

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C4

From: Staff

Date: September 16, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boynton Beach Comprehensive Plan
Amendment No. 16-1ER

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Boynton Beach contains text changes to the Coastal Management Element of the comprehensive plan. The proposed changes are based on the city's Evaluation and Appraisal Review (EAR). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The amendment package includes: 1) proposed revisions to the objectives and policies in the Coastal Management Element of the comprehensive plan (Exhibit 2); and 2) Flood Hazard Map Series (Exhibit 3). The proposed amendment is being processed as part of the EAR of the comprehensive plan, pursuant to Section 163.3191(1), *Florida Statutes*. The changes address requirements in section 163.3178(2)(f), *Florida Statutes*, which was amended in 2015 to require the Coastal Management Element include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise; and other related requirements.

The new and revised objectives and policies recognize and refer to several of the city's actions and programs that had not previously been incorporated into the Coastal Management Element. These include: 1) City Flood Prevention Code in the Land Development Regulations; 2) National Flood Insurance Program's Community Rating System; 3) Flood Mitigation Plan; 4) Climate Action Plan; and 5) Local Mitigation Strategy Plan.

The Flood Hazard Map Series includes the following maps: Map 1A – Storm Surge Categories (North); Map 1B – Storm Surge Categories (South); Map 2 – Coastal Flood Hazard Area; Map 3 – FEMA Special Flood Hazard Areas; Map 4 – Historical Flood Insurance Claims; Map 5A – Sea Level Rise Impact Projected Inundation at 1 and 2 feet (North); Map 5B – Sea Level Rise Impact Projected Inundation at 1 and 2 feet (South); and Map 6 – Top Flood Risk Area. The Coastal High Hazard Area is shown on maps 1A, 1B, 2, and 6. All of these maps are new, except the Coastal High Hazard Map, which is already included in the existing map series for the Coastal Management Element.

Approximately 73 acres of land are located within the Coastal High Hazard Area in the city's coastal area. The 73 acres include about 32 acres of mangroves; 21 acres of parks, recreation and open space; and about 20 acres of developed land. Any redevelopment activities on this property will be the subject of new Policies 7.6.5 to 7.6.9.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

City staff indicated the proposed amendment was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on August 25, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Boynton Beach and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format
- 3 Flood Hazard Map Series

