability population	Count	84	296	732	1296	2066	2964	3933	5090	6845	7796
Medium social vulnerability population	Count	141	413	1013	1813	2615	3285	3934	4509	5051	5564
Low social vulnerability population	Count	13	58	129	220	311	378	434	503	587	655
Property value	\$ Million	466	1027	2402	4129	5931	7721	9750	11829	13880	15562
Population	Count	238	767	1874	3329	4992	6628	8301	10102	12482	14015
Caucasian population	Count	231	744	1821	3237	4847	6436	8063	9809	12098	13567
Population of color	Count	9	32	76	136	215	281	347	421	548	633
African American population	Count	2	8	18	31	48	62	76	95	130	154
Asian population	Count	2	8	19	35	61	78	90	102	119	128
Hispanic population	Count	5	13	30	49	76	111	151	198	295	361
Native American population	Count	3	10	25	47	75	98	122	146	184	213
Homes	Count	396	1133	2664	4756	7424	10227	13280	16197	19223	21504
Schools	Count	0	0	0	0	0	0	0	1	1	1
Libraries	Count	0	0	0	0	0	0	0	0	1	1
Museums	Count	0	0	0	0	0	0	0	1	1	2
Houses of worship	Count	1	1	2	2	2	2	4	5	6	10
Roads	Miles	2	7	27	57	92	125	160	197	238	274
County roads	Miles	0	0	3	6	9	11	12	14	14	15
Federal roads	Miles	0	2	4	5	6	7	8	10	11	12



Elevation relative to local high tide line (Mean Higher High Water)											
	Unit	< 1ft	< 2ft	< 3ft	< 4ft	< 5ft	< 6ft	< 7ft	< 8ft	< 9ft	< 10ft
<b>BY TOTALS</b>											
Local roads	Miles	2	5	19	42	70	97	122	150	183	211
Secondary roads	Miles	0	2	5	9	13	17	26	33	41	48
State roads	Miles	0	0	0	4	6	10	18	23	29	35
Heliports	Count	4	4	5	5	5	5	5	5	5	5
EPA listed sites	Count	11	17	30	47	55	60	65	73	76	84
NPDES sites	Count	11	16	24	40	47	52	54	60	63	68
OIL sites	Count	0	0	1	1	1	1	1	1	1	1
RADINFO sites	Count	0	1	5	6	7	7	8	10	10	13
Hazardous materials facilities	Count	0	0	1	1	1	1	1	1	1	1
Oil facilities	Count	0	0	1	1	1	1	1	1	1	1
Major hazardous waste sites	Count	0	1	5	6	7	7	8	10	10	13
Minor hazardous waste source sites	Count	0	1	3	3	4	4	4	4	4	6
Unspecified hazardous waste sites	Count	0	0	2	3	3	3	4	6	6	7
Wastewater sites	Count	11	16	24	40	47	52	56	62	65	70
Major wastewater sites	Count	1	1	1	1	1	2	2	2	2	2
Nonmajor wastewater sites	Count	10	15	23	39	46	50	52	58	61	66
Land	Acres	41304	73690	86303	96439	105145	113977	122674	131131	139665	147100
Protected land	Acres	19429	39396	45775	50304	53192	55938	58543	60815	62661	63974
Federal protected land	Acres	20	458	1385	2351	3080	3924	4821	5622	6211	6663
State protected land	Acres	19219	38677	44048	47316	49340	51162	52804	54183	55368	56148

SOURCE: CLIMATE CENTRAL, SURGING SEA



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## DAM FAILURE VULNERABILITY

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### Overview

*Planning Significance: Low*

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### Potential Losses to Existing Development

According to the National Inventory of Dams (NID), Baldwin County has 20 dams, with one classified as a significant hazard and the rest as low hazard, meaning failure would primarily affect agricultural land, uninhabited structures, or low-volume roads.

Dam failures, though rare, are typically triggered by extreme rainfall, flooding, or seismic activity. Unlike typical flood events, a catastrophic failure could result in rapid and deep flooding with high velocity, causing significant damage.

A GIS analysis of dam inundation areas would provide the most accurate risk assessment, but low hazard dams are not required to have Emergency Action Plans (EAPs) or inundation mapping. To improve preparedness, Baldwin County may collaborate with dam owners and state agencies to assess risks, encourage EAP development for significant hazard dams, and promote regular inspections and maintenance.

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### Future Development

Flooding from a dam failure can exceed the Special Flood Hazard Areas (SFHAs) regulated by local floodplain ordinances. Any future development downstream of dams or within inundation zones increases vulnerability to this hazard. Baldwin County should integrate dam failure risk assessments into the development permitting process, particularly for areas downstream of the county's significant hazard dam.



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## TSUNAMI VULNERABILITY

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### Overview

*Planning Significance: Low*

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### Potential Losses to Existing Development

The most likely sources of potential Gulf Coast tsunamis are underwater landslides. However, geological records suggest that large landslides were most active over 7,000 years ago, during a period of rapid sea level change. Despite this, ongoing sediment deposition—particularly from the Mississippi River—may contribute to slope instability and increased fluid pressure, potentially leading to future landslide activity.

Tsunami inundation mapping is available for the City of Mobile and Dauphin Island/Gulf Highlands, but not for Baldwin County. Without historical tsunami events or observed data, estimating inundation zones and potential losses for Baldwin County remains challenging. GIS analysis of populations and development within at-risk coastal areas would provide the most accurate assessment in the event of a tsunami.

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### Future Development

Coastal development in Baldwin County would be the most vulnerable to a potential tsunami event. While the county participates in the National Flood Insurance Program (NFIP) and enforces floodplain management regulations to mitigate risks, these measures primarily address flooding hazards rather than tsunami-specific threats. Even with mitigation, evacuation may still be necessary due to rapidly rising waters. Additionally, tsunami waves exceeding anticipated mitigation levels could still result in significant damage to infrastructure and property.



## FUTURE LAND USE AND DEVELOPMENT

Baldwin County is experiencing significant population growth. It is the 7th fastest growing metropolitan statistical area in the United States. **Table 44** provides information on changes in population and housing units in the planning area and estimated population growth. There is an estimated 57.28% increase in population from 2010 to 2050 for Baldwin County. With this population growth, Baldwin County should monitor new development to ensure that it does not take place in hazard-prone areas, specifically in the floodplains and dam inundation areas. Estimation of housing growth was not available beyond 2023.

**Table 44 Change in Population and Housing Units; and Population Projections 2020-2050**

Year	Population	Percent Change in Population	Housing Units	Percent Change in Housing Units
2010	182,265		104,061	
2020	231,767	27.16%	124,915	16.67%
2025	259,022	11.76 %	n/a	n/a
2030	283,798	9.57%	n/a	n/a
2035	292,088	2.92%	n/a	n/a
2040	302,040	3.41 %	n/a	n/a
2045	300,659	-0.46%	n/a	n/a
2050	309,447	2.92%	n/a	n/a
Estimated Change from 2010 to 2050		57.28%	n/a	n/a

[HTTPS://ALABAMA.APP.BOX.COM/S/991V89CFQPKUKOA2O7C6EH2WR57ELO1T](https://alabama.app.box.com/s/991v89cfqpkukoa2o7c6eh2wr57elo1t)

### Planned Development/Expansion Activities

The Baldwin County Planning and Zoning Commission completed a comprehensive plan - *Our Vision, A Citizens Guide to Growth in the Zoned Areas of Baldwin County*, in 2023.

The plan is a guidance document for elected and appointed officials, staff and citizens to manage growth and development in the County with regards to land uses and zoning, as well as the development of public improvements and infrastructure. The map in **Figure 30** (134) shows the future land use recommendations for the County.

Future land use is divided into broad categories which represent the recommendations for the physical development of the unincorporated areas of the County. The categories are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. The future land use categories contained within the plan are outlined below:



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## Future Land Use Place Type Categories

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### Ideal Conservation/Preservation

- Environmental Conservation
- Protected/Open Space

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage. Zoning Designations may include Environmental Conservation.

### Conservation Development Potential

- Environmental Conservation
- Protected/Open Space
- Conservation-based Communities

Conservation Development Potential Areas are suitable for all the land uses described in the Ideal Conservation/ Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protections, such as stream buffers, mature forest habitat, or wetlands, working farmland, or recreational amenities. Zoning Designations may include Environmental Conservation, CR and OR.

### Rural/Agriculture/Low Impact Development Potential

- Rural Subdivisions
- Active Farmland
- Agri-hoods
- Rural Crossroad Center/Node
- Clustered Manufactured Home Communities

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection— such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community. Zoning Designations may include RR, RA and RSF-E.



## Moderate Development Potential

- Single Family Neighborhoods (suburban)
- Amenity-Based Communities
- Neighborhood Center/Node

Moderate Development Potential Areas are suitable for all the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family-attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community. Zoning Designations may include RSF-1 and RSF-2.

## Mid-Density Development Potential

- New Urban Communities
- Village Center/Node

Mid-density Development Potential Areas are suitable for all the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community. Zoning Designations may include RSF-3, RSF-4, RTF-4, RSF-6, RTF-6, LB, B-1 and B-2.

## High-Density Development Potential

- Mixed-Use Communities
- Apartment Communities
- Urban Mixed-Use Center/Node

High-density Development Potential Areas are suitable for all the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle- friendly streets in a connected grid pattern. Zoning Designations may include RMF-6, HDR, RMH, B-3 and B-4.



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## Future Planning Areas

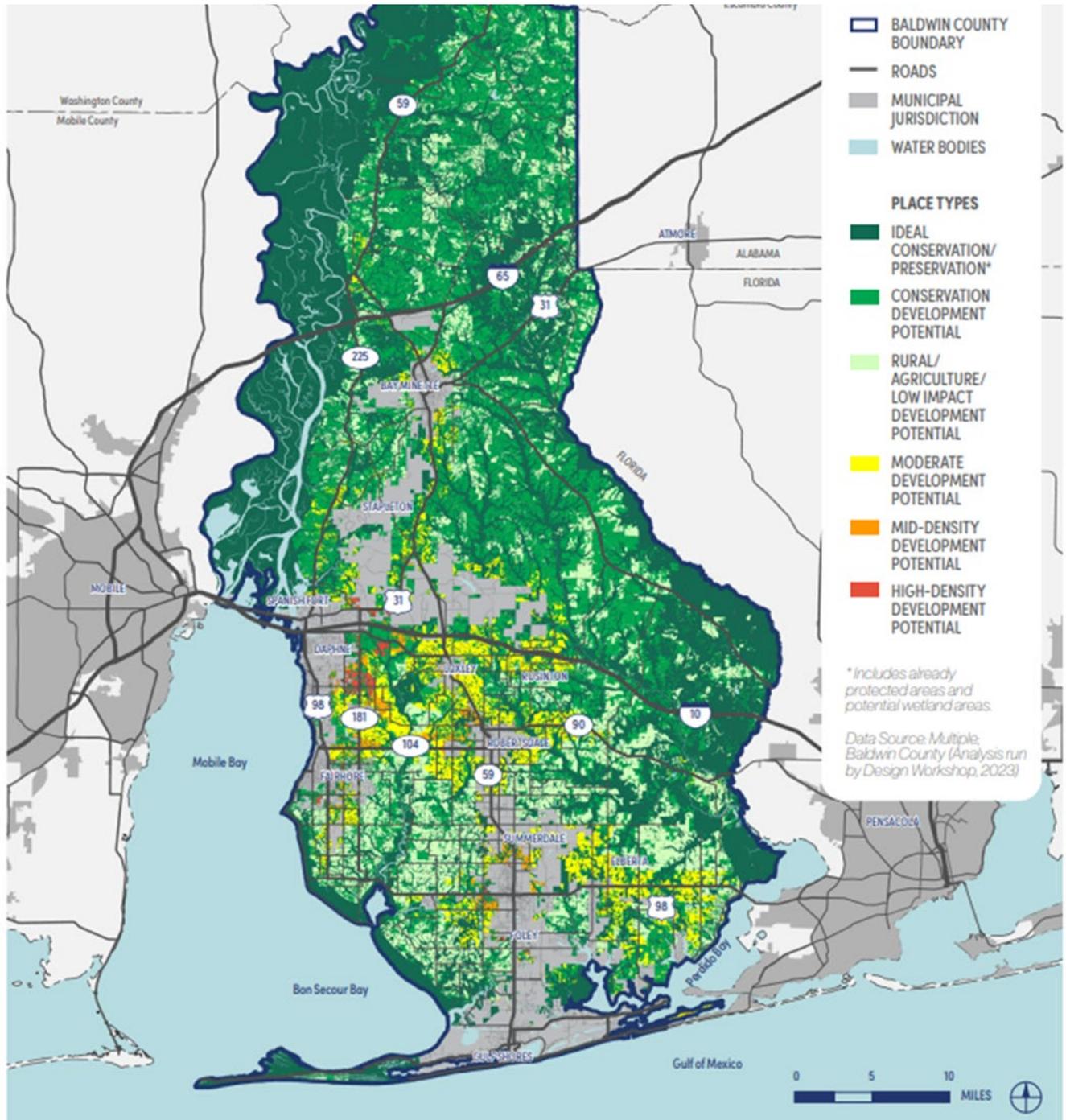
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Future planning areas include locations throughout the County where new development is either underway, has been proposed or is likely to occur. These areas will be evaluated for non-binding future land use categories during the first six-month revision of the Master Plan. Future planning areas as indicated on the Master Plan Map include the following:

