

COASTAL MANAGEMENT ELEMENT

I. PURPOSE

The purpose of the Coastal Management Element is to plan for and, where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and protect human life and limit public expenditures in areas that are subject to destruction by natural disaster. This Element is required by Rule 9J-5.012, F.A.C and is based upon data and analysis requirements pursuant to 9J-5.005(2), F.A.C.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL PRESERVE, PROTECT, AND ENHANCE THE COASTAL AREA'S NATURAL AND MAN-MADE ENVIRONMENT.

Objective 1.1: The City shall protect, conserve, expand or enhance coastal wetlands, living marine resources, and coastal wildlife habitats.

Policy 1.1.1: The City shall continue to enforce site plan and tree protection ordinances in the coastal areas.

Policy 1.1.2: Within a proposed development, shoreline lacking wetland vegetation shall be planted with wetland vegetation in order to minimize potential flood damage, stabilize the shoreline, and trap sediments and other non-point source pollutants. Hardening of natural shoreline may be used only if erosion is a threat to life and property, and the use of vegetation will fail to stabilize the shoreline.

Policy 1.1.3: Any new shoreline hardening structures or replacement of any existing bulkheads shall consist of or include sloping structures of rip-rap or permeable materials combined with native vegetation.

Policy 1.1.4: The City shall continue with a program to remove all nuisance and invasive non-native vegetation (e.g. Brazilian Pepper and Melaleuca) from all City-owned property in the coastal area. The City shall continue to require that all nuisance and invasive non-native vegetation be removed from development sites during construction and replaced with appropriate native plant material, as regulated in the Landscape Code. As part of the regulatory process, native vegetation shall be given priority while invasive non-native vegetation shall be discouraged.

Policy 1.1.5: Channel markers shall be placed near all boat ramps in order to protect sea grasses.

Policy 1.1.6: The City shall maintain and continue to enforce provisions in the zoning and

land development regulations that require development proposals to not adversely impact existing marine habitats and resources or result in a net loss of marine habitat or native shoreline vegetation.

Policy 1.1.7: In order to protect manatees, marinas shall not be built near thick sea-grass beds, which are manatee-feeding areas.

Policy 1.1.8: Native vegetation, especially canopy trees, shall be planted on city-owned properties in order to establish a greater amount of coastal habitat for terrestrial and aquatic wildlife.

Policy 1.1.9: The City shall continue to 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.

Policy 1.1.10: The City shall review all development proposals in the coastal area to ensure that no development will adversely impact existing terrestrial and aquatic wildlife.

Objective 1.2: The City shall continue to coordinate efforts with appropriate agencies to maintain a minimum estuarine water quality level of "fair" and increase measures to improve estuarine water quality levels to "good" or better as rated by the Department of Environmental Protection.

Policy 1.2.1: No new point sources shall be permitted to discharge into the Lake Worth Lagoon, the West Palm Beach Canal (C-51), or the Earman River (C-17 Canal).

Policy 1.2.2: New boat basins or maintenance dredging for marinas and other docking facilities shall be prohibited unless approved by the appropriate governmental agencies, such as the Army Corps of Engineers and the Florida Department of Environmental Protection.

Policy 1.2.3: The City shall prohibit structures which constrict water circulation in the Lake Worth Lagoon.

Policy 1.2.4: New marinas and major improvements to existing marinas shall be required to provide sewage pump-out service to boats thirty (30) feet or more in length.

Policy 1.2.5: The City's Zoning Code shall continue to require approval from applicable governmental agencies, such as the Army Corps of Engineers and the Department of Environmental Protection, before marinas or docks are allowed to be built or modified.

Policy 1.2.6: The City shall continue to enforce its code regulations concerning marina pump out facilities, sewage and trash disposal, and storm drainage.

Policy 1.2.7: The City shall continue to implement, through its Stormwater Management Program, the Stormwater Enterprise Fund, and the Stormwater Master Plan, stormwater

facility improvements and retrofits such as pollution control devices and exfiltration trenches, regulations, and enforcement procedures in order to improve and control the quantity and quality of stormwater discharged into the Lake Worth Lagoon.