Exhibit 1 General Location Map

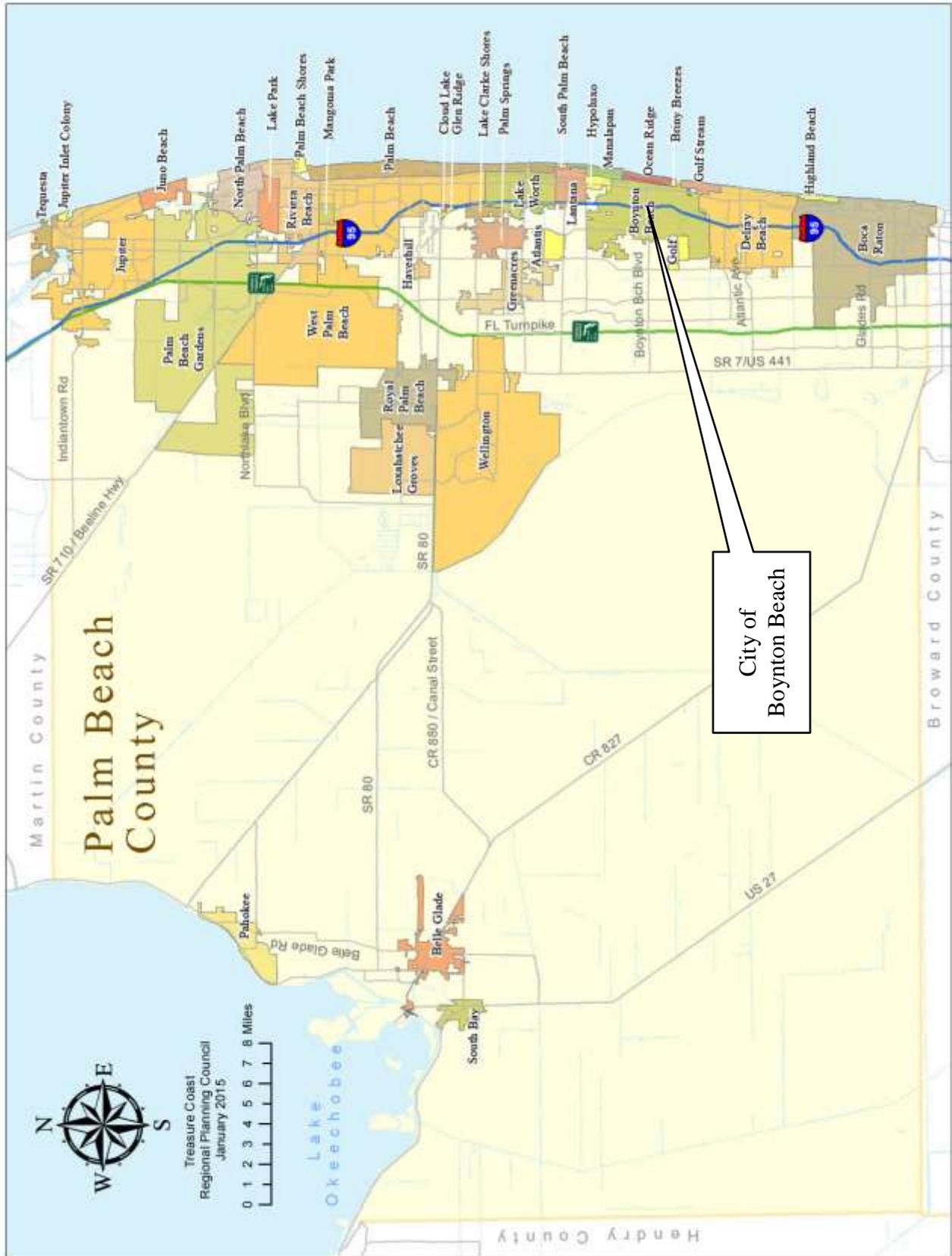


Exhibit 2

Text Changes in Underline and Strikethrough Format

City of Boynton Beach Coastal Management Element Goals, Objectives, and Policies

Goal 7 *To develop and maintain the Coastal Management area in a manner which protects human life, limits public expenditures in areas subject to destruction by natural disasters while preserving beach, shoreline, marine, wildlife, and recreational resources.*

Objective 7.1 **The City shall continue to enforce all applicable local, state, and federal coastal environmental regulations while providing for the development and redevelopment of ~~remaining vacant waterfront residential properties.~~**

Measurability: *Number of special permits issued for waterfront residential development.*

Policy 7.1.1 **The City shall continue to participate in and, where appropriate, locally enforce all existing coastal regulatory activities of the Environmental Protection Agency, the Florida Department of Transportation, the Department of Environmental Protection, South Florida Water Management District, Palm Beach County Environmental Resource Management, & and Palm Beach County Health Department.**

Policy 7.1.2 **The City shall continue to regularly review and, where necessary, modify local development regulations to ensure that development projects utilize best management construction techniques for natural resource protection.**

~~**Policy 7.1.3** **The City shall continue to require building construction elevations consistent with minimum federal flood insurance regulations.**~~

~~**Policy 7.1.4** **The City shall continue to require building construction techniques in accord with the 2004 Florida Building Code.**~~

~~**Policy 7.1.5** **The City shall continue to enforce all regulations pertaining to the State's Coastal Construction Line.**~~

Objective 7.2 **The City shall coordinate with the Florida Department of Environmental Protection, the South Florida Water Management District, Palm Beach County Department of Environmental**

Resources Management, and other affected parties in meeting the requirements of the Florida Total maximum Daily Load Program for the Lake Worth Lagoon.

- Measurability:* ~~Number of measures~~ *Actions initiated in order to meet the Florida TMDL requirements for the Lake Worth Lagoon.*
- Policy 7.2.1 The City shall continue to implement the local water quality improvement program for the City's portion of the Intracoastal Waterway using current stormwater data.
- ~~Policy 7.2.2 The City will investigate the completion of Phase II and III of the Downtown Stormwater Improvement Project installing stormwater pre-treatment devices where financially appropriate.~~
- Policy 7.2.3 The City will continue to maintain a program of street sweeping roadways and parking areas that drain into the Intracoastal Waterway.
- Policy 7.2.4 The City, in cooperation with the South Florida Water Management District will continue to enforce the local building construction threshold criteria such that major modifications to existing uses conform to local and regional stormwater pre-treatment standards.
- Policy 7.2.5 The City shall continue to enforce the land development regulations to require future marinas to be designed to maximize flushing of the marine basin and to provide for proper sanitary sewer hook-ups.
- Policy 7.2.6 The City shall continue to support the consolidated efforts of the Lake Worth Lagoon Management Plan and Committee and any efforts of Intergovernmental Plan Amendment Review Committee with regard to this important ecosystem.
- Policy 7.2.7 The City shall continue to seek support and funding from County, State, and Federal agencies relative to establishing a long-term water quality improvement program for Lake Worth Lagoon and the Intracoastal Waterway.
- ~~Objective 7.3 Through the long term planning horizon the City shall reduce levels of wastewater pollutants flowing into oceanic waters.~~
- ~~*Measurability:* Cessation of wastewater discharge into oceanic waters.~~