- The Stockton area including Bicentennial Park and Live Oak Landing
- The area surrounding the South Alabama Mega Site
- The Baldwin Beach Express Corridor
- The intersection of State Highway 181 and State Highway 104. This area has adopted county zoning, Planning District 8 & 37
- Interstate 65 / County Road 47 (Rabun Road) interchange
- Interstate 10 / County Road 64 Extension (Wilcox Road) interchange
- The Stapleton area including the intersection of US Highway 31 and State Highway 59
- The area surrounding the proposed Mudcat Pointe Subdivision in Seminole



Figure 30 Future Land Use Recommendations for Baldwin County





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### 3.4 SUMMARY OF KEY ISSUES

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**Table 45** shows the results of the Hazard Ranking in order of High to Low Planning Significance based on the methodology described in **CHAPTER 3 - FLOOD RISK ASSESSMENT**.

**Table 45 Planning Significance Scores**

Hazard	Geographic Location / Spatial Extent	Probability	Magnitude	Planning Significance
Flood: 100-/500-Year	Partial	Very High	Significant	High
Hurricane and Tropical Storms (including storm surge)	Community-Wide	Moderate	Significant	High
Flood: Stormwater/Localized	Community-Wide	Very High	Moderate	Moderate
Coastal Bank Erosion	Minimal	Very High	Moderate	Moderate
Changing Future Conditions and Sea Level Rise	Minimal	High	Slight	Moderate
Dam/Levee Failure	Minimal	Very Low	Slight	Low
Tsunami	Minimal	Very Low	Slight	Low

The following section summarizes key issues and questions for the planning committee brought out by the risk assessment.

- According to the July 31, 2017, Preliminary Flood Insurance Study prepared by FEMA, approximately 25-percent of the parcel acreage within the County is located within a Special Flood Hazard Area (SFHA). Changes in floodplain development and development within the watershed in general due to future population growth is likely to increase the size of the SFHAs due to an increase in impervious area.
- Properties categorized as repetitive loss properties have a greater need for flood protection. Repetitive loss can be attributed to development within the 100-year floodplain as well as localized stormwater flooding. Both types of flooding are likely to increase in the future due to development in the floodplain/watershed and because of climate change and sea level rise. Therefore, it is very likely that unmitigated repetitive loss properties will continue to flood in the future.
- Flash flooding occurs repeatedly in some known areas, often outside of the mapped floodplain.



- Localized flooding issues are addressed by the Highway Department. A tracking mechanism for roadway issues and residential complaints could assist visualizing the flooding issue and prioritizing issues to address.
- Due to the level topography, poorly drained soils, a consistent level of annual precipitation and the tidal influence on canal drainage resulting from heavy rainstorms, tropical storms, and hurricanes, it is highly likely that unmitigated properties will continue to experience localized flooding. An increase in imperious area due to future development will only exacerbate the localizing flooding issues unless measures are taken to reduce the volume of runoff. Furthermore, the intensity of individual rainfall events is likely to increase in the future due to climate change which may further overwhelm stormwater drainage systems.
- Dam Inundation Maps are needed to determine vulnerability for the identified significant hazard dam.
- Tsunami Inundation Maps are needed to determine vulnerability.

## CHAPTER 4 - MITIGATION STRATEGY

44 CFR Requirement 201.6(c)(3): The plan shall include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.

This section presents the mitigation strategy developed by the Flood Hazard Management Plan Committee (FHMP) based on the risk assessment. The mitigation strategy was developed through a collaborative group process and consists of general goal statements and objectives to guide the jurisdictions in efforts to lessen disaster impacts as well as specific mitigation actions that can be put in place to directly reduce vulnerability to hazards and losses. The following definitions are based upon those found in the March 2023 *Local Mitigation Planning Policy Guide*:

- **Goals** are general guidelines that explain what the community wants to achieve with the plan. They are usually broad policy-type statements that are long-term, and they represent visions for reducing or avoiding losses from the identified hazards.
- **Mitigation Actions** are specific actions that help achieve goals.



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## 4.1 GOALS

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44 CFR Requirement 201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

The FHMPD developed goals to provide direction for reducing hazard-related losses in the planning area. These were based upon the results of the risk assessment and a review of mitigation goals from other state and local plans, specifically, the Alabama State Hazard Mitigation Plan, 2023. This review was to ensure that this plan's mitigation strategy was integrated or aligned with existing plans and policies.

**The goals of the mitigation strategy are listed below, in no particular order:**

**Reduce** the vulnerability of the people, property, environment, and economy of unincorporated Baldwin County to the impacts of flood hazards.

**Strengthen** and protect critical facilities and infrastructure from flood hazards to create a safer, more sustainable community.

**Increase** citizen awareness and preparedness by providing information describing all types of flood hazards, flood insurance, methods for preventing flood damage, and how to respond.

**Maintain and enhance** the County's ability to manage a comprehensive flood hazard program.

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## 4.2 IDENTIFICATION AND ANALYSIS OF MITIGATION ACTIONS

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44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

After reviewing the results of the risk assessment, the FHMPD discussed the key issues that were identified for specific hazards. In addition, staff provided the FHMPD with information on the types of mitigation actions generally recognized by FEMA. A handout was provided with the following types of mitigation actions, which originated from the National Flood Insurance Program's Community Rating System, as well as definitions and examples for each type of action:

- **Prevention:** Administrative or regulatory actions or processes that influence the way land and buildings are developed and built
- **Property Protection:** Actions that involve the modification of existing buildings or structures to protect them from a hazard or remove them from the hazard area



- **Structural:** Actions that involve building structures to minimize hazard impacts
- **Natural Resource Protection:** Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems
- **Emergency Services:** Actions that protect people and property during and immediately after a disaster or hazard event
- **Public Education and Awareness:** Actions to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them

The FHMPC then analyzed a list of potential structural and nonstructural mitigation alternatives, which were organized by hazard and based upon the risk assessment, existing capabilities, and plan goals and objectives. Through a facilitated planning process, each committee member developed ideas for mitigation actions based upon these alternatives and their own ideas. Duplicate ideas were condensed to a refined list of mitigation actions that were written on index cards and categorized by mitigation action type.

Some alternatives were not included in the refined list because the FHMPC determined they were not politically, technically, or financially feasible, or because no champion was identified to lead the action. However, these ideas may be reconsidered if funding opportunities change or during the next plan update process.



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## 4.3 IMPLEMENTATION OF MITIGATION ACTIONS

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44 CFR Requirement §201.6(c)(3)(ii): The mitigation strategy shall include an action strategy describing how the actions identified in paragraph (c)(2)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefits review of the proposed projects and their associated costs.

Each proposed mitigation action was evaluated against the following considerations:

- Compatibility with goals and objectives identified in the current Alabama Hazard Mitigation Plan (2023)
- Compatibility with goals and objectives identified in the current Baldwin County Hazard Mitigation Plan (2021)
- Assessment of the impact of identified actions on Baldwin County
- Compatibility with other local and regional plans and programs

The FHMPC prioritized mitigation actions using a simple cost-benefit analysis (**Table 46**). A weighted score was then applied based on the total number of votes within each cost/benefit category, resulting in a priority ranking:

- High Priority: 60–100 points
- Medium Priority: 50–59 points
- Low Priority: 0–49 points

A scoring example is presented in **Table 47**. While **Table 48** summarizes identified actions along with their associated plan hazards and goals.

This process allowed the FHMPC to reach a consensus on recommended mitigation actions. While the cost-benefit analysis was not quantitative, emphasis was placed on cost-effectiveness as a key factor in determining priorities. The Disaster Mitigation Act requires benefit-cost review as the primary method for prioritizing mitigation projects. The FHMPC will pursue implementation based on damage occurrence, available funding, political will, local needs, and the Alabama Hazard Mitigation Plan priorities.

The plan includes 25 mitigation actions—six new and 19 continued from the previous plan. When applying for FEMA mitigation grant funding, cost-effectiveness will be further evaluated. Each mitigation action is prioritized and includes details on the responsible office, potential funding sources, timeline, cost estimates, and whether it addresses current or future development.



**Table 46 Benefit/Cost Analysis**

Benefit	Definition	Weighted Value
Low	Difficult to assess benefits of this action; long-term timeframe for implementation	1
Medium	Long-term impact on reduction of losses is anticipated; implementation within 5 years	2
High	Meaningful impact on reduction of losses; implementation within 5 years is important	3
Cost	Definition	Weighted Value
Difficult to Fund	Funding sources not secured; grant funding will be needed	1
Potential to Fund	Funding requires budgeting over multiple years, grant funding potential	2
Easily Funded	Funds to implement action are available in existing budget	3

**Table 47 Example Mitigation Action Prioritization**

Benefit	FHMPC Votes	Weighted Value	Score
Low	0	1	0
Med	3	2	6
High	10	3	30
Cost	Definition	Weighted Value	Score
Difficult to Fund	0	1	0
Potential to Fund	2	2	4
Easily Funded	11	3	33
<b>TOTAL SCORE</b>			<b>73 - HIGH</b>

**Mitigation Action Review Period**

As part of the mitigation action prioritization process by the Flood Hazard Mitigation Planning Committee (FHMP), the public was invited to review and provide input on the proposed mitigation actions, as well as suggest additional actions.

The review period remains open until **March 5, 2025**. As of **February 21, 2025**, no public comments have been received.