Policy 1.2.8: As stated in the Utilities Element, the City shall perform periodic inspection programs for storm water control structures, sanitary sewers and sewage lift/pump stations to ensure their proper functioning and maintenance.

Objective 1.3: The City shall continue efforts to increase, expand or enhance its shoreline devoted to water-dependent and water-related uses. The commercial marine zoning districts shall continue to provide for water-dependent and water-related land uses in the coastal area.

Policy 1.3.1: Dredging and filling of wetlands or open water in order to accommodate water-related uses shall be prohibited.

Policy 1.3.2: The City shall ensure that any new marina or marina expansion minimizes impacts on coastal and marine resources by coordinating the review of marina development with input from all appropriate federal, state, regional, and county agencies. The City shall continue to administer the land development regulations regarding marina siting criteria, which is consistent with the criteria established in the Regional Policy Plan (Regional Policy 9.2.1.4). Additional marine siting criteria include:

- a) Sufficiency of upland area for infrastructure and support facilities to comply with the City's standards, including all non-water dependent uses;
- b) Compatibility with surrounding land uses and compliance with the Zoning Code including all site planning standards;
- c) Provision of a hurricane preparedness plan addressing evacuation procedures and provisions for boat owners within the marina basin consistent with the City's Hurricane Preparedness Plan;
- d) Demonstration that facilities shall be available for public use;
- e) Presentation of economic need and feasibility;
- f) Compliance with environmental policy requirements stated under Objectives 1.1 and 1.2 of this Element;
- g) Prevention of estuarine pollution including the control of surface water runoff to comply with applicable stormwater management standards;
- h) Locations exhibiting adequate water depths to accommodate the proposed boat use;
- i) Enhancement of disturbed ecosystems and mitigation activities;

j) Proof of ownership of riparian rights; and

k) Compliance with applicable standards imposed by a governmental agency resulting from any special protective status placed on the subject waters.

Policy 1.3.3: Priority for the development and redevelopment of shoreline areas shall be given to water-related and water-dependent uses such as boat ramps or landing areas. Performance standards for shoreline uses shall be established in the land development regulations.

Objective 1.4: The City shall continue to administer the Historic Preservation Ordinance that will provide for the protection, preservation, or sensitive reuse of historic resources in the coastal area.

Policy 1.4.1: The City's Historic Preservation Planner shall continue identifying historic sites and establishing performance standards for development and sensitive reuse of historic resources in the Coastal High Hazard Area.

GOAL 2: THE CITY SHALL REDUCE VULNERABILITY FROM HURRICANES BY PROVIDING MEANS THAT PROTECT PEOPLE AND PROPERTY FROM HURRICANE STORM DAMAGE.

Objective 2.1: The City shall continue to limit public subsidies to new private development in the coastal high hazard area.

Policy 2.1.1: The City shall limit public expenditures in the Coastal High-Hazard Area to: 1) the repair and replacement of existing infrastructure, 2) public access facilities, 3) economic redevelopment projects, and 4) the enhancement of natural resources.

Policy 2.1.2: The City shall ensure that development of vacant and undeveloped land in the Coastal High Hazard Area shall not change the character, intensity, or demand on infrastructure.

Policy 2.1.3: All development within the Coastal High Hazard Area shall comply with the requirements set forth in the City's Comprehensive Emergency Management Plan, and the Zoning and Land development Regulations concerning level of service standards, non-conformities, concurrency, coastal resource protection, safe evacuation programs and post-disaster reconstruction regulations.

Policy 2.1.4: Within 12 months following the completion of the Palm Beach County revised coastal high hazard area (based on the updated Treasure Coast Regional Planning Council Regional Evacuation Study), the City shall update its Coastal High Hazard Area Map. The map shall depict the geographical location of the coastal high hazard area as the area below

the elevation of the Category 1 hurricane storm surge line as established by a Sea, Lake, and Overland Surges for Hurricanes (SLOSH) computerized storm surge model, consistent with Section 163.3178(9)(c) F.S. and with the Definitions Section of the Introduction and Administration Element of the City's Comprehensive Plan.

Objective 2.2: The City shall continue monitoring permitted population densities in the coastal areas to ensure that evacuation order times established in the Palm Beach County Emergency Management Plan, as amended, are not increased.