~~Policy 7.31 — By December 2008 the City shall increase the capacity of its reuse distribution system to 8 MGD, and participate in the expansion of the Regional Wastewater Facility's Reuse Water Treatment system to increase the plant's generation capacity to 100% of capacity thereby reducing the discharge of wastewater to the Atlantic Ocean during dry weather.~~

~~Policy 7.32 — By December 2008 the city shall participate in the development of a deep well injection facility at the Regional Plant thereby ceasing the discharge of all wastewater effluent to the Atlantic Ocean during wet weather.~~

Objective 7.43 Subsequent to Plan adoption, or when mandated by state statute, the City, in cooperation with Federal, State, County, and adjacent governments will protect and restore the existing coastal dune system and beaches along the City's beachfront and establish standards to minimize the beach and dune impacts of man-made structures.

Measurability: Amount of coastal dune system and beaches restored and protected.

Policy 7.43.1 The City shall continue to coordinate with the Coastal Council and other agencies to identify County, State and Federal grants available for establishing a local dune protection program.

~~Policy 7.4.2 — The City shall continue to investigate the feasibility of requiring all beach access locations to be converted to dune cross-over structures and for existing walk paths to be restored and vegetated.~~

Policy 7.43.3 The City shall continue to provide resolutions to support and maintain areawide beach renourishment efforts, if determined to have no significant negative impact on reefs and other living marine resources.

Policy 7.43.4 The City shall continue to provide resolutions that support and maintain improvements of South Lake Worth Inlet to minimize beach erosion.

~~Objective 7.5 — The City shall continue to limit public expenditures in the coastal high hazard area by restricting expansion/improvement of the City's existing utilities except for those necessary to serve planned development, to improve environmental quality, or to serve redevelopment activities.~~

Measurability — *Annual review of public expenditures for utility systems upgrades in the Coastal High Hazard area.*

~~Policy 7.5.1 — The City shall continue to adopt and maintain procedures to provide funding for utility and road maintenance primarily with respect to existing needs and redevelopment activities.~~

~~Policy 7.5.2 — The City shall continue to adopt and maintain procedures such that future capital improvements shall be oriented to maintaining adopted Level of Service standards for planned uses or to improve local environmental quality, or to serve redevelopment activities.~~

~~Policy 7.5.3 — The City shall continue to enforce the land development regulations that require future hook ups to the City water system be restricted to users that are either on or will hook up within a time specific period to a sanitary sewer system.~~

Objective 7.8 — Coastal High Hazard Area population densities shall not be increased above the number that can be accommodated by streets and roads in the event that hurricane evacuation is necessary and shall be limited to those areas that are planned to accommodate such development through the provision of adequate public facilities and services. Such development must meet minimum standards for High Velocity Hurricane Zones as required by the Florida Building Code.

Measurability — *Number of certificates of occupancy denied for failure to meet minimum standards for High Velocity Hurricane Zones.*

~~Policy 7.8.1 — The City shall adopt the definition of the Coastal High Hazard Area as the “area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.”~~

~~Policy 7.8.2 — The City shall not approve any increases in hotel/motel and residential densities in the Coastal High Hazard Area that would increase evacuation times above the 16 hours level of service for out of county hurricane evacuation for a category 5 storm event as measured on the Saffir Simpson scale as provided in Section 163.3148(9)(a), F. S.~~

~~Policy 7.8.3 — The City shall annually demonstrate hurricane shelter space availability for at least 20% of the population increase within the~~

~~TCEA associated with hotel/motel and residential developments within the hurricane vulnerability zone. In the event the City is unable to satisfactorily demonstrate hurricane shelter space availability, the City shall coordinate with Palm Beach County Emergency Management and the Red Cross to provide adequate hurricane shelter space within a timely manner. The City shall also participate in a long-term, Countywide, comprehensive shelter program coordinated with public, private, non-profit organizations to ensure adequate shelter space is available for the long-term needs of the TCEA and the County.~~

~~Policy 7.8.4 The City shall discourage hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High Hazard Area and shall encourage such existing facilities to relocate to safer locations within the City.~~

~~Objective 7.9 The City shall continue to provide for the phasing of urban services consistent with the Level of Service Standards of each Comprehensive Plan Element.~~

~~Measurability Continued maintenance of the concurrency ordinances.~~

~~Policy 7.9.1 The City shall continue to implement procedures to maintain and monitor existing interlocal agreements for provision of water and sewer service with adjacent municipalities and the unincorporated area.~~

~~Policy 7.9.2 The City shall continue to establish procedures to coordinate and participate in long-term area-wide planning efforts for provision of solid waste resource recovery and regional sewage disposal.~~

~~Policy 7.9.3 The City shall continue to adequately fund local maintenance and operation needs with respect to storm drainage.~~

Objective 7.404 The City shall continue to protect, conserve and, where possible, improve local wildlife, coastal wetlands, estuaries, coastal barriers and marine habitats.