However, the following proposed actions have generated the most public interest:



**Table 48 Mitigation Action Matrix**

Action	FHMPC Priority	Goals Address	Address Current Development	Address Future Development	Continued Compliance with NFIP
<b>Public Education</b>					
Provide annual notification of flood hazard determination service to lending institutions, insurance companies, real estate companies and title insurance companies	High	3	X		X
Distribute outreach materials to floodplain residents at county offices and special events	High	3	X		X
Develop Program for Public Information (PPI) to Increase citizen awareness and preparedness by providing information describing all types of flood hazards, flood insurance, methods for preventing flood damage, and how to protect their property. Coordinate and consolidate outreach measures identified in the local hazard mitigation plan	High	3	X		X
Encourage Low Impact Development (LID) methods for new infrastructure and/or mitigation measures for both County and private projects	Med	1,4		X	X
Publish or engage with at least two (2) flood or stormwater-related articles or materials through local and/or social media platforms	Med	1,3,4	X	X	X
Ensure that the citizens of Baldwin can easily submit flood/stormwater complaints through the County Website	Med	3,4	X	X	X
<b>Emergency Services</b>					
In coordination with the Local Emergency Planning Committee (LEPC), prepare and adopt a local disaster recovery plan to aid in the recovery of flood hazard events	High	1,2	X		X
Strengthen flood warning activities by developing programs including a flood threat recognition system, flood prediction models and a system to disseminate flood warnings to the public	Med	1,3	X	X	X
<b>Prevention</b>					
Strictly administer existing flood hazard regulations (Flood Damage Prevention Ordinance) and review said regulations to determine their adequacy and whether revisions are needed	High	1,2	X	X	X
Continue to comply with the NPDES permitting requirements and insist on compliance by the development community	Med	1,2		X	X
Assure compliance with the existing stormwater and erosion control measures contained in the zoning and subdivision regulations.	Med	1		X	X
Continue participation in the CRS program to reduce flood hazards	Med	1,2		X	X
Continue to assist unincorporated areas with implementing planning and zoning in accordance with the provisions of Act No. 91-719, as amended	Med	1,2		X	X
Assure compliance with the wetland's protection provisions contained in the zoning and subdivision regulations and utilize the ADID study findings in the land development review process	Med	1		X	X
Continue to review and comment upon ADEM and COE permit applications for dredge and fill	Med	4	X	X	X
Continue to coordinate flood hazard activities with state and federal environmental agencies including Health Department, ADCNR, ADEM, EPA, NRCS, FEMA, USFWS and COE	Med	4	X	X	X
Continue to coordinate flood hazard activities with municipal governments involved in flood hazard management	Med	4	X	X	X
Utilize the County's geographic information system (GIS) to identify and protect flood hazard areas.	Med	1,2	X	X	X



Action	FHMPC Priority	Goals Address	Address Current Development	Address Future Development	Continued Compliance with NFIP
Maintain an inventory of county-maintained roads and bridges which become partially or wholly submerged during rainfall events	Med	2	X	X	X
Coordinate with the Baldwin County Local Hazard Mitigation	Med	1,2,3,4	X	X	X
Construct regional stormwater ponds to mitigate localized flooding, nutrient loading, and sediment deposition within major watersheds	Med	1,2,3,4	X	X	X
Monitor roadway overtopping during major rainfall events and prioritize stormwater mitigation projects to address	High	1,2,4		X	X
Upgrade and/or replace undersized stormwater infrastructure within County maintained ROW's	High	1,2,4	X	X	X
Review the County's Subdivision Regulation to enhance flood protection	High	1,4	X	X	X
Offer LID/GI training for staff and professionals	Med	1,3,4	X	X	X
Monitor and document all projects incorporating LID/GI practices	Med	4		X	X
County Staff will participate in the Watershed Management Plan development throughout the County	Med	1,3,4	X	X	X
Provide county support to local organizations that write and implement watershed plans	Med	1,3,4	X	X	X
Develop hydraulic models of every major watershed in Baldwin County to assist with stormwater planning and mitigation for new infrastructure and private developments	Med	1,3		X	X
Provide staff training on flood management to ensure compliance with local, state, and federal permits, along with specialized training in flood hazard management	Med	1,3,4	X	X	X
Provide training for additional staff members to achieve certification as Certified Floodplain Managers	High	1,2,4	X	X	X
<b>Property Protection</b>					
Continue participation in the FEMA hazard mitigation program to purchase properties which repeatedly flood	Med	1	X		X
Research and evaluate the impact of a buyout only hazard mitigation program within the floodway and pursue appropriate action.	Med	1	X		X
Review location of repetitive loss properties, define repetitive loss areas (RL and neighboring properties), and develop repetitive loss area analyses to provide more specific guidance on how to reduce damage from repetitive flooding	Low	1	X		X
Examine beach erosion utilizing drones to assess the potential benefits of beach nourishment	Med	1,2	X	X	X
<b>Natural Resources Protection</b>					
Research the feasibility of establishing and funding a stream maintenance and restoration program and pursue appropriate action	Med	1	X	X	X
Identify significant open space and wetland resources and pursue public and private grants for purchase as appropriate	Med	1	X	X	X



Action	FHMPC Priority	Goals Address	Address Current Development	Address Future Development	Continued Compliance with NFIP
Through continued coordination with US Fish and Wildlife and the Alabama Dept of Conservation & Natural Resources, Baldwin County will continue to examine the appropriate use of sediment-trapping vegetation, sediment mounds, etc., in addressing the impacts of coastal erosion	Med	4	X	X	X
<b>Structural Projects</b>					
Continue program to pave County dirt roads giving priority to dirt roads with known erosion problems	Med	2	X	X	X

**Table 49 ACTION IMPLEMENTATION STRATEGY**

Action ID	FHMPC Priority	Mitigation Action	Mitigation Category	Responsible Office	Partners	Potential Resources/Funding	Estimated Cost Level	Timeframe	Status
1	High	Provide annual notification of flood hazard determination service to lending institutions, insurance companies, real estate companies and title insurance companies.	Public Education	• Building Department	• Planning and Zoning Department	• Staff Time • Department Budgets for printing services	Low	Annually	Ongoing
2	High	Distribute outreach materials to floodplain residents at county offices and special events.	Public Education	• Building Department	• Planning and Zoning Department	• Staff Time • Department Budgets for printing services	Low	Annually	Ongoing
3	High	Develop Program for Public Information (PPI) to Increase citizen awareness and preparedness by providing information describing all types of flood hazards, flood insurance, methods for preventing flood damage, and how to protect their property. Coordinate and consolidate outreach measures identified in the local hazard mitigation plan.	Public Education	• Building Department	• Planning and Zoning Department	• Staff Time • Department Budgets for consulting services	Medium	Within 1-Year	Not Started
4	High	In coordination with the Local Emergency Planning Committee (LEPC), prepare and adopt a local disaster recovery plan to aid in the recovery of flood hazard events.	Emergency Services	• Emergency Management Agency	• Building Inspection • Planning & Zoning	• Staff Time • Department Budgets for consulting services	Low	Within 1-Year	New
5	Med	Strengthen flood warning activities by developing programs including a flood threat recognition system, flood prediction models and a system to disseminate flood warnings to the public.	Emergency Services	• Emergency Management Agency	• Building Inspection • Planning & Zoning	• Staff Time • Department Budgets for consulting services • DHS Grant Funding	Medium	Within 5-Years	In-Progress
6	High	Strictly administer existing flood hazard regulations (Flood Damage Prevention Ordinance) and review said regulations to determine their adequacy and whether revisions are needed.	Prevention	• Building Department	Planning and Zoning Department	• Staff Time	Medium	Daily	In-Progress



Action ID	FHMPC Priority	Mitigation Action	Mitigation Category	Responsible Office	Partners	Potential Resources/Funding	Estimated Cost Level	Timeframe	Status
7	Med	Continue to comply with the NPDES permitting requirements and insist on compliance by the development community.	Prevention	• Planning & Zoning	Building Inspection	• Staff Time	Medium	Daily	In-Progress
8	Med	Assure compliance with the existing stormwater and erosion control measures contained in the zoning and subdivision regulations.	Prevention	• Planning & Zoning	Building Inspection	• Staff Time	Medium	Daily	In-Progress
9	Med	Continue participation in the CRS program to reduce flood hazards.	Prevention	• Building Department	Planning and Zoning Department	• Staff Time	Medium	Daily	Ongoing
10	Med	Continue to assist unincorporated areas to implement planning and zoning in accordance with the provisions of Act No. 91-719, as amended.	Prevention	• Planning & Zoning	Building Inspection	• Staff Time	Medium	Daily	In-Progress
11	Med	Assure compliance with the wetlands protection provisions contained in the zoning and subdivision regulations and utilize the ADID study findings in the land development review process.	Prevention	• Planning & Zoning	• Building Inspection	• Staff Time	Medium	Daily, as applicable	In-Progress
12	Med	Continue to review and comment upon ADEM and COE permit applications for dredge and fill.	Prevention	• Planning & Zoning	• Building Inspection	• Staff Time	Medium	Daily, as applicable	In-Progress
13	Med	Continue to coordinate flood hazard activities with state and federal environmental agencies including Health Department, ADCNR, ADEM, EPA, NRCS, FEMA, USFWS and COE.	Prevention	• Building Inspection • Planning & Zoning	• Emergency Management Agency	• Staff Time	Medium	Daily, as applicable	In-Progress
14	Med	Continue to coordinate flood hazard activities with municipal governments involved in flood hazard management.	Prevention	• Building Inspection • Planning & Zoning	• Emergency Management Agency	• Staff Time	Medium	Annually	In-Progress
15	Med	Utilize the County's geographic information system (GIS) to identify and protect flood hazard areas.	Prevention	• Planning & Zoning		• Staff Time • General Fund	Medium	Within 1-Year	In-Progress
16	Med	Maintain an inventory of county-maintained roads and bridges which become partially or wholly submerged during rainfall events.	Prevention	• Highway Department	• Building Inspection • Planning & Zoning • Emergency Management Agency	• Staff Time	Medium	Within 1-Year	In-Progress
17	Med	Coordinate with the Baldwin County Local Hazard Mitigation	Prevention	• Emergency Management Agency	• Building Inspection • Planning & Zoning	• Staff Time • Department Budgets for consulting services	Medium	Annually	New
18	Med	Continue participation in the FEMA hazard mitigation program to purchase properties which repeatedly flood.	Property Protection	• Building Inspection • Planning & Zoning	• Emergency Management Agency	• HMA Grant Funding • Staff Time	Medium	Annually	In-Progress



Action ID	FHMPC Priority	Mitigation Action	Mitigation Category	Responsible Office	Partners	Potential Resources/Funding	Estimated Cost Level	Timeframe	Status
19	Med	Research and evaluate the impact of a buyout only hazard mitigation program within the floodway and pursue appropriate action.	Property Protection	<ul style="list-style-type: none"> <li>Building Inspection</li> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Emergency Management Agency</li> </ul>	<ul style="list-style-type: none"> <li>HMA Grant Funding</li> <li>Staff Time</li> </ul>	Medium	Annually	In-Progress
20	Low	Review location of repetitive loss properties, define repetitive loss areas (RL and neighboring properties), and develop repetitive loss area analyses to provide more specific guidance on how to reduce damage from repetitive flooding.	Property Protection	<ul style="list-style-type: none"> <li>Building Inspection</li> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Emergency Management Agency</li> </ul>	<ul style="list-style-type: none"> <li>HMA Grant Funding</li> <li>Staff Time</li> </ul>	Medium	Within 3-Years	New
21	Med	Research the feasibility of establishing and funding a stream maintenance and restoration program and pursue appropriate action.	Natural Resources Protection	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>		<ul style="list-style-type: none"> <li>Staff Time</li> <li>EPA Grant Funding</li> </ul>	Low	Within 5-Years	Updated
22	Med	Identify significant open space and wetland resources and pursue public and private grants for purchase as appropriate.	Natural Resources Protection	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>		<ul style="list-style-type: none"> <li>Staff Time</li> <li>EPA Grant Funding</li> <li>NOAA Coastal Zone Mgmt. Funding</li> <li>USDA, NRCS</li> </ul>	Medium	Within 3-Years	In-Progress
23	Med	Through continued coordination with state and federal agencies, Baldwin County will continue to pursue grants to assist in coastal erosion management measures.	Natural Resources Protection	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Building Department</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> </ul>	Medium	Within 3-Years	Updated
24	Med	Continue program to pave County dirt roads giving priority to dirt roads with known erosion problems.	Structural Projects	<ul style="list-style-type: none"> <li>Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> <li>General Fund</li> </ul>	Medium	Annually	In-Progress
25	Med	Develop hydraulic models of every major watershed in Baldwin County to assist with stormwater planning and mitigation for new infrastructure and private developments.	Prevention	<ul style="list-style-type: none"> <li>Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> <li>Department Budget</li> </ul>	Medium	Within 5-years	In-Progress
26	Med	Construct regional stormwater ponds to mitigate localized flooding, nutrient loading, and sediment deposition within major watersheds.	Prevention	<ul style="list-style-type: none"> <li>Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> </ul>	High	Annually	In-Progress
27	High	Monitor roadway overtopping during major rainfall events and prioritize stormwater mitigation projects to address.	Prevention	<ul style="list-style-type: none"> <li>Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> </ul>	Low	Annually	In-Progress
28	Med	Encourage Low Impact Development (LID) methods for new infrastructure and/or mitigation measures for both County and private projects.	Education	<ul style="list-style-type: none"> <li>Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> </ul>	Low	Annually	In-Progress
29	High	Monitor roadway overtopping during major rainfall events and prioritize stormwater mitigation projects to address.	Prevention	<ul style="list-style-type: none"> <li>Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>Planning &amp; Zoning</li> </ul>	<ul style="list-style-type: none"> <li>Staff Time</li> </ul>	Low	Annually	In-Progress



