

COASTAL MANAGEMENT ELEMENT

I. PURPOSE

The purpose of the Coastal Management Element is to plan for responsible use and management of the coastal resources related to development activities, protection of human life, the limitation of public expenditures in areas subject to natural disaster and protection of wildlife and natural habitat. This Element is required by 163.3177 F.S. and is based upon data and analysis requirements pursuant to 163.3178 F.S.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY SHALL PRESERVE, PROTECT, AND ENHANCE THE COASTAL AREA'S AND ESTUARINE'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 shoal areas vegetated by 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 sea-grass beds, which have the potential to be 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, including submergent sea grass beds.

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). Marine siting criteria shall be consistent with Sec. 94-273 (44.1) of the Zoning Code. Additional marine siting criteria are included in Objectives 1.1 and 1.2 of this element.

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.

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 the damage that can be caused by fallen trees 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, as well as provisional dissemination of evacuation routes are posted.

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 tropical storm watch or greater is issued or an event occurs.

Policy 2.4.2: 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 2.4.3: 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 2.4.4: 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 2.4.5: 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 sState funding is anticipated to be needed.

Policy 2.4.6: 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 and enlist a formal measure to judge the integrity of the structures.

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, including the usage of water taxi docks.

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

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.

GOAL 6: THE CITY SHALL COORDINATE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES TO ADDRESS REDUCTION OF CURRENT AND FUTURE FLOOD RISK AND TO ELIMINATE INAPPROPRIATE AND UNSAFE DEVELOPMENT IN THE COASTAL AREAS.

Objective 6.1: The City shall create development and redevelopment principles, strategies, and engineering solutions within two (2) years after completion of the updated Stormwater Master Plan that reduce flood risk in coastal areas resulting from high-tide events, storm surge, flash floods, stormwater, and the related impacts of sea-level rise as well as removing or reducing property exposure in flood zone designations established by the Federal Emergency Management Agency and consistent with or in exceedance of the Florida Building Code.

Policy 6.1.1: The City shall update its Stormwater Master Plan by December of 2017 which will evaluate existing and future flood risk as well as a repetitive loss analysis and assumptions to better define vulnerable areas.

Policy 6.1.2: The City shall also use information from its new Stormwater Master Plan to revise and develop new regulations and policies that reduce water quality and quantity impacts within two (2) years from its completion. In the Stormwater Master Plan Update, the City shall also identify specific stormwater management projects that will mitigate flood risks in vulnerable areas or risk prone areas for inclusion in future capital planning efforts.

Policy 6.1.3: The City's Land Development Regulations shall continue to be consistent with or more stringent than the flood resistant construction requirements in the Florida Building

Code and applicable floodplain management regulations set forth in 44 C.F.R., Part 60. The City shall also adopt new freeboard standards, consistent with or in exceedance of the Florida Building Code, requiring that structures or substantial renovations be elevated above base flood elevation within one (1) year. Freeboard standards shall also consider implications with the City's unique historic properties.

Policy 6.1.4: The City shall update its floodplain management regulations to address current and future flood risk based on the updated Stormwater Master Plan within two (2) years from its completion which shall include development and redevelopment principles, strategies, and engineering solutions that reduce current and future flood risk.

Policy 6.1.5: Every five years, the City shall update and maintain the following maps which identify areas of future impact from sea level rise: Projected Sea Level Rise of 1-foot and 2-foot, North, North Central, South Central and South.

Policy 6.1.6: 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.

Objective 6.2: The City shall identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state in conjunction with the completion of the updated Stormwater Master Plan in 2017.

Policy 6.2.1: The City shall develop new and revise current stormwater regulations, including site development requirements, within two (2) years from completion of the Stormwater Master Plan. This will include, but not be limited to structural and non-structural techniques such as, low impact development best practices that will enhance water quality treatment while also providing flood mitigation benefits and flood mitigation strategies such as elevation of property, design of elements on structures such as electrical components and modification or maintenance of infrastructure including utilities. New and revised stormwater regulations shall also consider impacts to adjacent properties, historic properties and address development and infrastructure projects.