Measurability Number of acres of habitat protected.

Policy 7.404.1 The City shall continue to discourage site clear-cutting and protect, restore and enhance, where possible, existing natural areas and native species, such as beaches and dunes, wetlands, estuaries and drainage systems.

- Policy 7.404.2 The City shall continue to encourage responsible agencies to support and enforce the designation of low speed, wake free areas along the Intracoastal Waterway.
- Policy 7.404.3 The City shall continue to assist with the mitigation strategy programs of transplanting seedlings of red mangrove and marsh grass into the intertidal mangrove areas.
- Policy 7.404.4 The City shall continue to cooperate with the appropriate agencies on the installation of channel markers to protect sea grasses from prop dredging.
- Policy 7.404.5 The City shall continue to develop and support educational programs, enhancements, and proper maintenance of the Mangrove Nature Trail and Nature Center in the mangrove hammock adjacent to the eastern terminus of Boynton Beach Boulevard.
- Policy 7.404.6 The City shall continue to enforce the use of native vegetation species in meeting local landscaping requirements.
- Policy 7.404.7 The City shall continue to enforce the establishment of buffer areas adjacent to natural areas and mangrove sites, open space provisions, tree protection, storm drainage, and best management practices, and amend to comply with policies in this Element.
- Policy 7.404.8 The City shall continue to enforce the permitting and mitigation requirements of County, State, and Federal agencies in developing in natural, wetland, and mangrove areas.
- Policy 7.404.9 The City shall continue to support and cooperate in efforts to preserve and encourage turtle nesting along the City's beach area.
- Policy 7.404.10 The City shall continue to consider the specific and cumulative impacts of development or redevelopment on wetlands, estuaries, water quality, water quantity, wildlife habitats, living marine resources and beach and dune systems.
- Policy 7.404.11 The City shall abide by the 2007 Palm Beach County Manatee Protection Plan herein adopted by reference and shall support the County's efforts to protect manatees and their habitats.

Objective 7.5 The City shall continue to ~~search for~~ seek opportunities to increase the ~~amount~~ number of water-dependent and water-related uses and strive to ensure public access to beach and waterfront areas. ~~shoreline facilities by prioritizing shoreline uses with priority given to water dependent uses.~~

Measurability: *Increase in the number of water dependent and water related uses during the planning period.*

Policy 7.5.1 The City shall evaluate Land Development Regulations to ensure accommodation of and expand provisions for water-dependent and water-related uses to enhance its brand of a coastal community and to increase business and recreational opportunities for both residents and visitors.

Policy 7.5.2 The City shall ensure that redevelopment projects on waterfront properties provide waterfront access to the general public while encouraging developers to include waterfront uses and amenities fostering pedestrian traffic.

~~Policy 7.445.43~~ The City shall continue support, through resolutions, area-wide efforts to acquire and develop additional waterfront and beachfront sites on the condition that such increases do not harm natural resources.

~~Policy 7.11.2~~ ~~The City shall continue to provide, contingent upon assistance or support from County and/or the Community Redevelopment Agency, a shuttle service for patrons of beach front parks. The City, in partnership with CRA, will seek to identify funding sources to~~ reinstate shuttle service for patrons of the Oceanfront park.

~~Policy 7.11.3~~ ~~Subsequent to Plan adoption, the City shall adopt and implement the land use and zoning recommendations outlined in the Coastal Management Element.~~

~~Policy 7.5.4~~ ~~The City shall consider, cognizant of impacts to established uses, criteria for marina siting to give priority to development plans which increase public interaction with the waterfront. The City shall consider developing performance standards which guide the review of proposals in this respect.~~

~~Policy 7.5.5~~ ~~The City shall continue to enforce the Land Development Regulations to enforce public access to beaches renourished at~~

~~public expense, and enforce the public access requirements of the Coastal Zone Protection Act of 1985.~~

Policy 7.445.64 The City and the Boynton Beach Community Redevelopment Agency shall continue to ~~seek~~ provide funding for, ~~and to implement maintenance and improvements, as needed, to preserve~~ for the City's two existing public waterfronts: Boynton Harbor Marina and the ~~Boat Club~~ Harvey E. Oyer Jr. Park. ~~The improvements are intended to maximize public access to waterways for boating and fishing and improve amenities.~~

Policy 7.445.75 The City shall ensure that any new marina or marina expansion minimizes impacts on coastal and marine resources by coordinating review of marina development with input from all appropriate federal, state, regional, and county agencies. ~~The City shall establish land development regulations regarding marina siting consistent with the Palm Beach County Manatee Protection Plan.~~

Policy 7.445.86 The City shall only allow for location of marinas, boat ramps and other water-dependent uses in a manner which protects seagrass and manatees. Upon the siting of such water-dependent uses, the City shall continue to implement adequate provisions to protect seagrass and manatees such as, but not limited to, minimizing dredging, marking navigation channels, supporting boat speed restrictions, speed zone enforcement, information and restrictive signage, and construction standards so as to not entrap manatees or damage seagrass. To further this goal, new marinas shall only be permitted within the areas identified as a "Preferred" siting category in accordance with the Palm Beach County Manatee Protection Plan.