Action ID	FHMPC Priority	Mitigation Action	Mitigation Category	Responsible Office	Partners	Potential Resources/Funding	Estimated Cost Level	Timeframe	Status
30	High	Upgrade and/or replace undersized stormwater infrastructure within County maintained ROW's	Prevention	• Highway Department	• Planning & Zoning	• Staff Time • Department Budgets	Medium	Annually	In-Progress
31	Med	Review the County's Subdivision Regulation to enhance flood protection.	Prevention	• Planning & Zoning	• Building Department	• Staff Time	Low	Annually	New
32	High	Ensure that the citizens of Baldwin can easily submit flood/stormwater complaints through the County Website.	Public Education	• Planning & Zoning	• Building Department	• Staff Time	Medium	Annually	New
33	Med	Offer LID/GI training for staff and professionals.	Prevention	• Planning & Zoning	• Building Department	• Staff Time	Medium	Annually	New
34	Med	Monitor and document all projects incorporating LID/GI practices.	Prevention	• Planning & Zoning	• Building Department	• Staff Time	Medium	Annually	New
35	Med	County Staff will participate in Watershed Management Plan development throughout the County.	Prevention	• Planning & Zoning	• Building Department	• Staff Time	Medium	Annually	New
36	Med	Provide county support to local organizations that write and implement watershed plans	Prevention	• Planning & Zoning	• Building Department	• Staff	Medium	Annually	New
37	Med	Provide staff training on flood management to ensure compliance with local, state, and federal permits, along with specialized training in flood hazard management	Prevention	• Building Department	• Planning & Zoning	• Staff	Medium	Annually	New
38	Med	Examine beach erosion utilizing drones to assess the potential benefits of beach nourishment.	Property Protection	• Building Department		• Staff	Low	Within 5 years	New
39	High	Provide training for additional staff members to achieve certification as Certified Floodplain Managers.	Prevention	• Building Department	• Planning & Zoning • Highway • EMA	• Staff Time	Low	Within 1-2 years	New



## CHAPTER 5 - PLAN MAINTENANCE PROCESS

This chapter provides an overview of the overall strategy for plan maintenance and outlines the method and schedule for monitoring, updating, and evaluating the plan. The chapter also discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

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### 5.1 PREVIOUS EFFORTS TO MONITOR, EVALUATE, AND UPDATE THE PLAN

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Since the approval of the *Baldwin County Flood Hazard Management Plan* in 2018 and the Baldwin County Multi-Hazard Mitigation Plan, the County has demonstrated a commitment to monitoring, evaluating, and updating the plan with formal annual meetings. These annual meetings consisted of the following:

- Summary review of the hazard mitigation plan
- Discussion of hazard events over the previous year
- Discussion of changes in development
- Progress in mitigation efforts, including status updates to all mitigation actions in the previous plan
- Discussion of available mitigation funding sources
- Discussion of continued public involvement

In coordination with the annual CRS update, the Baldwin County Building Inspection Department updated the Flood Mitigation Strategy, detailing the status of each mitigation action. They submitted it to the Baldwin County Commission, requesting its integration into relevant planning mechanisms.

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### 5.2 MONITORING, EVALUATING, AND UPDATING THE PLAN

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44 CFR Requirement 201.6(c)(4): The plan maintenance process shall include a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five- year cycle.

### FLOOD HAZARD MANAGEMENT PLAN COMMITTEE (FHMP)

With adoption of this plan, the FHMP will continue to be tasked with plan monitoring, evaluation, and maintenance of the plan. The participating members, led by the Baldwin County Building Inspection Department, agree to:



- Meet semi-annually, and after a disaster event, to monitor and evaluate the implementation of the plan
- Act as a forum for flood hazard mitigation issues
- Disseminate flood hazard mitigation ideas and activities to all participants
- Pursue the implementation of high priority, low- or no-cost recommended actions
- Maintain vigilant monitoring of multi-objective, cost-share, and other funding opportunities to help the community implement the plan's recommended actions for which no current funding exists
- Monitor and assist in implementation and update of this plan
- Keep the concept of mitigation in the forefront of community decision making by identifying plan recommendations when other community goals, plans, and activities overlap, influence, or directly affect increased community vulnerability to disasters
- Report on plan progress and recommended changes to the Baldwin County Commissioners
- Inform and solicit input from the public

The FHMPC is an advisory body and will not have any powers over county staff. Its primary duty is to encourage implementation of the plan by local partners and to report to the County Commission and the public on the status of plan implementation and mitigation opportunities. Other duties include reviewing and promoting flood mitigation proposals, hearing stakeholder concerns about hazard mitigation, passing concerns on to appropriate entities, and posting relevant information on the County website.

## PLAN MAINTENANCE SCHEDULE

The FHMPC agrees to meet semi-annually and after a hazard event as appropriate to monitor progress and update the mitigation strategy. The Baldwin County Building Inspection Department Head is responsible for initiating these plan reviews.

A five-year written update of the plan will be submitted to the Alabama Emergency Management Agency and FEMA Region IV per Requirement §201.6(c)(4)(i) of the Disaster Mitigation Act of 2000, unless disaster or other circumstances (e.g., changing regulations) require a change to this schedule.

Baldwin County will coordinate five-year written updates, unless disaster or other circumstances (e.g., changing regulations) require a change to this schedule. With this plan update anticipated to be adopted in 2025, the next plan update for the County will occur in 2030.



## PLAN MAINTENANCE PROCESS

Evaluation of progress can be achieved by monitoring changes in vulnerabilities identified in the plan. Changes in vulnerability can be identified by noting:

- Decreased vulnerability as a result of implementing recommended actions
- Increased vulnerability as a result of failed or ineffective mitigation actions
- Increased vulnerability as a result of new development (and/or annexation)

The annual reviews and updates to this plan will:

- Consider changes in vulnerability due to action implementation
- Document success stories where mitigation efforts have proven effective
- Document areas where mitigation actions were not effective
- Document any new hazards that may arise or were previously overlooked
- Incorporate new data or studies on hazards and risks
- Incorporate new capabilities or changes in capabilities
- Incorporate growth and development-related changes to inventories
- Incorporate new action recommendations or changes in action prioritization.

In order to best evaluate any changes in vulnerability as a result of plan implementation, the participating jurisdictions will follow the following process:

- A representative from the responsible office identified in each mitigation action will be responsible for tracking and reporting on an annual basis to the jurisdictional lead on action status and providing input on whether the action as implemented meets the defined objectives and is likely to be successful in reducing vulnerabilities.
- If the action does not meet identified objectives, the jurisdictional lead will determine what additional measures may be implemented, and an assigned individual will be responsible for defining action scope, implementing the action, monitoring success of the action, and making any required modifications to the plan.
- As part of the semi-annual review process, the Baldwin County Building Inspection Department will provide the updated Mitigation Strategy with the current status of each flood mitigation action to the County Commission requesting that the flood mitigation strategy be incorporated, where appropriate in other planning mechanisms.

**Changes** will be made to the plan during the update process to accommodate for actions that have failed or are not considered feasible after a review of their consistency with established criteria, time frame, community priorities, and/or funding resources. Actions that were not ranked high but were identified as potential mitigation activities will be reviewed as well during the monitoring and update of this plan to determine feasibility of future implementation.

**Updating of the plan** will be by written changes and submissions, as is appropriate and necessary, and as approved by the County Commission. In keeping with the five-year update process, the FHMPC will convene public meetings to solicit public input on the plan and its routine maintenance and the final product will be adopted by the County Commission.



**Semi-Annual Plan Review Process** Baldwin County's Building Inspection Department will be responsible for facilitating, coordinating, and scheduling reviews and maintenance of the plan. The review of the Floodplain Hazard Management Plan will be conducted as follows:

- The Building Inspection Department will place an advertisement in the local newspaper advising the public of the date, time, and place for each semi-annual review of the plan and will be responsible for leading the meeting to review the plan.
- Notices will be mailed to the members of the FHMPC, federal, state, and local agencies, non-profit groups, local planning agencies, representatives of business interests, neighboring communities, and others advising them of the date, time, and place for the review.
- Local County officials will be notified by email and telephone or personal visit and urged to participate.
- Members of the Baldwin County Commission will also be notified by email and either by telephone or personal visit.
- Prior to the review, department heads and others tasked with implementation of the various activities will be queried concerning progress on each activity in their area of responsibility and asked to present a report at the review meeting.
- After the review meeting, minutes of the meeting and a semi-annual report will be prepared by the FHMPC and forwarded to the news media (public) and the ISO/CRS specialist for the CRS program. The report will also be presented to the County Commission for review, and a request will be made that the Commission take action to recognize and adopt any changes resulting from the review.

**Criteria for Semi-Annual Reviews** The criteria recommended in 44 CFR 201 and 206 will be utilized in reviewing and updating the plan. More specifically, the semi-annual reviews will include the following information:

- Community growth or change in the past quarter
- The number of substantially damaged or substantially improved structures by flood zone
- The renovations to public infrastructure include water, sewer, drainage, roads, bridges, gas lines, and buildings
- Natural hazard occurrences that required activation of the Emergency Operations Center (EOC) and whether the event resulted in a Presidential/Federal Disaster Declaration
- Natural hazard occurrences that were not of a magnitude to warrant activation of the EOC or a Presidential/Federal Disaster Declaration but were severe enough to cause damage in the community or closure of businesses, schools, or public services
- Description of the dates of hazard events
- Documented damages due to the event
- Closures of places of employment or schools and the number of days closed
- Road or bridge closures due to the hazard and the length of time closed



- Assessment of the number of private and public buildings damaged and whether the damage was minor, substantial, major, or if buildings were destroyed. The assessment will include residences, mobile homes, commercial structures, industrial structures, and public buildings, such as schools and public safety buildings
- Review of any changes in federal, state, and local policies to determine the impact of these policies on the community and how and if the policy changes can or should be incorporated into the Floodplain Hazard Management Plan. Review of the status of implementation of projects (mitigation strategies) including projects completed will be noted. Projects behind schedule will include a reason for delay of implementation.



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## 5.3 INCORPORATION INTO EXISTING PLANNING MECHANISMS

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44 CFR Requirement §201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

Where possible, plan participants will use existing plans and/or programs to implement flood hazard mitigation actions. Based on **CHAPTER 2 - PLANNING AREA PROFILE AND CAPABILITIES**, Baldwin County will continue to plan and implement programs to reduce losses to life and property from hazards. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through the following plans:

- Baldwin County Master Plan
- Locally Adopted Ordinances
- Baldwin County Local Emergency Operations Plan
- Capital improvement plans and budgets
- Other community plans within the County, such as stormwater management plans, and parks and recreation plans
- Other plans and policies outlined in *CHAPTER 2 - PLANNING AREA PROFILE AND CAPABILITIES*

FHMPC members involved in updating existing planning mechanisms will be responsible for integrating the findings and actions outlined in **CHAPTER 5 - PLAN MAINTENANCE PROCESS** of the Flood Hazard Management Plan, as appropriate. They will also oversee this integration and ensure relevant information is incorporated into the five-year update of the multi-hazard mitigation plan.

As outlined in **5.2 MONITORING, EVALUATING, AND UPDATING THE PLAN** incorporation into existing planning mechanisms will be done through the routine actions of:

- Monitoring other planning/program agendas
- Attending other planning/program meetings
- Participating in other planning processes
- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community.



Efforts should continuously be made to monitor the progress of mitigation actions implemented through other planning mechanisms and, where appropriate, their priority actions should be incorporated into updates of this Floodplain Hazard Management Plan.