Policy 6.2.2: For internal and external use, the City shall concurrently develop a new Stormwater Manual within one (1) year from completion of the Stormwater Master Plan which will guide development reviews and further define application of new stormwater regulations including site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies.

Policy 6.2.3: In its current review process and in the future, based on new stormwater regulations and its new Stormwater Manual, the City shall ensure that applications for development and redevelopment include site development techniques that reduce losses due to flooding and claims made under flood insurance policies from current and future flood risk. This shall include structural and non-structural site development techniques such as,

but not limited to, maintaining adequate levels of service for stormwater management, grading or use of materials to withstand inundation, minimizing flood damage to structures through flood proofing and siting utilities and infrastructure to account predicted flood conditions.

Policy 6.2.4: 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, inappropriate uses and remove property from future flood risk including but not limited to flood zone designations established by the Federal Emergency Management Agency.

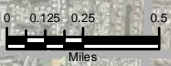
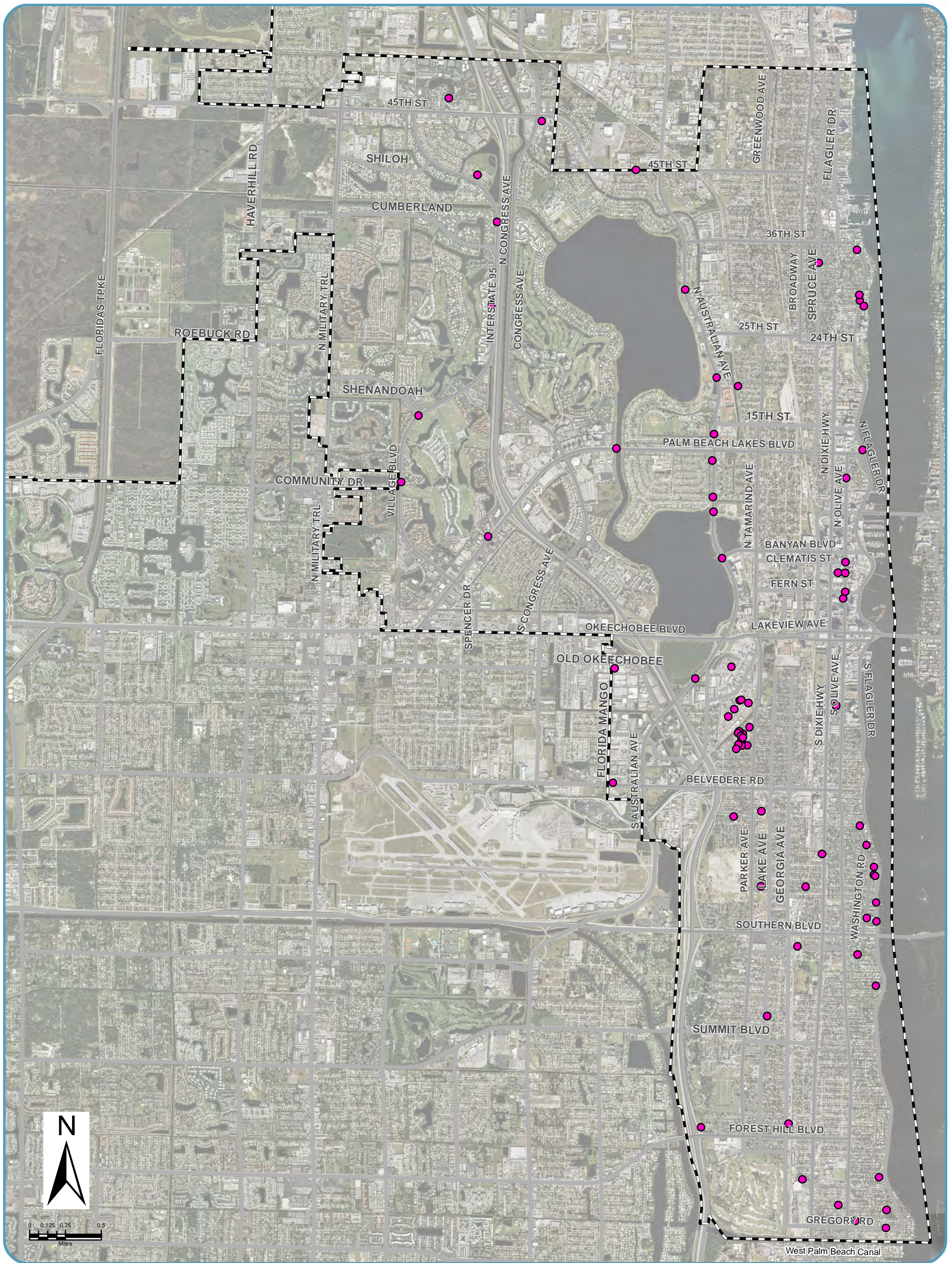
Objective 6.3: The City shall continue and enhance its participation in programs that reduce flood insurance premiums for residents including but not limited to then National Flood Insurance Program's Community Rating System.