Policy 2.2.1: The City shall provide constant input to the Palm Beach County Emergency Management Operations Center (EOC) with respect to road conditions, accidents, flooding, etc., during hurricane evacuation periods through City Police, Fire, and Public Works Departments.

Policy 2.2.2: The City shall remove Australian Pines and other trees prone to high wind damage located along emergency evacuation routes and shall replace them with suitable vegetation, in order to decrease tree down age and blockage of hurricane evacuation routes during heavy wind storms.

Policy 2.2.3: Measures shall be undertaken to mitigate the existing evacuation period. These measures shall include programming transportation improvements to increase the capacity of evacuation routes, providing public information programs with respect to storm preparedness and sheltering at home, and increasing the number of emergency shelters.

Objective 2.3: The City shall coordinate with Palm Beach County, Palm Beach County School District, and surrounding local governments to provide additional hurricane shelters if future populations within the West Palm Beach and Palm Beach hurricane evacuation zones exceed the need for 12,240 shelter spaces available in 1997.

Policy 2.3.1: The City shall review the Palm Beach County Comprehensive Emergency Management Plan, prepared every three years, and existing population to ensure that the projected residents may find shelter within West Palm Beach.

Policy 2.3.2: The City shall provide assistance to the Palm Beach County Emergency Management Division in updating the Palm Beach County Comprehensive Emergency Plan and shall incorporate that plan's updates into the City's Comprehensive Emergency Management Plan.

Policy 2.3.3: The City, in cooperation with Palm Beach County, shall continue to work with Palm Beach Atlantic University and include them in the Palm Beach County Comprehensive Emergency Management Plan to ensure that adequate hurricane shelter spaces are available and convenient for the usage of the College population.

Objective 2.4: The City shall update its Comprehensive Emergency Management Plan and its post-disaster redevelopment plan (termed Hurricane Preparedness Plan) on an annual basis, in order to mitigate or eliminate the exposure of human life and public and private property to natural hazards.

Policy 2.4.1: The City shall follow its Comprehensive Emergency Management Plan and its Hurricane Preparedness Plan when a hurricane warning is issued or an event occurs.

Policy 2.4.2: The City shall consider relocating a public building from the Coastal High Hazard Area if the structure is damaged at or greater than 50 percent of its value during a natural hazard consistent with the National Flood Insurance Program standard.

Policy 2.4.3: The City shall enforce regulations and codes which provide for general hazard mitigation including land use regulations, building construction codes, flood elevation controls, stormwater facility standards, and septic and sanitary sewer guidelines. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

Policy 2.4.4: The City shall coordinate with the Palm Beach County Emergency Management Division through the Emergency Management Coordinator, the City Administrator's office and the Police and Fire Departments in order to implement the hazard mitigation recommendations in the Comprehensive Emergency Management Plan.

Policy 2.4.5: The City shall implement its Hurricane Preparedness Plan, which distinguishes between post-disaster emergency work and long-term repair. Emergency work shall commence immediately after a disaster and shall include those activities necessary to save lives, protect property, and remove threats to public health and safety. Long-term repair shall include replacement or repair of facilities which do not pose an immediate threat.

Policy 2.4.6: The City shall carry out a post-disaster inventory of the coastal area to identify areas damaged by a storm and shall control development and redevelopment in areas with a history of repeated storm damage.

Policy 2.4.7: Any damaged infrastructure shall be removed, relocated or structurally modified as determined appropriate by the City, consistent with federal funding provisions. Any such changes to damaged infrastructure presently within the Coastal High-Hazard Area shall be made as deemed appropriate by the City, when State funding is anticipated to be needed.

Policy 2.4.8: As specified in Regional Goal 4.4 of the Treasure Coast Strategic Regional Policy Plan pertaining to emergency planning agencies, the City supports the establishment of an interdepartmental task force whose representatives will review existing local comprehensive growth plans, policies and rules, and recommend revisions to the governing board for those areas where conflict exists between community and emergency planning.

Objective 2.5: The City shall continue to direct at least 95 percent of its annual population growth away from the coastal high-hazard areas through redevelopment and annexation of inland areas.