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## 5.4 CONTINUED PUBLIC INVOLVEMENT

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44 CFR Requirement §201.6(c)(4)(iii): [The plan maintenance process shall include a] discussion on how the community will continue public participation in the plan maintenance process.

The update process provides an opportunity to publicize success stories from the plan's implementation and seek additional public comment. Information will be posted in the newspaper and on the Baldwin County Commission website following the annual review of the mitigation plan. A public hearing(s) to receive public comment on plan maintenance and updating will be held during the update period. When the FHMPC reconvenes for the update, it will coordinate with all stakeholders participating in the planning process, including those who joined the FHMPC after the initial effort, to update and revise the plan. Public notice will be posted and public participation will be invited, at a minimum, through available website postings and press releases to the local media outlets, primarily newspapers.



## **APPENDIX**

**APPENDIX A: ADOPTION RESOLUTIONS**

**APPENDIX B: PLANNING PROCESS DOCUMENTATION**

**APPENDIX C: ACRONYMS AND ABBREVIATIONS**



## APPENDIX A: ADOPTION RESOLUTIONS

STATE OF ALABAMA )

COUNTY OF BALDWIN )

**RESOLUTION #2025-076  
OF THE  
BALDWIN COUNTY COMMISSION**

**PROVIDING FOR THE ADOPTION OF THE 2025 BALDWIN COUNTY FLOOD HAZARD MANAGEMENT PLAN, IN FULFILLMENT OF THE FEDERAL DISASTER MITIGATION ACT OF 2000 AND THE LOCAL MITIGATION PLAN REQUIREMENTS OF 44 C.F.R. SECTION 201.6 AND FEMA LOCAL HAZARD MITIGATION PLANNING GUIDANCE.**

**WHEREAS**, the Baldwin County Commission recognizes the threat that flood hazards pose to people and property within Baldwin County; and

**WHEREAS**, the Baldwin County Commission has updated the flood hazard management plan, hereby known as 2025 Baldwin County Flood Hazard Management Plan in accordance with the Disaster Mitigation Act of 2000; and

**WHEREAS**, the 2025 Baldwin County Flood Hazard Management Plan identifies flood mitigation goals and actions to reduce or eliminate long-term risk to people and property in unincorporated Baldwin County from the impacts of future hazards and disasters; and

**WHEREAS**, said flood hazard management plan addresses all-natural hazards deemed to threaten property and persons within the unincorporated areas of Baldwin County; and

**WHEREAS**, the 2025 Baldwin County Flood Hazard Management plan has been prepared in accordance with FEMA guidance and DMA 2000 requirements under the direction of the Baldwin County Flood Hazard Management Plan Committee, which included representatives from the unincorporated portions within Baldwin County, the Building Department, Planning and Zoning Department, Highway Department, and with the support of the Baldwin County EMA; and

**WHEREAS**, the Federal planning criteria requires formal adoption of the plan update; and

**WHEREAS**, adoption by the Baldwin County Commission demonstrates their commitment to floodplain management and achieving the goals outlined in the 2025 Flood Hazard Management Plan.

**BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED**, that, by this instrument, a resolution of the governing body of Baldwin County, Alabama, and in the interest of public health, safety, and welfare of the general public, we hereby adopt, effective commencing March 5, 2025, the 2025 Baldwin County Flood Hazard Management Plan.

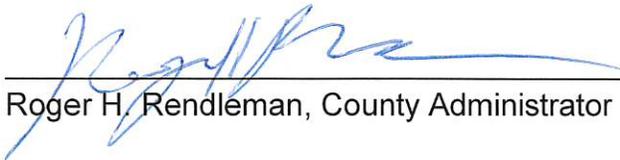
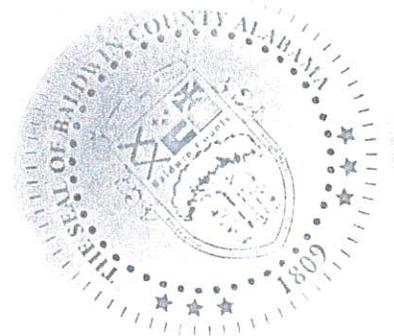
**FURTHER, BE IT RESOLVED , BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED**, that, by this instrument, a resolution of the governing body of Baldwin County, Alabama, the prior 2018 Baldwin County Flood Hazard Management Plan codified at Resolution #2019-091 (adopted during the May 21, 2019, regular meeting) shall be rescinded and repealed commencing March 5, 2025.

**DONE**, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 5<sup>th</sup> day of March 2025.



Commissioner Matthew P. McKenzie, Chairman

ATTEST:

  
\_\_\_\_\_  
Roger H. Rendleman, County Administrator



## Appendix B: Planning Process Documentation

## Flood Hazard Management Planning Committee (FHMP)

Name	Representing
<b>Staff Members</b>	
Flowers, Corey	Baldwin County Building Inspection Department
Dandridge, Vernon	Baldwin County Emergency Management Agency
Newman, Josh	Baldwin County Planning and Zoning Department
Acreman, Mark	Baldwin County Highway Department
<b>Community Members</b>	
Summerville, Peggy	Citizen Member, Relator
Miller, Christian	Mobile Bay National Estuary Program
Joffe, Donald	Environmental Advisory Committee
Williams, Nick	Sustainability Coordinator, City of Foley

**Baldwin County**  
*Flood Hazard Management Plan*  
**Committee**

**Meeting Location & Time:**

Baldwin County Building Department  
Conference Room  
201 E. Section Ave.  
Foley, AL 36535  
Monday, November 4, 2024  
1:00-2:30pm

**Committee Members:** Ashley Cambell, Planning & Zoning; Corey Flowers, Building Department; Danon Smith, EMA; DJ Hart, Building Department; Janie Joiner, Building Department; Joshua Newman, Planning & Zoning; Mark Acreman, Highway Department; Peggy Summerville, County Resident; Shannon Spivey, BCC Service Center; Vernon Dandridge, EMA

***Agenda***

- I. Call to Order (Sign-In)
- II. Welcome and Opening Remarks
  - A. New Members?
- III. Review of Previous Meeting
  - A. Action Item Updates
    - Public Survey
    - Presentation for Public Announcement of Plan Process
      - HMGP Meeting: November 8, 2024
    - Maps
    - Shared FHMP Document (access/updates)
    - Other
- IV. New Action Items
  - A. Building Department
  - B. Planning & Zoning
  - C. Highway Department
  - D. EMA
  - E. Citizen Service
- V. Next Meeting Date –

**NOTES:**

**Baldwin County**  
*Flood Hazard Management Plan*  
**Committee**

**Meeting Location & Time:**

Baldwin County Foley Satellite Courthouse  
Large Meeting Room  
201 E. Section Ave.  
Foley, AL 36535  
Monday, December 2, 2024  
1:00-2:00pm

**Committee Members:** Ashley Cambell, Planning & Zoning; Corey Flowers, Building Department; Danon Smith, EMA; DJ Hart, Building Department; Janie Joiner, Building Department; Joshua Newman, Planning & Zoning; Mark Acreman, Highway Department; Peggy Summerville, County Resident; Shannon Splvey, BCC Service Center; Vernon Dandridge, EMA

***Agenda***

- I. Call to Order (Sign-In)
- II. Welcome and Opening Remarks
- III. Review of Previous Meeting
  - A. Action Item Updates
    - Public Survey
    - Presentation for Public Announcement of Plan Process
      - HMGP Meeting: November 8, 2024
    - Maps
    - Shared FHMP Document (access/updates)
    - Other
- IV. New Action Items
  - A. Building Department
  - B. Planning & Zoning
  - C. Highway Department
  - D. EMA
  - E. Citizen Service
- V. Next Meeting Date – January

**NOTES:**

**Baldwin County**  
***Flood Hazard Management Plan***  
***Committee***

**Meeting Location & Time:**

Baldwin County Foley Satellite Courthouse  
Large Meeting Room  
201 E. Section Ave.  
Foley, AL 36535  
Monday, January 6, 2025  
1:00-2:00pm

**Committee Members:** Ashley Cambell, Planning & Zoning; Corey Flowers, Building Department; Danon Smith, EMA; DJ Hart, Building Department; Janie Joiner, Building Department; Joshua Newman, Planning & Zoning; Mark Acreman, Highway Department; Peggy Summerville, County Resident; Shannon Spivey, BCC Service Center; Vernon Dandridge, EMA, Don Joffe, County Resident, Nick Williams, County Resident, Christian Miller, County Resident

***Agenda***

- I. Call to Order (Sign-In)
- II. Welcome and Opening Remarks
- III. Review of Previous Meeting
  - A. Action Item Updates
    - Public Survey
    - Maps
    - Shared FHMP Document (access/updates)
    - Other
- IV. New Action Items
  - A. Building Department
  - B. Planning & Zoning
  - C. Highway Department
  - D. EMA
  - E. Citizen Service
- V. Next Meeting Date – January 21, 2025. This will be the final draft meeting prior to the plan being sent to the County Commission meeting.

**Baldwin County**  
***Flood Hazard Management Plan***  
***Committee***

**Meeting Location & Time:**

Baldwin County Foley Satellite Courthouse  
Large Meeting Room  
201 E. Section Ave.  
Foley, AL 36535  
Monday,  
January 27, 2025  
1:00-2:00pm

**Committee Members:** Ashley Cambell, Planning & Zoning; Corey Flowers, Building Department; Danon Smith, EMA; DJ Hart, Building Department; Janie Joiner, Building Department; Joshua Newman, Planning & Zoning; Mark Acreman, Highway Department; Peggy Summerville, County Resident; Shannon Spivey, BCC Service Center; Vernon Dandridge, EMA, Don Joffe, County Resident, Nick Williams, County Resident, Christian Miller, County Resident

***Agenda***

- I. Call to Order (Sign-In)
- II. Welcome and Opening Remarks
- III. Review of Previous Meeting
- IV. Final Draft Review
  - Review of Final Draft of the plan. Make any changes from the public hearing or comments received.

Next Meeting Date – February 18, 2025. The plan be sent to the Baldwin County Commission for approval.



# GOT A MINUTE?

Help Baldwin County improve flood protection and potentially lower insurance premiums by sharing your feedback in this quick 6-question survey.



## HOW TO USE A QR CODE:

OPEN THE CAMERA ON YOUR PHONE  
POINT AT THE QR CODE AND WAIT FOR  
A LINK TO POP UP

TAP THE LINK TO OPEN IT



**BALDWIN** COUNTY,  
ALABAMA



## Baldwin County Flood Hazard Management Plan Update

Baldwin County is updating the existing Flood Hazard Management Plan to better protect the people and property of the unincorporated areas of Baldwin County from the effects of flood hazard events. The plan will be updated pursuant to the requirements of the National Flood Insurance Program (NFIP) Community Rating System (CRS). Participation in CRS provides flood insurance premium rate reductions to policy holders in Baldwin County in recognition of the fact that the County implements activities that exceed the minimum NFIP requirements and is working towards the three goals of the CRS:

- Reduce and avoid flood damage to insurable property;
- Strengthen and support the insurance aspects of the NFIP: and
- Foster comprehensive floodplain management.

### What is a Flood Hazard Management Plan?

A flood hazard management plan is the result of a planning process to determine how to reduce or eliminate the loss of life and property damage resulting from flood hazards. This plan will address a comprehensive list of flood hazards including riverine and coastal flooding, hurricanes and tropical storms, dam failure, coastal erosion and sea level rise. The plan will assess the likely impacts of these hazards to the unincorporated areas of Baldwin County.

This planning process is structured around 4 phases:

**Phase 1:** Planning Process

**Phase 2:** Risk Assessment

**Phase 3:** Mitigation Strategy

**Phase 4:** Plan Maintenance

### The Ultimate Goal

The goal of this planning process is implementation of mitigation actions that will prevent or lessen the impacts of hazards to people and property in our community.

### Why is this important to me?

It is important for citizens to be involved in flood hazard management planning in their community. The planning team needs your input on the types of hazards that are your priority and your opinion on ways to prevent or lessen the impacts of these hazards.