Objective 7.6 **The City shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that reduce such risks.**

Measurability: *Map updates, vulnerability assessments*

Policy 7.6.1 The City shall maintain and update as needed all maps-- including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps--

identifying current and potential future areas subject to high flood hazard.

Policy 7.6.2 The City shall continue to document and maintain maps of extreme high tides (“king tides”), more frequent severe rainfall events and newly revealed areas at risk of flooding to efficiently target mitigation efforts.

Policy 7.6.3 The City shall continue to provide flood relief and cleaning operations to lessen the resident’s hardship after a major rainstorm and document the City’s after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvements Plan.

Policy 7.6.4 The City shall continue to utilize the Future Land Use Map and the recommendations of the Community Redevelopment Area Consolidated Plan as the basis for development and redevelopment. The siting, design and construction of structures shall be consistent with regulations contained in the the 5th Edition of the Florida Building Code and the City Flood Prevention Code as amended from time to time.

Policy 7.6.5 The City shall manage its planning, regulatory and utility services to steer future population concentrations away from the Coastal High Hazard Areas (CHHA), which is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 7.6.6 The City shall not approve any increases in hotel/motel beds and residential densities in the Coastal High-Hazard Area that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(9)(a), F. S..

Policy 7.6.7 By 2017, the City shall amend Land Development Regulations to prohibit hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and FEMA-defined Special Flood Hazard Area, and also encourage such existing facilities to relocate to safer locations within the City.

- Policy 7.6.8 Redevelopment of existing dwelling units located in the Coastal High-Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- Policy 7.6.9 The City shall limit public expenditures in the Coastal High Hazard Area or flood-prone areas by restricting expansion/ improvement of the existing utilities except for improvements necessary to (1) correct current deficiencies; (2) serve planned redevelopment pursuant to the CRA Community Redevelopment Plan; or (3) improve environmental quality.
- Policy 7.6.10 The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to Chapter 161.058, F.S. be consistent with the statutory provisions.
- Policy 7.6.11 The city shall continue to revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the City shall require vulnerability reduction measures for all new construction, redevelopment and infrastructure such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increased resilience.
- Policy 7.6.12 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.
- Policy 7.6.13 Rise in sea level projected by the federal government (National Oceanic and Atmospheric Administration) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.
- Objective 7.7 The City shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

Measurability: *Update of the Flood Prevention Code, number of new stormwater projects funded*

Policy 7.7.1 By the end of 2017, the City shall further update its 2010 floodplain ordinance (Flood Prevention Code) for consistency with the 5th edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Flood Prevention Code continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 7.7.2 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserves areas and protection of tidal beaches that will stand the test of time and be adaptable to future climate changes.

Policy 7.7.3 The floodplain administrator /building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the city Flood Prevention Code.

Policy 7.7.4 The City shall continue to participate in the National Flood Insurance Program's Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to reduce flood losses and achieve flood insurance premium discounts for their residents.

Objective 7.68 **The City shall continue to provide for the local implementation of the County Emergency Preparedness Plan with respect to residential notification, evacuation and City management techniques, with particular emphasis towards the City's multi-family and mobile home areas through an interlocal agreement, and to encourage public participation in the planning process.**

- Measurability:* Ongoing coordination with the Palm Beach County Division of Emergency Management.
- Policy 7.68.1 The City shall establish and maintain procedures to maintain local emergency services personnel familiarity with Palm Beach County's adopted Emergency Preparedness Plan.
- ~~Policy 7.6.2 The City shall continue to provide support and input to the County database regarding emergency preparedness targeting resident groups, and to seek cooperation and assistance in updating procedures contingent with population growth in the coastal area, and when possible, request public input in the planning process.~~
- ~~Objective 7.7 The City shall maintain or reduce current estimated hurricane evacuation times if development increases.~~
- ~~*Measurability:* No negative impacts of new developments on estimated hurricane evacuation times.~~
- ~~Policy 7.7.1 The City shall continue to enforce procedures to maintain local emergency services personnel familiarity with Palm Beach County's adopted Emergency Preparedness Plan.~~
- Policy 7.78.2 The City shall continue to participate in all countywide emergency preparedness preparation and practice sessions.
- ~~Policy 7.7.3 The City shall continue to review existing evacuation routes and deficiencies as noted in the Hurricane Evacuation portion of the Coastal Management Element, every three years, and if appropriate, initiate amendments of the Regional Plan to Palm Beach County Emergency Management personnel.~~
- Policy 7.78.43 The City shall provide input to the County's informational program which identifies the location and magnitude of the coastal area population requiring assistance in evacuation.
- Policy 7.8.4 The City shall continue to participate in the Palm Beach County Hazard Mitigation Working Group (HMWG) and to adopt the HMWG pertinent recommendations on hazard mitigation.
- ~~Policy 7.7.5 The City shall adopt the pertinent policies on hazard mitigation that are derived from the Palm Beach County Hazard Mitigation Working Group.~~