Policy 6.3.1: The City will continue its participation in the National Flood Insurance Program's Community Rating System, and strive to improve its score, resulting in reductions in flood risk and insurance premiums for residents.

Policy 6.3.2: The City shall prioritize public outreach and education to residents, the business and development community on the importance and benefits of mitigating flood risk and how the City's participation in these efforts results in reduced flood insurance premiums.

Supplemental Maps

Coastal Management



Legend

- Areas of Concern
- ⊞ City Limits
- Roads



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**Coastal Management
Map Series**

Source: West Palm Beach Stormwater Master Plan (2016)

Print Date: 1/23/2017

Map 1: Flooding Areas of Concern - 2017



Legend

- City Limits
- 1 Ft - Projected Sea Level Rise
- Roads
- 2 Ft - Projected Sea Level Rise



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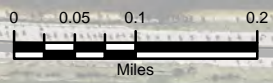
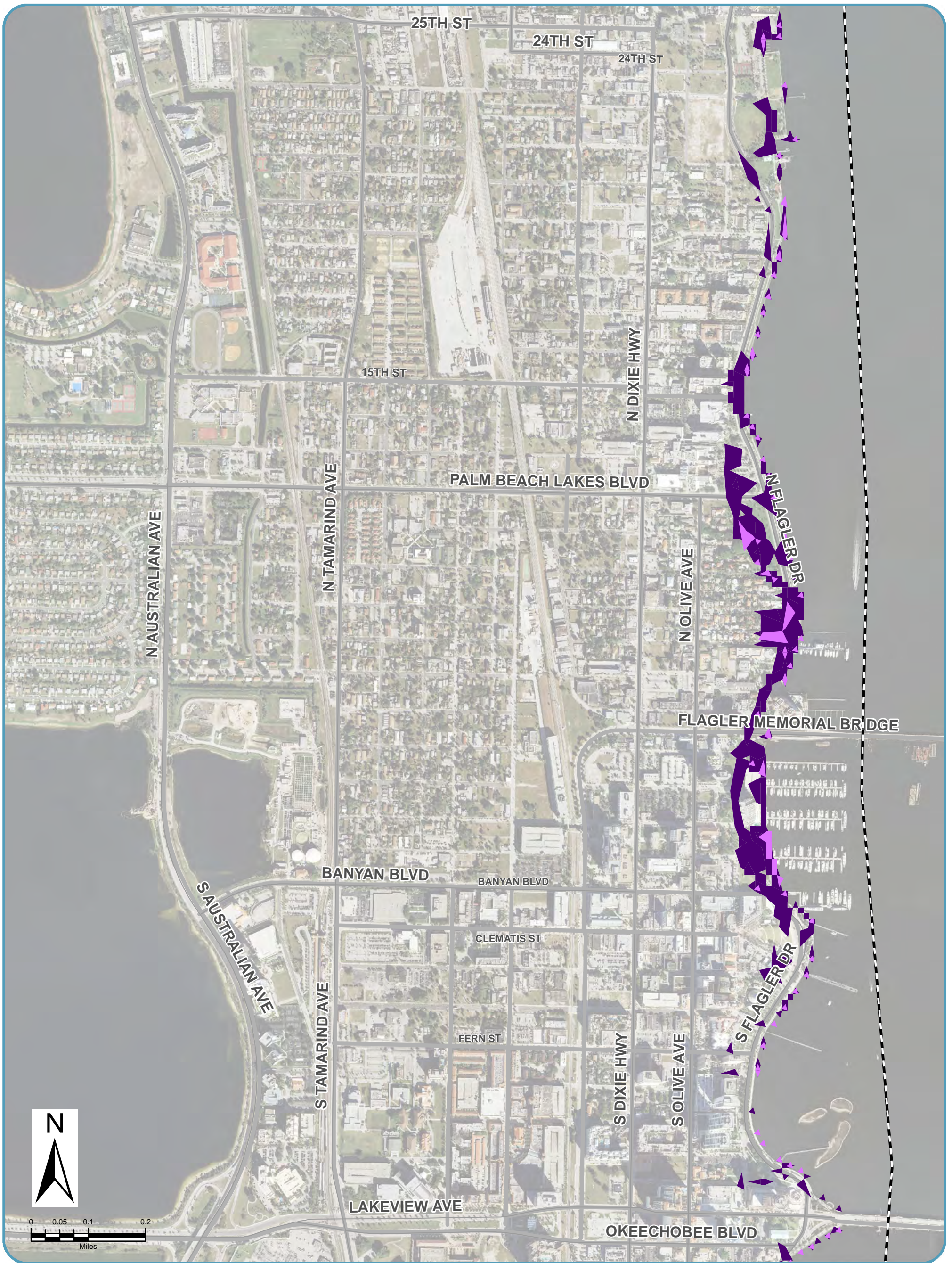
Coastal Management Map Series