### How can I participate?

An update will be presented at the following Planning and Zoning Commission meeting:

Thursday January 9,  
2025

4:00 pm

Baldwin County  
Central Annex

Main Auditorium

22251 Palmer St.

Robertsdale, AL 36567

Contact the Building  
Department for more  
information:

251-972-6837

Ext. 2693

**ACCESS SURVEY**



# Flood Survey as of 1/31/2025 7:35:53 AM

<i>TOTAL SURVEY SUBMITTED:</i>		<b>152</b>
<b>1. Are you a homeowner or renter in unincorporated Baldwin County?</b>		
Homeowner		148
Renter		4
<b>2. Do you currently have flood insurance?</b>		
Yes		110
No		42
<b>3. When making the decision to buy or build your home in Baldwin County, did you think about flood insurance?</b>		
Yes		72
No		80
<b>4. How concerned are you about future flood risks?</b>		
Extremely concerned		44
Somewhat concerned		72
Not concerned		36
<b>5. How prepared do you feel you are for a flood event?</b>		
Not at all prepared		22
Somewhat prepared		68
Prepared		47
Very prepared		15
<b>6. Do you currently know where to find information or who to contact about the following?</b>		
Baldwin County flood maps		90
Flood dangers at your residence		58
Mitigation steps to protect your primary home		55
None		50



## BALDWIN COUNTY COMMISSION

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**FOR IMMEDIATE RELEASE**  
November 5, 2024

**CONTACT:**  
Corey Flowers  
Baldwin County Building Department  
(251) 972-6837 ext. 2693  
[corey.flowers@baldwincountyal.gov](mailto:corey.flowers@baldwincountyal.gov)

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## **PUBLIC NOTICE**

### **Baldwin County Flood Hazard Management Plan**

### **SPECIAL MEETING**

The Baldwin County Flood Hazard Management Plan Committee will hold a public meeting to review the updates to the Baldwin County Alabama Flood Hazard Management Plan. Anyone who wishes to participate is encouraged to attend the meeting at the location and time listed below.

Monday, December 2, 2024  
1:00 p.m.

Baldwin County Foley Satellite Courthouse  
Large Meeting Room  
201 East Section Avenue  
Foley, Alabama 36535



## BALDWIN COUNTY COMMISSION

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**FOR IMMEDIATE RELEASE**  
December 10, 2024

**CONTACT:**  
Corey Flowers  
Baldwin County Building Department  
(251) 972-6837 ext. 2693  
corey.flowers@baldwincountyal.gov

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### **PUBLIC NOTICE**

#### **Baldwin County Flood Hazard Management Plan**

### **SPECIAL MEETING**

The Baldwin County Flood Hazard Management Plan Committee will hold a public meeting to review the updates to the Baldwin County Alabama Flood Hazard Management Plan. Anyone who wishes to participate is encouraged to attend the meeting at the location and time listed below.

Monday January 6, 2025  
1:00p.m.  
Baldwin County Foley Satellite Courthouse  
Large Meeting Room  
201 E. Section Ave.  
Foley, Al. 36535



## BALDWIN COUNTY COMMISSION

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**FOR IMMEDIATE RELEASE**

January 7, 2025

**CONTACT:**

Corey Flowers

Baldwin County Building Department

(251) 972-6837 ext. 2693

[corey.flowers@baldwincountyal.gov](mailto:corey.flowers@baldwincountyal.gov)

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## **PUBLIC NOTICE**

### **Baldwin County Flood Hazard Management Plan**

### **SPECIAL MEETING**

The Baldwin County Flood Hazard Management Plan Committee will hold a public meeting to review the final updates to the Baldwin County Alabama Flood Hazard Management Plan. Anyone who wishes to participate is encouraged to attend the meeting at the location and time listed below.

Monday January 27, 2025

1:00p.m.

Baldwin County Foley Satellite Courthouse

Large Meeting Room

201 E. Section Ave.

Foley, Al. 36535

# GULF COAST MEDIA

**Printer Affidavit:**

This is to certify the attached advertisement

Appeared in The Baldwin Times Issue of Gulf Coast Media.

Publication Date(s):

February 7, 2025

Account # 996752 PO # \_\_\_\_\_

Cost \$ 535.00 Ad # 299521

Bethany McCourt

**Bethany McCourt  
Sales Representative**

Bill To:

Baldwin County  
Building Inspection

Mail payments to:

Gulf Coast Media PO Box 1677- Sumter, SC 29151

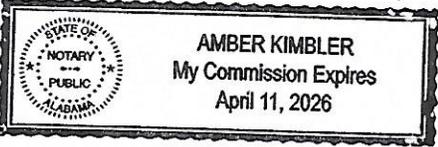
Sworn to and subscribe before me

This 7<sup>th</sup> day of February, 2025

Amber Kimbler

**Amber Kimbler  
Notary Public for Alabama**

**My commission expires on April 11, 2026**



# WHALES

FROM PAGE A1

typically spotted in the Atlantic Ocean around New England, mid-Atlantic and the U.S. southeast, Carmichael said. To ensure safety of the whales and viewers, she said it is best to stay at least 500 yards, or "about five football fields," away from any whale sighted in the Gulf.

Whale sightings can be reported to 877-942-5343 (877 WHALE-HELP) or to the coast guard via VHF-FM CH 16. As right whales are "slow moving animals," they are at a high risk of boat collisions. Carmichael said that if a vessel were to intentionally approach a whale, the driver could be charged with a violation of federal law.

Carmichael said the pair of right whales was last spotted off the Florida coast in early

January. One of the whales was confirmed to be adult female, Curlew, while the other could not be confirmed. However, Carmichael said Curlew typically travels with another adult female whale named Koala.

Other sources, such as the Right Whale Sighting Network, Gulf State Park and Florida Fish and Wildlife Conservation Commission (FWC) Fish and Wildlife Research Institute Facebook pages, identified the non-confirmed whale as Koala.

"It is estimated that reproductive adult females comprise less than 25% of the remaining right whale population, making sightings of adult females even more rare," Carmichael said.

FWC Fish and Wildlife Research Institute's post states the two whales could be spotted throughout the Alabama Gulf Coast and the Florida Panhandle or West Coast "in the coming days and weeks."

The post also states that "very little is known" about right whale migration to the Gulf, which President Donald Trump recently renamed the Gulf of America via an executive order.

"Despite their enormous size, right whales maintain a low profile (like an alligator or log) and are often difficult to spot," the FWC post reads. "Boaters are urged to post a lookout. If a whale is spotted, slow down and operate at a slow speed or put your engine in neutral if possible."

The post also states to "never pursue or follow a whale" but to "assess the scene" and leave the area in a slow, cautious manner.

Marine mammals are protected under the Marine Mammal Protection Act, the post states, and right whales are also protected under the Endangered Species Act, corroborating what Carmichael said about the federal violation, stating it is "against the law (50 CFR 224.103) and 500 yards must be maintained between the whale and any 'vessel, non-motorized equipment and aircraft.'"

"Every winter, many right whales travel more than 1,000 miles from their feeding grounds off Canada and New England to the warm coastal waters off the southern United States," the FWC post reads. "These waters are where pregnant right whales typically give birth and nurse their young, but other adult and juvenile whales are also regular visitors."

The Gulf State Park's Facebook post states Koala and Curlew were spotted near St. Augustine, Florida, on Dec. 20, 2024. It also requested anyone who posted pictures of the whales along the Alabama coast to tag Gulf State Park Alabama.

The post from Right Whale Sighting Network states a previously sighted right

whale, Snowcone, "brought her very young calf" to the area in 2020 during the calving season. The calf was "struck by two different small vessels" just weeks apart in their journey back north.

"Right whales in the Gulf do occur, although they are rare," the Right Whale Sighting Network post reads. "We beat this drum often, but it is crucial for people to keep their distance and report sightings as soon as possible."

According to the National Oceanic and Atmospheric Administration (NOAA) website, the North Atlantic right whale is one among two other species of right whale, the North Pacific right whale and the Southern right whale, "which is found in the southern hemisphere."

North Atlantic right whales can weigh up to 140,000 pounds and measure up to 52 feet in length, the NOAA website states. Their lifespan is typically up to 70 years.

Commercial whalers hunted North Atlantic right whales "to the brink of extinction" by the early 1890s. The whales got their name "from being the 'right' whales to hunt" as they would float after they were killed.

"Whaling is no longer a threat, but they have never recovered to pre-whaling numbers, and human interactions still present the greatest danger to this species," the website reads. "Entanglement in fishing gear and vessel strikes are the leading causes of North Atlantic right whale mortality."

Another cause of concern, the website states, is the increasing level of noise in the ocean from human activities, which "may interfere" with how right whales communicate with each other and "increase their stress levels."



PHOTO BY FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION UNDER NOAA PERMIT 20155  
Two North Atlantic right whales, identified as Curlew and Koala, were spotted off the Alabama coast in Orange Beach on Feb. 2.



PHOTO PROVIDED BY ORANGE BEACH POLICE DEPARTMENT

Human impacts "continue to threaten the survival" of right whales, according to the NOAA website, and there are only about 70 active reproducing females in the estimated population of 470. This species was added to the list of species covered under the Endangered Species Act in 1970.

The website also states that this species of right whale has experienced "an ongoing Unusual Mortality Event" (UME) since 2017. UME, which impacts more than 20% of the population, consists of whales reported to be ill, sublethally injured, seriously injured and dead.

"Individuals are only counted once in the UME," the website reads. "Scientists estimate that only about one

third of North Atlantic right whale deaths are detected."

With the biggest threat mentioned by NOAA being entanglements in fishing gear, vessel strikes, climate change and ocean noise, the website encourages everyone to report whale sightings "from Virginia to Maine" at (866) 755-6922 and from "Florida to North Carolina" at the previously mentioned number. Whale Alert app and coast guard channel. The app and channel can be used for reports from any location.

"Numerous organizations around the country are trained and ready to respond," the NOAA website reads. "Never approach or try to save an injured or entangled animal yourself - it can be dangerous to both the

## The Baldwin Times

901 N. McKenzie St., Foley, AL 36535-3546  
PHONE: (251) 943-2151 | FAX: (251) 943-3441

Vince Johnson

Publisher

vince@gulfcostmedia.com

Kayla Green  
Executive Editor  
kayla@gulfcostmedia.com

Classified Advertising  
Amber Kimbler  
amber@gulfcostmedia.com

Whisper Edwards  
Editorial Assistant  
whisper@gulfcostmedia.com

Legal Advertising  
April M. Perry  
legal@gulfcostmedia.com

To subscribe, go to GulfCoastMedia.com/subscribe or call our office at (251) 943-2151 during normal business hours. To make an address change or a vacation delivery stop, email amber@gulfcostmedia.com.  
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### BALDWIN COUNTY COMMISSION NOTICE OF PUBLIC HEARING

Baldwin County Alabama  
Flood Hazard Management Plan

Notice is hereby given that the Baldwin County Commission will conduct a public hearing concerning An update to the Baldwin County, Alabama Flood Hazard Management Plan.

The public hearing will be conducted during the regular meeting of the Baldwin County Commission, which is scheduled for **Tuesday, February 18, 2025, beginning at 10:00 a.m.**, at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers-2nd Floor, 1100 Fairhope Avenue, Fairhope AL 36532.

Information related to the plan can be viewed online at <https://baldwincountyal.gov/departments/building-inspection>

or in the office of the Baldwin County Building Department 201 East Section Avenue, Foley, AL 36535 during normal business hours. You can also speak with someone by telephone about the plan by calling (251)-972-6837 ext. 2693.

You may submit comments about the plan by email to: [buildingdepartment@baldwincountyal.gov](mailto:buildingdepartment@baldwincountyal.gov), or by sending correspondence to the Baldwin County Building Department, 201 East Section Avenue, Foley, Alabama, 36535. If you would like to address the Baldwin County Commission in person, please attend the public hearing at the time and location listed above.

Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact Mindy Smith at the Baldwin County Building Department at (251) 972-6837 or [mindy.smith@baldwincountyal.gov](mailto:mindy.smith@baldwincountyal.gov)



# TRUST WHAT ED SAYS

**ED BLOODSWORTH**  
CHIEF METEOROLOGIST

**5 FIRST ALERT STORM TEAM**

## 7 DAY FORECAST

FRI	SAT	SUN	MON	TUE	WED	THU
79	78	79	74	73	68	67
62	63	58	56	54	48	
		10%	20%	50%	60%	30%

SCAN TO DOWNLOAD OUR APPS



## TRACK WEATHER AND THE WEATHER BEAST!



**BEAST**  
COVERING THE ENTIRE GULF COAST

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Baldwin County Building Department <sup>EOC Robertsdale</sup> <del>Foley</del>	<b>Meeting Date:</b>	Wednesday, August 7, 2024
<b>Facilitator:</b>	Vernon Dandridge – Danon Smith	<b>Place/Room:</b>	Conference Room

1	Name: <u>Jenie Joiner</u>	Email: <u>jenie.joiner@baldwincountyal.gov</u>	
	Company: <u>BC Building Dept</u>	Phone: <u>251-972-6837</u>	Job: <u>Hazard Mitigation Coord.</u>
2	Name: <u>Corey FLOWERS</u>	Email: <u>corey.flowers@baldwincountyal.gov</u>	
	Company: <u>BC Building Dept</u>	Phone: <u>251-972-6837</u>	Job: <u>Permit tech</u>
3	Name: <u>DJ Hart</u>	Email: <u>dhart@baldwincountyal.gov</u>	
	Company: <u>BC Building Dept.</u>	Phone: <u>251-972-6837</u>	Job:
4	Name: <u>Vernon Dandridge</u>	Email: <u>vernon.dandridge@baldwincountyal.gov</u>	
	Company: <u>BC EMA</u>	Phone: <u>251-972-6809</u>	Job: <u>Planning &amp; Grants Div. Mang.</u>
5	Name: <u>Danon Smith</u>	Email: <u>danon.smith@baldwincountyal.gov</u>	
	Company: <u>BCEMA</u>	Phone: <u>251-972-8510</u>	Job: <u>Deputy Director</u>
6	Name:	Email:	
	Company:	Phone:	Job:
7	Name:	Email:	
	Company:	Phone:	Job:
8	Name:	Email:	
	Company:	Phone:	Job:
9	Name:	Email:	
	Company:	Phone:	Job:

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Baldwin County Building Department – Foley	<b>Meeting Date:</b>	Wednesday, September 4, 2024
<b>Facilitator:</b>	Vernon Dandridge – Danon Smith	<b>Place/Room:</b>	Conference Room

1	Name: <i>Janie Joiner</i>	Email: <i>janie.joiner@baldwincountyal.gov</i>	
	Company: <i>BC Building Dept</i>	Phone: <i>251-972-6837</i>	Job: <i>Hazard Mitigation Coord.</i>
2	Name: <i>DG Hart</i>	Email: <i>dhart@baldwincountyal.gov</i>	
	Company: <i>BC Bldg. Dept.</i>	Phone: <i>251-972-6837</i>	Job:
3	Name: <i>Corey FLOWERS</i>	Email:	
	Company: <i>BC Building Dept</i>	Phone: <i>(251) 972-6837</i>	Job: <i>Permit tech</i>
4	Name:	Email: <i>Corey.FLOWERS@baldwincountyal.gov</i>	
	Company:	Phone:	Job:
5	Name: <i>Vernon Dandridge</i>	Email: <i>vernon.dandridge@baldwincountyal.gov</i>	
	Company: <i>BC EMA</i>	Phone: <i>251-972-6809</i>	Job: <i>Planning &amp; Grants Div. Mangr.</i>
6	Name:	Email:	
	Company:	Phone:	Job:
7	Name:	Email:	
	Company:	Phone:	Job:
8	Name:	Email:	
	Company:	Phone:	Job:
9	Name:	Email:	
	Company:	Phone:	Job:

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Baldwin County Building Department – Foley	<b>Meeting Date:</b>	Tuesday October 8, 2024 10:00 AM
<b>Facilitator:</b>	Vernon Dandridge – Danon Smith	<b>Place/Room:</b>	Conference Room

1	Name: Janie Joiner	Email: janie.joiner@baldwincountyal.gov	
	Company: BC Building Dept	Phone: 251-972-6837	Job: Hazard Mitigation Coord.
2	Name: DQ Hart	Email: dhart@baldwincountyal.gov	
	Company: BC Bldg. Dept	Phone: 251-972-6837	Job: CR3 Coordinator
3	Name: Peggy Sammerville	Email: Peggy@TheLawLady.org	
	Company: Scout South Properties	Phone: 251-229-3430	Job: Realtor
4	Name: Josh Newman	Email: joshua.newman@baldwincountyal.gov	
	Company: BC Planning & Zoning	Phone:	Job:
5	Name: Ashley Campbell	Email: ashley.campbell@baldwincountyal.com	
	Company: BC P+Z	Phone: 251-423-3632	Job: Environmental Programs/Natural Resource Planner
6	Name: Corey Flowers	Email: Corey.Flowers@baldwincountyal.gov	
	Company: BC Building Dept	Phone: (251) 972-6837	Job: Permit technician
7	Name: Vernon Dandridge	Email: vernon.dandridge@baldwincountyal.gov	
	Company: BC EMA	Phone: 251-972-6809	Job: Planning & Grants Div. Mang.
8	Name: Mark Acreman	Email: mark.acreman@baldwincountyal.gov	
	Company: Highway Dept.	Phone: 251-269-7358	Job: Asst. County Engineer
9	Name: Shannon Spivey	Email: ssp.vega@baldwincountyal.gov	
	Company: BCC	Phone: 251.970.4014	Job: Citizen Service Center

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Baldwin County Building Department – Foley	<b>Meeting Date:</b>	Monday, November 4, 2024 1:00 PM
<b>Facilitator:</b>	Vernon Dandridge – Danon Smith	<b>Place/Room:</b>	Conference Room

1	Name: Shannon Spivey	Email: sspivey@baldwincountyal.gov
	Company: BCC Service Center	Phone: 251-970-4014 Job: Citizen Serv. Center
2	Name: Peggy Summerille	Email: Peggy@TheLANDLADY.org
	Company: Scout South	Phone: 251-229-3430 Job: Realtor
3	Name: DJ Hart	Email: dhart@baldwincountyal.gov
	Company: BCC Bldg Dept.	Phone: 251-972-6837 Job: CPS Coordinator
4	Name: Janie Joiner	Email: janiejoiner@baldwincountyal.gov
	Company: BCC Bldg Dept.	Phone: 251-972-6837 Job: Hazard Mitigation Coord.
5	Name: Corey Flowers	Email: corey-flowers@baldwincountyal.gov
	Company: BCC Bldg Dept	Phone: (251) 972-6837 Job: CPS Coordinator
6	Name: Vernon Dandridge	Email: vernon.dandridge@baldwincountyal.gov
	Company: BC EMA	Phone: 251-972-6809 Job: Planning & Grants Dir. Mang.
7	Name: Josh Newman	Email: josh.newman@baldwincountyal.gov
	Company: P & Z	Phone: (334) 379-9241 Job: Permit Engr.
8	Name: Ashley Campbell	Email: ashley.campbell@baldwincountyal.gov
	Company: Baldwin County Commission	Phone: 251 423 3632 Job: Natural Resource Planner
9	Name: Mark Aceman	Email: mark.aceman@baldwincountyal.gov
	Company: BC Highway Dept.	Phone: 251-269-7350 Job: Asst. County Engineer

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Training Location:</b>	Baldwin County Satellite Courthouse – Foley	<b>Meeting Date:</b>	Monday December 2, 2024, 1:00 PM
<b>Facilitator:</b>	Vernon Dandridge – Corey Flowers	<b>Place/Room:</b>	Large Meeting Room

10	Name: Peggy Summerville	Email: Peggy@TheLAWLADY.org	
	Company: Scout South Properties	Phone: 251-229-3430	Job: Realtor: Land
11	Name: Christian Miller	Email:	
	Company: <u>VIRTUAL</u>	Phone:	Job:
12	Name: Michael Anon	Email: Firechief@Summerdaleal.com	
	Company: Town of Summerdale	Phone: 251 213 9770	Job: Fire chief / EMERG. MANAGER
13	Name: Josh Newnan <u>Virtual</u>	Email:	
	Company:	Phone:	Job:
14	Name:	Email:	
	Company:	Phone:	Job:
15	Name:	Email:	
	Company:	Phone:	Job:
16	Name:	Email:	
	Company:	Phone:	Job:
17	Name:	Email:	
	Company:	Phone:	Job:
18	Name:	Email:	
	Company:	Phone:	Job:

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Baldwin County Satellite Courthouse – Foley	<b>Meeting Date:</b>	Monday December 2, 2024, 1:00 PM
<b>Facilitator:</b>	Vernon Dandridge – Corey Flowers	<b>Place/Room:</b>	Large Meeting Room

1	Name: Don Joffe	Email: d.joffe@comcast.net	
	Company: Citizen	Phone: 404 915 4754	Job: Retired
2	Name: D.J. Hart	Email: dhart@baldwincountyal.gov	
	Company: BCC Bldg Dept.	Phone:	Job: CR3 Coordinator
3	Name: Corey Flowers	Email: corey.flowers@baldwincountyal.gov	
	Company: BCC Bldg Dept	Phone:	Job: CR3 Coordinator
4	Name: Vernon Dandridge	Email: vernon.dandridge@baldwincountyal.gov	
	Company: BCEMA	Phone: 251-972-6809	Job: Planning & Grants Div. Mang.
5	Name: Ashley Campbell	Email: ashley.campbell@baldwincountyal.gov	
	Company: BC P&Z	Phone: 251-423 3632	Job: Natural Resource Planner
6	Name: Mark Acreman <u>Virtual</u>	Email:	
	Company:	Phone:	Job:
7	Name: Nick Williams <u>Virtual</u>	Email:	
	Company: City of Foley	Phone:	Job: Sustainability Coordinator
8	Name: Janie Joiner	Email: janie.joiner@baldwincountyal.gov	
	Company: BCC	Phone: 251-972-6837	Job: Hazard Mitigation Coord.
9	Name: Shannon Spivey	Email: sspivey@baldwincountyal.gov	
	Company: BCC	Phone: 251 970.4014	Job: <del>CR3</del> Cust. Rel. Mng.

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Training Location:</b>	Foley Satellite Courthouse	<b>Meeting Date:</b>	Monday, January 6, 2025 1:00PM
<b>Facilitator:</b>	Corey Flowers	<b>Place/Room:</b>	Large Conference Room

10	Name: <i>Nick Williams</i> <i>Virtual</i>	Email:	
	Company:	Phone:	Job:
11	Name:	Email:	
	Company:	Phone:	Job:
12	Name:	Email:	
	Company:	Phone:	Job:
13	Name:	Email:	
	Company:	Phone:	Job:
14	Name:	Email:	
	Company:	Phone:	Job:
15	Name:	Email:	
	Company:	Phone:	Job:
16	Name:	Email:	
	Company:	Phone:	Job:
17	Name:	Email:	
	Company:	Phone:	Job:
18	Name:	Email:	
	Company:	Phone:	Job:

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Foley Satellite Courthouse	<b>Meeting Date:</b>	Monday, January 6, 2025 1:00 PM
<b>Facilitator:</b>	Corey Flowers	<b>Place/Room:</b>	Large Conference Room

1	Name: Don Joffe	Email: d.joffe@comcast.net
	Company: EAC	Phone: 404 915 4754 Job: Retired
2	Name: Vernon Dandridge	Email: vernon.dandridge@baldwincountyal.gov
	Company: BC EMA	Phone: 251-753-7740 Job: Planning & Grants Div. Mng.
3	Name: Corey Flowers	Email: corey.flowers@baldwincountyal.gov
	Company: BCC	Phone: (81) 635-6340 Job: CFS Coordinator
4	Name: Shannon Spivey	Email: sspivey@baldwincountyal.gov
	Company: BCC	Phone: 251.970.4014 Job: Cust Rel Mng.
5	Name: Mark Acreman	Email: mark.acreman@baldwincountyal.gov
	Company: BC Highway	Phone: 251-269-7350 Job: Asst. County Engineer
6	Name: Janie Joiner	Email: janie.joiner@baldwincountyal.gov
	Company: BC Building Inspections	Phone: 251-233-0102 Job: Hazard Mitigation Coord.
7	Name: DJ Hart	Email: dhart@baldwincountyal.gov
	Company: BCC - Bldg Insp.	Phone: Job: CFS Coordinator
8	Name: Peggy Sumnerville	Email: Peggy@TheLandLady.org
	Company: Scout South Properties	Phone: 251-229-3430 Job: Realtor - Land
9	Name: Josh Newman Virtual	Email:
	Company:	Phone: Job:

Company:	Phone:	Job:
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## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Training Location:</b>	<b>Meeting Date:</b> Mon. Apr 27, 2025
<b>Facilitator:</b>	<b>Place/Room:</b>

10	Name: Zachary Bodke	Email: Virtual - Highway Dept	
	Company:	Phone:	Job:
11	Name: Damon Smith	Email: Virtual EMA	
	Company:	Phone:	Job:
12	Name:	Email:	
	Company:	Phone:	Job:
13	Name:	Email:	
	Company:	Phone:	Job:
14	Name:	Email:	
	Company:	Phone:	Job:
15	Name:	Email:	
	Company:	Phone:	Job:
16	Name:	Email:	
	Company:	Phone:	Job:
17	Name:	Email:	
	Company:	Phone:	Job:
18	Name:	Email:	

## SIGN-IN SHEET – FHMP COMMITTEE MEETING

<b>Meeting Location:</b>	Baldwin County Foley Satellite Courthouse	<b>Meeting Date:</b>	Monday January 6, 2025 1:00p.m. 27
<b>Facilitator:</b>	Corey Flowers	<b>Place/Room:</b>	Large Meeting Room

1	Name: Peggy Summerville	Email: Peggy@TheLAWLADY.org
	Company: Scott South Properties	Phone: 251-229-3430      Job: Realtor-LAND
2	Name: Don Joffe	Email: d.joffe@comcast.net
	Company: EAC	Phone: 404 915 4754      Job: Bld Member Bell Forest Water
3	Name: Janie Joiner	Email: janie.joiner@baldwincountyal.gov
	Company: BCC Building Dept	Phone: 251-972-6837      Job: Hazard Mitigation Coord.
4	Name: Josh Newman	Email: josh.newman@baldwincountyal.gov
	Company: P & Z Permitting	Phone:      Job:
5	Name: Christian Miller	Email: cmiller@mobilebayrep.com
	Company: Mobile Bay NEP	Phone:      Job:
6	Name: Ashley Campbell	Email: ashley.campbell@baldwincountyal.gov
	Company: Baldwin County	Phone: 251 423-3632      Job: Natural Resource Planner
7	Name: Corey Flowers	Email: Corey.Flowers@baldwincountyal.gov
	Company: Baldwin County	Phone: 251 972-6837      Job: CRP Coordinator
8	Name: DJ Hart	Email: dhart@baldwincountyal.gov
	Company:	Phone:      Job:
9	Name: Nick Williams	Email: Virtual



**BALDWIN** COUNTY,  
ALABAMA  
*Building Department*

February 4, 2025

Hello,

I hope this message finds you well. As part of our ongoing efforts to improve flood hazard management and enhance community resilience in Baldwin County, we are pleased to share the draft of the **Flood Hazard Management Plan**. This document outlines strategies, policies, and actions aimed at reducing the impacts of flooding and safeguarding the people, property, and infrastructure of our community.

We greatly value your expertise and input as a key stakeholder in this process. Your feedback is crucial to ensuring that the plan is comprehensive, effective, and aligns with the needs of all impacted parties. We invite you to review the attached final draft and share any comments, suggestions, or concerns you may have by February 14th. Your insights will play a vital role in finalizing the plan and advancing its implementation.

Should you require any additional information or have specific questions while reviewing the draft, please do not hesitate to contact me directly at Corey Flowers, Baldwin County CRS Coordinator, at [Corey.Flowers@baldwincountyal.gov](mailto:Corey.Flowers@baldwincountyal.gov), or Vernon Dandridge, Baldwin County EMA Planning & Grants Division Manager, at [Vernon.Dandridge@baldwincountyal.gov](mailto:Vernon.Dandridge@baldwincountyal.gov).

Thank you for your continued collaboration. We look forward to hearing your thoughts and working together to create a safer, more resilient community.

Best regards,

Corey Flowers  
Community Rating System Coordinator  
Baldwin County Building Department

**Flood Hazard Management Plan Update – Why It Matters to You!****Baldwin County Flood Hazard Management Plan Update**

Baldwin County is updating the existing Flood Hazard Management Plan to better protect the people and property of the unincorporated areas of Baldwin County from the effects of flood hazard events. The plan will be updated pursuant to the requirements of the National Flood Insurance Program (NFIP) Community Rating System (CRS). Participation in CRS provides flood insurance premium rate reductions to policy holders in Baldwin County in recognition of the fact that the County implements activities that exceed the minimum NFIP requirements and is working towards the three goals of the CRS:

- Reduce and avoid flood damage to insurable property;
- Strengthen and support the insurance aspects of the NFIP; and
- Foster comprehensive floodplain management.

**What is a Flood Hazard Management Plan?**

A flood hazard management plan is the result of a planning process to determine how to reduce or eliminate the loss of life and property damage resulting from flood hazards. This plan will address a comprehensive list of flood hazards including riverine and coastal flooding, hurricanes and tropical storms, dam failure, coastal erosion and sea level rise. The plan will assess the likely impacts of these hazards to the unincorporated areas of Baldwin County.

This planning process is structured around 4 phases:

- Phase 1:** Planning Process
- Phase 2:** Risk Assessment
- Phase 3:** Mitigation Strategy
- Phase 4:** Plan Maintenance

**The Ultimate Goal**

**The goal of this planning process is implementation of mitigation actions that will prevent or lessen the impacts of hazards to people and property in our community.**

**Why is this important to me?**

It is important for citizens to be involved in flood hazard management planning in their community. The planning team needs your input on the types of hazards that are your priority and your opinion on ways to prevent or lessen the impacts of these hazards.

**How can I participate?**

An update will be presented at the following Planning and Zoning Commission meeting:

Thursday, January 9, 2025

4:00 pm

Baldwin County  
Central Annex

Main Auditorium

22251 Palmer St.

Robertsdale, AL 36567

Contact the Building Department for more information:

251-972-6837

Ext. 2693

**ACCESS SURVEY**





Baldwin County, AL Commission

Published by Cloud Campaign

October 14, 2024

Baldwin County is updating its Flood Hazard Management Plan to better protect residents and property from flood risks. By participating, you can help guide improvements in flood protection, which may lead to lower flood insurance premiums through the National Flood Insurance Program's (NFIP) Community Rating System (CRS).

Your input on past experiences and future concerns will help us make Baldwin County safer for everyone. Please take a moment to complete this short 6-question survey at: <https://qr.codes/pro/zx7Usd> BY **NOVEMBER 5TH!**

# BALDWIN

COUNTY, ALABAMA

EST. 1809

# FLOOD HAZARD MANAGEMENT PLAN SURVEY



See insights and ads

Boost post

South Baldwin Chamber of Commerce and 9 others

7 comments 19 shares



## Flood Hazard Management Plan Update – Why It Matters to You

<https://baldwincountyal.gov/departments/building-inspection>

### Baldwin County Flood Hazard Management Plan Update

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Baldwin County Central Annex

Main Auditorium

22251 Palmer St.

Robertsdale, AL 36567

Contact the Building Department for more information:

251-972-6837

Ext. 2693

ACCESS SURVEY



Baldwin County, AL Commission

Published by Cloud Campaign

January 6 at 10:27 AM · 🌐

Flood Hazard Management Plan Update – Why It Matters to You!



1

2 shares



# BALDWIN

— COUNTY, ALABAMA —

EST. 1809

# FLOOD HAZARD MANAGEMENT PLAN SURVEY

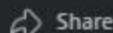


**Baldwin County, AL Commission** ·

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Baldwin County is updating its Flood Hazard Management Plan to better protect residents and property from flood risks. By participating, you can help guide impro... See more



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## Appendix C: Acronyms and Abbreviations

Appendix C Table 50 Acronyms & Abbreviations

ACRONYM	WHAT IT STANDS FOR
ACS	American Community Survey
ADCNR	Alabama Department of Conservation & Natural Resources
ADEM	Alabama Department of Environmental Management
ADID	Advanced Identification
AGCRP	Alabama Gulf Coast Recovery Program
ALDOT	Alabama Department of Transportation
ALERT	Automated Local Evaluation in Real Time
APE	Area of Potential Effect
BCEGS	Building Code Effectiveness Grading Schedule
BMP	Best Management Practices
BRATS	Baldwin Rural Area Transportation Service
CBRA	Coastal Barrier Resources Administration
CERT	Community Emergency Response Team
CIP	Capital Improvements Plan
COE	Corp. of Engineers
CRS	Community Rating System
DHS	Department of Human Services
DMA	Disaster Mitigation Act
EDA	U.S. Economic Development Administration
EMA	Emergency Management Agency
EMI	Emergency Management Institute
EOC	Emergency Operations Center
EPA	Environmental Protection Agency



<b>ACRONYM</b>	<b>WHAT IT STANDS FOR</b>
<b>FEMA</b>	Federal Emergency Management Agency
<b>FHMP</b>	Flood Hazard Management Plan
<b>FHMPC</b>	Flood Hazard Management Plan Committee
<b>FIRM</b>	Flood Insurance Rate Map
<b>FIS</b>	Flood Insurance Study
<b>FMA</b>	Flood Mitigation Assistance Program
<b>FPM</b>	Flood Plain Management Plan
<b>fps</b>	Feet Per Second
<b>GIS</b>	Geographic Information System
<b>HAZUS</b>	Hazards United States (FEMA software)
<b>HMGP</b>	Hazard Mitigation Grant Program
<b>HUD</b>	U.S. Department of Housing and Urban Development
<b>ICC</b>	Increased Cost of Compliance
<b>ISO</b>	Insurance Service Office
<b>LEPC</b>	Local Emergency Planning Committee
<b>LID</b>	Low Impact Development
<b>LIDAR</b>	Light Intensity Distance and Ranging
<b>MIP</b>	Multiyear Implementation Plan
<b>MOM</b>	Maximum of Maximums
<b>MSL</b>	Mean Sea Level
<b>N/A</b>	Non-Applicable
<b>NCEI</b>	National Centers for Environmental Information
<b>NEMO</b>	Nonpoint Education for Municipal Officials
<b>NFIP</b>	National Flood Insurance Program
<b>NGVD</b>	National Geodetic Vertical Datum



<b>ACRONYM</b>	<b>WHAT IT STANDS FOR</b>
<b>nmi</b>	Nautical Mile
<b>NOAA</b>	National Oceanic and Atmospheric Administration
<b>NPDES</b>	National Pollutant Discharge Elimination Program
<b>NRCS</b>	Natural Resources Conservation Service
<b>NRCS</b>	National Resource Conservation Service
<b>NWS</b>	National Weather Service
<b>OWR</b>	Office of Workforce Relations
<b>PDM</b>	Pre-Disaster Mitigation Program
<b>PPI</b>	Program for Public Information
<b>RL</b>	Repetitive Loss
<b>RMW</b>	Radius of Maximum Winds
<b>SBA</b>	Small Business Administration
<b>SFHA</b>	Special Flood Hazard Area
<b>SHELDUS</b>	Special Hazard Events and Losses Database for the United States
<b>SLOSH</b>	Sea, Lake and Overland Surges from Hurricanes
<b>SLR</b>	Sea Level Rise
<b>SoVI</b>	Social Vulnerability Index
<b>SWMP</b>	Storm Water Management Program
<b>USACE</b>	United States Army Corp of Engineers
<b>USDA</b>	United States Department of Agriculture
<b>USFWS</b>	United States Fish & Wildlife Service
<b>USGS</b>	United States Geological Survey