Policy 7.8.5 The City shall participate in a long-term, countywide, comprehensive shelter program coordinated with public, private, non-profit organizations to ensure adequate shelter space is available for the long-term needs of the City and the County.

Objective 7.9 **The City shall continue the implementation of its Climate Action Plan, revised in December 2015, which will include a study aimed at exploring options for establishment of Adaptation Action Area(s).**

Measurability: *Adaptation Action Area Study funded and initiated by end of 2018. AA areas established by 2020.*

Policy 7.9.1 By the year 2018, the City shall initiate a study to evaluate options to establish Adaptation Action Area(s) pursuant to Chapter 163.3177, F.S. for coastal areas that experience flooding due to extreme high tides and storm surge and that are vulnerable to rising sea level. The study will identify portions of the City where the need to improve resilience is the highest and prioritize those areas for adaptation measures and funding of infrastructure improvements. The study shall consider the areas that:

1. Are below, at, or near the average water level;
2. Have a hydrological connection to coastal waters
3. Are designated as evacuation zones for storm surge
4. Are otherwise impacted by climate-related drainage/flood control.

Policy 7.9.2 The City shall collaborate/coordinate with its partners from the Southeast Florida Regional Climate Change Compact on adaptation activities and access to technical assistance and support.

Policy 7.9.3 By the end of 2017, the City shall integrate its Climate Action Plan into elements of the Comprehensive Plan as appropriate.

~~**Objective 7.12** **To provide for the ongoing development of the coastal area in a manner which will reduce the exposure of human life and public and private property to natural hazards by developing a Post-Disaster Redevelopment Plan.**~~

~~*Measurability:* *Adoption of a Post-Disaster Redevelopment Plan.*~~

~~Policy 7.12.1 — The City shall continue to utilize the Community Redevelopment Area Plans, the Future Land Use Map, and recommendations from the adopted redevelopment planning studies as basis for a post-disaster redevelopment plan for establishing construction criteria and siting requirements for use in redevelopment of existing developed properties. This effort would include a review of the Coastal Construction Building Code, the Current Flood Protection Ordinance, the Future Land Use Map, Community Redevelopment Agency plans, and other pertinent recommendations from the “Federal Highway Corridor Community Redevelopment Plan” and include criteria to distinguish between immediate repair and long-term redevelopment.~~

~~Policy 7.12.2 — The City shall continue to adopt and maintain procedures in capital improvement funding that prohibit the construction or installation of public infrastructure in coastal high hazard areas or flood-prone areas unless necessary to correct current deficiencies, to relocate or replace infrastructure, or to serve a clearly demonstrated public interest.~~

~~Policy 7.12.3 — The City shall continually support redevelopment subsequent to a major storm occurrence consistent with the uses, densities and construction practices as outlined in the Coastal Management Element, the Post-Disaster Redevelopment Plan, when available, or other coastal related regulatory documents in the event that a specific Post-Disaster Redevelopment Plan is not created.~~

~~Policy 7.12.4 — The City shall modify the Land Development Regulations to provide for general hazard mitigation, include recommendations of the Palm Beach County Hazard Mitigation Annex, as applicable, regulate beach and dune alterations, stormwater management, sanitary sewer and septic tanks, and land use to reduce the exposure of natural hazards to property and human life.~~

~~Policy 7.12.5 — The City shall include in the Post-Disaster Redevelopment Plan the identification of areas requiring redevelopment, the elimination of unsafe conditions and inappropriate uses. Reference should be made to the Future Land Use Map, Community Redevelopment Agency plans, and to other pertinent recommendations from the “Federal Highway Corridor Community Redevelopment Plan” planning study.~~

~~**Objective 7.13 — By 2013, the City shall minimize at-risk population concentrations in the coastal high hazard area.**~~

~~Measurability~~ ~~Number of programs initiated during the planning period aimed at meeting the objective.~~

~~Policy 7.13.1~~ ~~The City shall implement by 2013, the post-disaster redevelopment plan and procedures for establishing construction and development criteria in the coastal high-hazard area.~~

~~Policy 7.13.2~~ ~~The City shall prohibit by 2018 redevelopment of existing dwelling units located in the coastal high-hazard area unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.~~