Source: Analysis of the Vulnerability of Southeast Florida to Sea Level Rise* / Southeast Florida Regional Climate Change Compact Inundation Mapping and Vulnerability Assessment Work Group/ August 2012

*Note: This analysis was based only on land and sea elevations and does not consider flooding associated with drainage issues, rain events, or tropical storm surge.

Print Date: 1/24/2017

Map 2: Projected Sea Level Rise - North



Legend

- City Limits
- 1 Ft - Projected Sea Level Rise
- 2 Ft - Projected Sea Level Rise
- Roads



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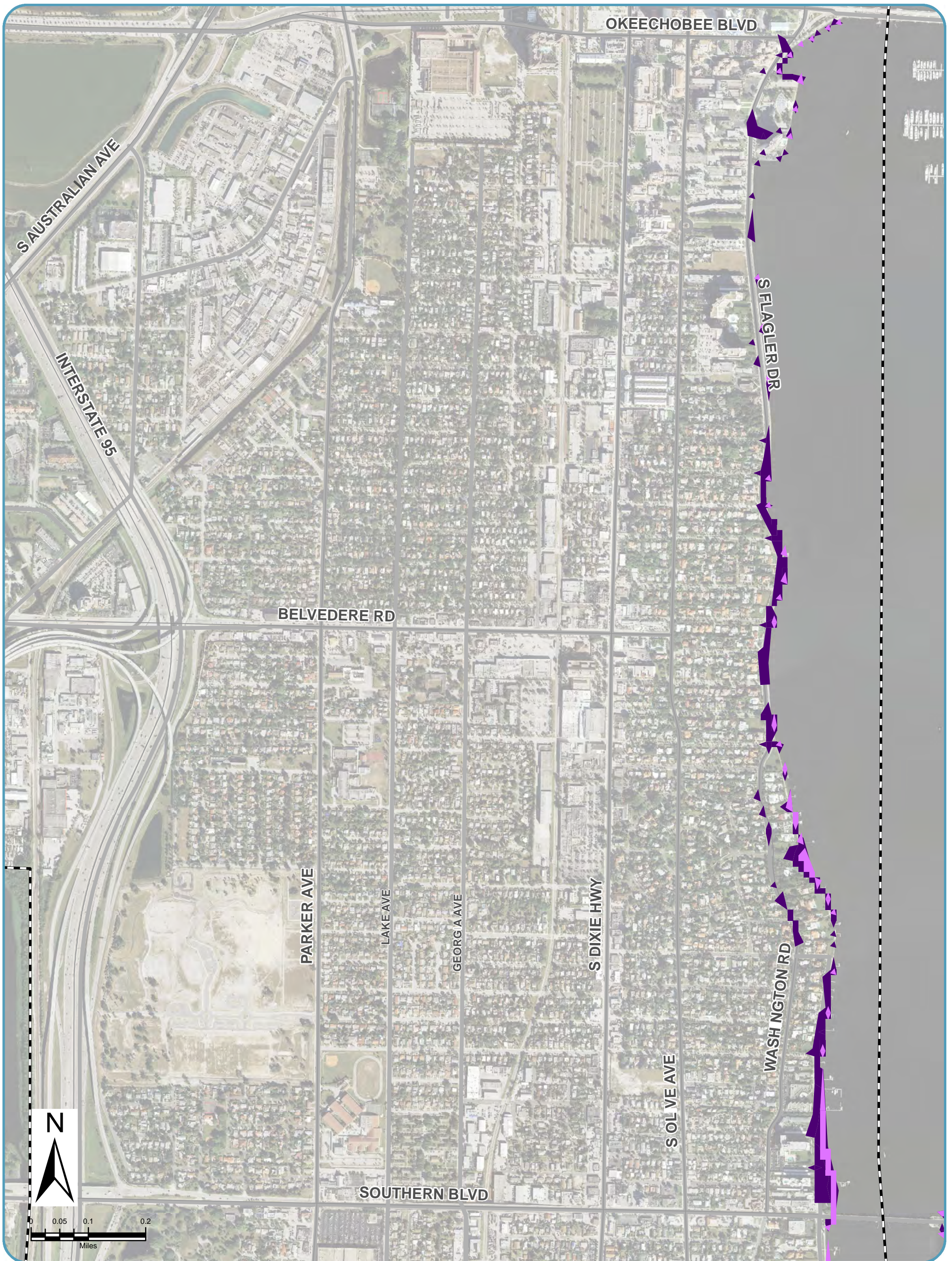
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*Note: This analysis was based only on land and sea elevations and does not consider flooding associated with drainage issues, rain events, or tropical storm surge.

Print Date: 1/24/2017

Map 3: Projected Sea Level Rise - North/Central



Legend

- City Limits
- 1 Ft - Projected Sea Level Rise
- Roads
- 2 Ft - Projected Sea Level Rise