Policy 2.5.1: The Coastal High-Hazard Area shall be designated as those areas depicted in the Map Series and as defined in the Introduction and Administration Element.

Policy 2.5.2: Development and replacement of infrastructure shall be limited in coastal high-hazard areas by the enforcement of building construction codes and zoning regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

Policy 2.5.3: The City shall closely monitor the annual development in the coastal high-hazard area to ensure that no more than 5 percent of the City's annual population growth occurs in this area.

GOAL 3: THE CITY SHALL MAINTAIN OR ENHANCE PUBLIC ACCESS TO COASTAL RESOURCES IN ACCORDANCE WITH PUBLIC NEED.

Objective 3.1: The City shall continue to maintain and/or provide improvements to the existing coastal public access facilities. Public access facilities shall include fishing piers, pedestrian/bicycle amenities, and boating facilities along Lake Worth Lagoon.

Policy 3.1.1: Trees and street furniture shall be provided along pedestrian/bicycle paths and within city-owned parks along the waterfront.

Policy 3.1.2: Scenic vistas of the Lake Worth Lagoon and its associated habitat shall be preserved and enhanced.

Policy 3.1.3: The City shall continue to ensure that Flagler Drive is preserved as a scenic route for the aesthetic qualities and discourage the proliferation of residential docks located adjacent to a public right-of-way.

Policy 3.1.4: The City shall continue to enforce its Zoning Code regarding the additional standards and requirements for the construction of residential docks.

Policy 3.1.5: The City shall oppose the relocation or increase in height of the Flagler Memorial Bridge, Royal Park Bridge, and Southern Boulevard Bridge crossing the ICWW if the scenic vista of Lake Worth is hindered.

Policy 3.1.6: The City shall improve pedestrian/bicycle paths in conjunction with bulkhead replacement.

Policy 3.1.7: The City will maintain access to public coastal facilities at locations such as Currie Park and explore other areas to enhance public access.

Policy 3.1.8: The City shall pursue redevelopment of its waterfront to include or increase as appropriate public access, docking facilities and recreational piers.

GOAL 4: PUBLIC INFRASTRUCTURE FACILITIES IN THE COASTAL AREA SHALL BE ADEQUATE AND AVAILABLE TO SERVE RESIDENTS AND VISITORS TO THE COASTAL AREA.

Objective 4.1: The City shall adhere to the Level of Service (LOS) standards as adopted in this Comprehensive Plan for public facilities in the coastal area.

Policy 4.1.1: The City shall, during its annual budget review process, review development proposals in the coastal area for consistency with Policies 1.1.9 and 1.3.4 of the Capital Improvements Element. The purpose of this review is to ensure that required infrastructure is available to serve development and redevelopment in the coastal area at the density levels proposed in the future land use plan.

Policy 4.1.2: Potential redevelopment areas shall include those areas shown on Figure 8-6. The City, on an annual basis or subsequent to a natural disaster, shall review the coastal area to identify potential redevelopment areas.

GOAL 5: THE CITY SHALL COORDINATE WITH OTHER GOVERNMENTAL AGENCIES TO PROTECT COASTAL RESOURCES.

Objective 5.1: The City shall implement appropriate portions of coastal resource protection plans established by other governmental agencies.

Policy 5.1.1: The City shall cooperate with local, regional, state, and federal efforts to improve coastal resources.

Policy 5.1.2: The City shall include estuarine protection as a specific coordination activity to be included in the formal intergovernmental coordination process described in Objective 1.1 of the Intergovernmental Coordination Element. The purpose of this activity is to ensure adequate sites for water-dependent uses, prevent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and ensure public access.

Policy 5.1.3: The City shall work through the Interlocal Plan Amendment Review Committee, Treasure Coast Regional Planning Council, and programs established in Objective 1.2 of the Intergovernmental Coordination Element to coordinate with the Port of Palm Beach on resolving problems in transportation; land use, natural and man-made

hazards, and protection of natural resources.

Policy 5.1.4: The City shall consider an alternative comprehensive development agreement with the Port of Palm Beach, should an inconsistency arise between the Port of Palm Beach Master Plan and the City's Comprehensive Plan.