~~Policy 7.13.3~~ ~~By 2018, the City, in a joint City County effort, shall establish a public/private planning initiative to guide post-disaster activities.~~

~~Policy 7.13.4~~ ~~By 2018, the City shall establish a public/private planning initiative that obtains assistance with possibly overwhelming demands on public service during the post-disaster redevelopment activities.~~

Exhibit 3 Flood Hazard Map Series

MAP SERIES: FLOOD HAZARD

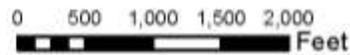
Coastal Management Area North

MAP 1A: Storm Surge Categories

Legend

Storm Surge Zones

- 1 (Coastal High Hazard Area)
- 2
- 3
- 4
- 5
- City Boundary



MAP SERIES: FLOOD HAZARD

Coastal Management Area South

MAP 1B: Storm Surge Categories

Legend

Storm Surge Zones

-  1 (Coastal High Hazard Area)
-  2
-  3
-  4
-  5
-  City Boundary



0 620 1,240 1,860 2,480 Feet



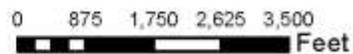
MAP SERIES: FLOOD HAZARD

Coastal Management Area

MAP 2: Coastal Flood Hazard Areas

Legend

-  Coastal High Hazard Area (CHHA)
-  City Boundary



MAP SERIES: FLOOD HAZARD

Coastal Management Area

MAP 3: FEMA Special Flood Hazard Areas (SFHA)

Legend

SFHA FLOOD ZONES

-  A5
-  A7
-  V8

 City Boundary

Source: FEMA 1982

Note: New FEMA maps awaiting approval



0 875 1,750 2,625 3,500
Feet



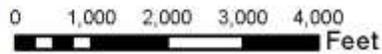
MAP SERIES: FLOOD HAZARD Coastal Management Area

MAP 4: Historical Flood Insurance Claims

Legend

Claims by Decade

- 1970's (10)
- 1980's (9)
- 1990's (27)
- 2000's (25)
- ▲ 2010-2015 (14)
- Special Flood Hazard Areas (SFHA)

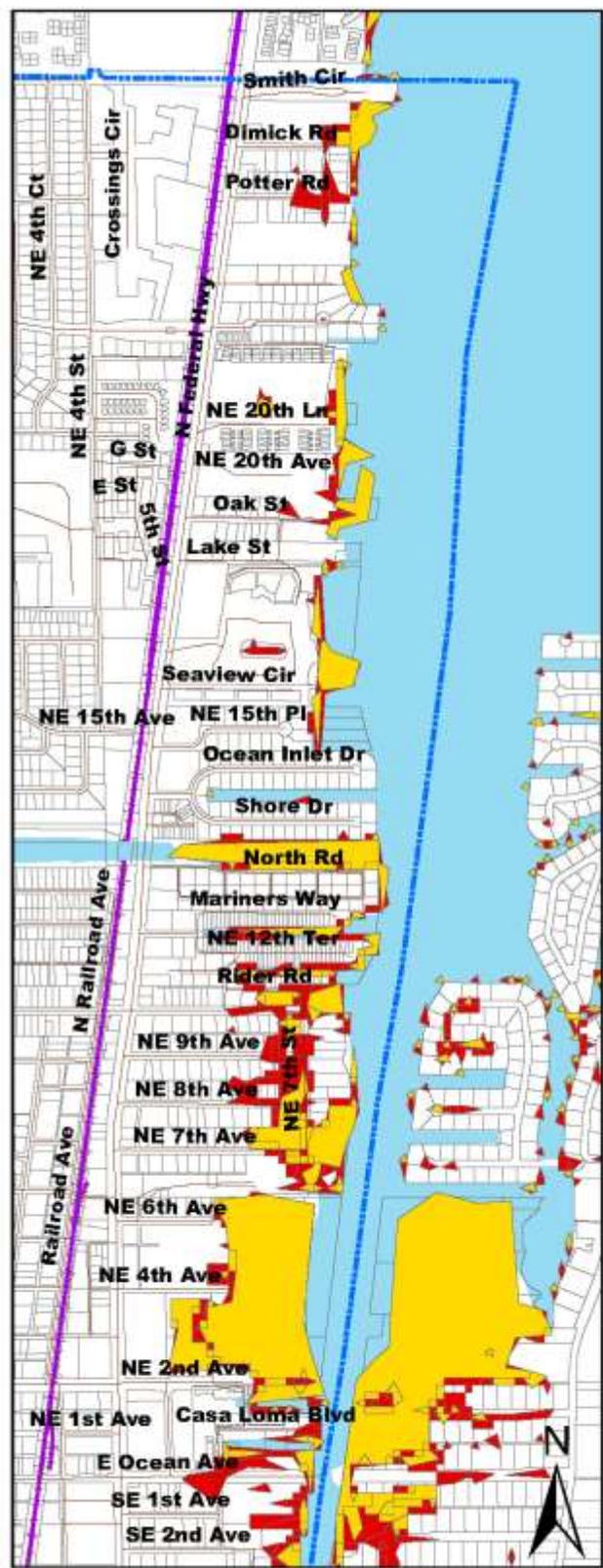
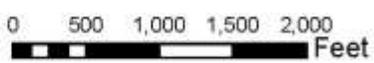