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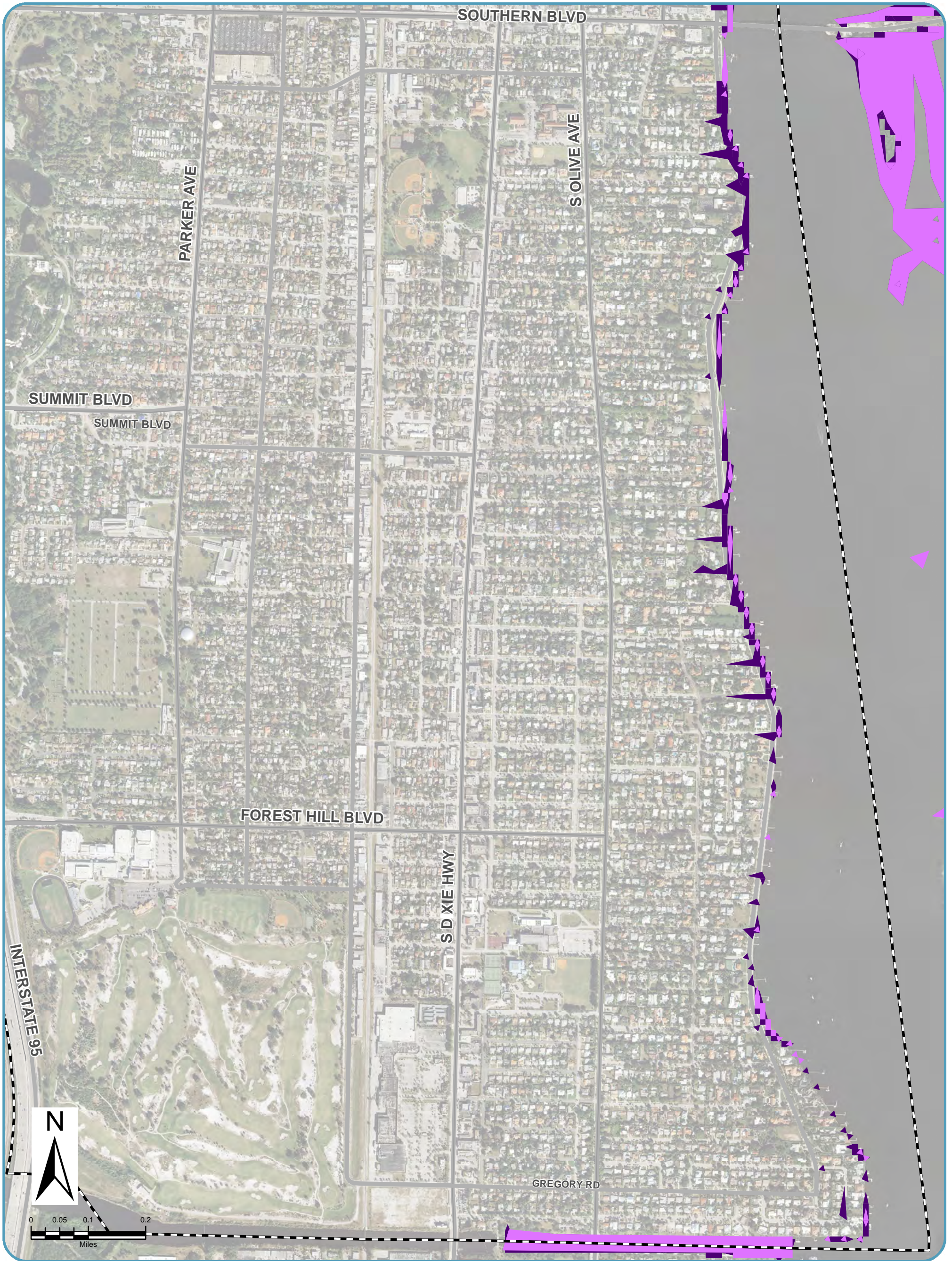
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*Note: This analysis was based only on land and sea elevations and does not consider flooding associated with drainage issues, rain events, or tropical storm surge.

Print Date: 1/24/2017

Map 4: Projected Sea Level Rise - South/Central



Legend

- City Limits
- 1 Ft - Projected Sea Level Rise
- 2 Ft - Projected Sea Level Rise
- Roads