MAP SERIES: FLOOD HAZARD
Coastal Management Area North
MAP 5A: Sea Level Rise Impact
Projected Inundation at 1 and 2 feet

Legend

-  SLR at 1 foot
-  SLR at 2 feet
-  City Boundary

Source: NOAA Office for Coastal Management

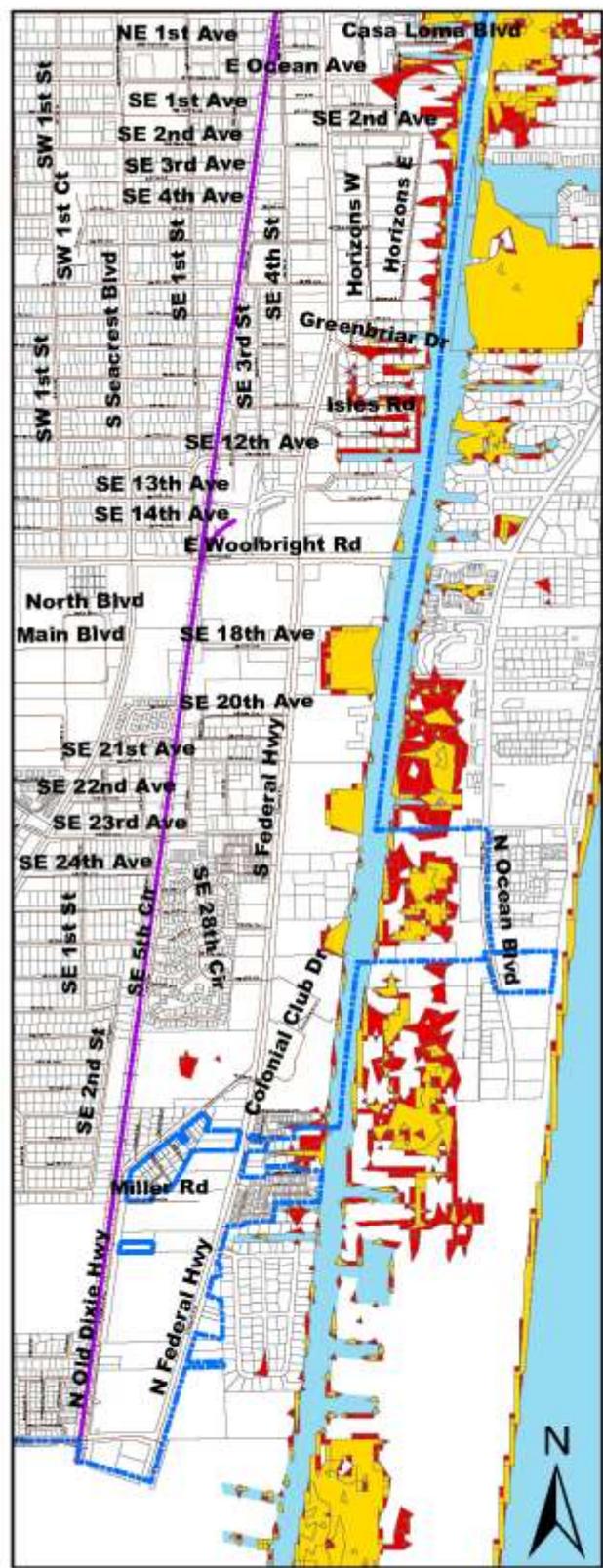
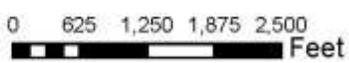


MAP SERIES: FLOOD HAZARD
Coastal Management Area North
MAP 5B: Sea Level Rise Impact
Projected Inundation at 1 and 2 feet

Legend

-  SLR at 1 foot
-  SLR at 2 feet
-  City Boundary

Source: NOAA Office for Coastal Management



MAP SERIES: FLOOD HAZARD

Coastal Management Area

MAP 6: Top Flood Risk Area

Legend

-  SFHA (A5) FEMA Flood Zone
-  SFHA (A7) FEMA Flood Zone
-  Coastal High Hazard Area
-  Projected Inundation
Sea Level Rise at 1 foot
-  City Boundary



0 400 800 1,200 1,600 Feet