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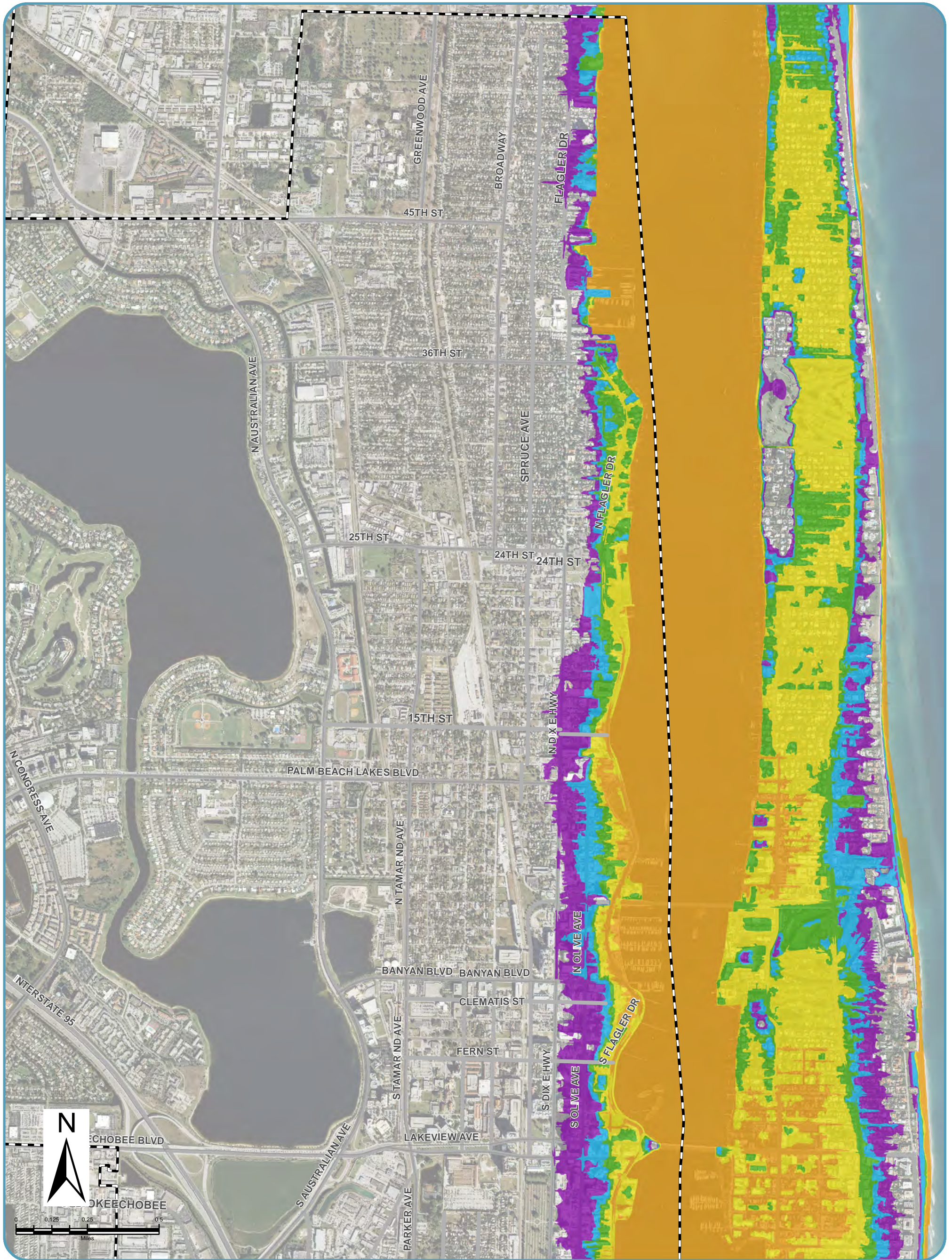
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*Note: This analysis was based only on land and sea elevations and does not consider flooding associated with drainage issues, rain events, or tropical storm surge.

Print Date: 1/24/2017

Map 5: Projected Sea Level Rise - South



Legend

Surge Zones Categories

- 1
- 2
- 3
- 4
- 5

City Limits
 Roads

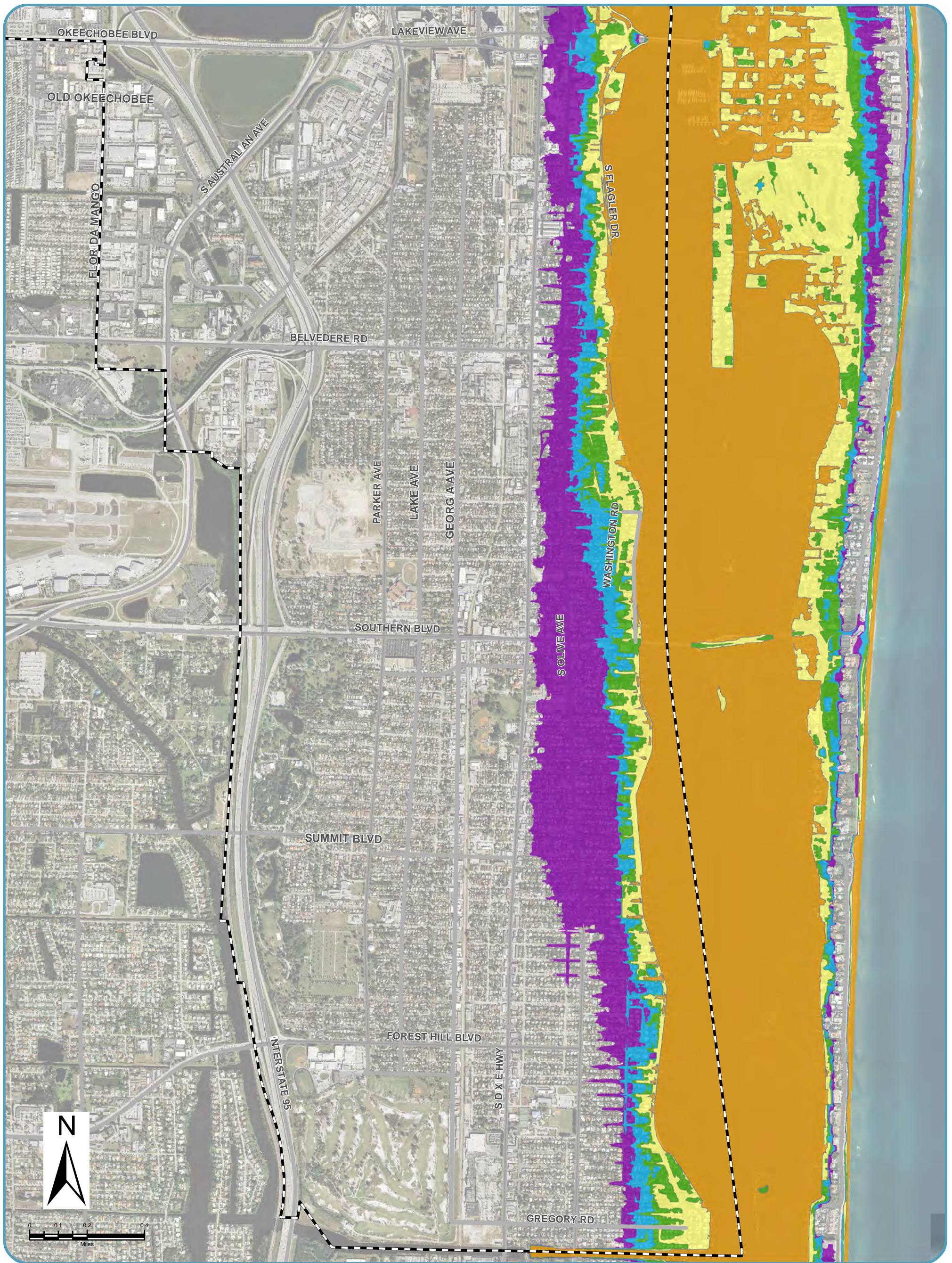
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Coastal Management Map Series

Source: Statewide Regional Evacuation Study/Treasure Coast Regional Planning Council/Created For Palm Beach County GIS Service Bureau
 Print Date: 1/24/2017

Map 6: Storm Surge Zones - North



Legend

Surge Zones Categories

- 1
- 2
- 3
- 4
- 5

- City Limits
- Roads



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**Coastal Management
Map Series**

Source: Statewide Regional Evacuation Study/Treasure Coast Regional Planning Council/Created For Palm Beach County GIS Service Bureau

Print Date: 1/24/2017

Map 7: Storm Surge Zones - South