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COASTAL MANAGEMENT ELEMENT

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COASTAL MANAGEMENT ELEMENT

I. INTRODUCTION

A. Purpose

The purpose of the Coastal Management Element is to provide for the responsible use and management of 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(6)(g), F.S. The element focuses on the proper use and management of the County's coastal resources such as beaches and lagoons, which are key to the tourism industry, a major component of the County's economy.

It is the intent of the County to promote the responsible management of its coastal area, and to balance the provision of water-related recreational activities and the protection of working commercial waterfronts with the preservation of coastal and natural resources. The proper management and use of this area is necessary for the protection of life and property from natural disasters as well as the conservation of natural resources. Through coordination with federal, state, local agencies and municipalities, a renewed commitment to public education and strict enforcement procedures, the coastal area can be protected to benefit society. The County's Planning, Zoning and Building Department, Department of Environmental Resources Management (ERM) and the Department of Emergency Management are primarily responsible for guiding implementation of the goals and objectives of this element.

Of the 44.9 miles of ocean shoreline in Palm Beach County, only 3.5 miles are under County jurisdiction. Twenty-three municipalities in Palm Beach County border either the Intracoastal Waterway or the Atlantic Ocean. Numerous small unincorporated areas are interspersed between municipalities in the coastal region, with pockets located near the Martin County line, Jupiter Inlet, Jupiter Beach, Juno Beach, Palm Beach Gardens, as well as small pockets near Delray Beach, Boynton Beach and Briny Breezes. Analysis relating to natural resources management is presented for the entire County coastline, though scrutiny of land use-related data is limited to the unincorporated area due to lack of jurisdiction. The emergency management function remains countywide.

B. Assessment and Conclusions

This is a summary of the data and analysis in the Support Documents.

The Coastal Management Element was developed from analysis of various factors and conditions affecting the coastal environment. The evaluation included review and analysis of conditions related to existing land uses, the economic base of the coastal area, the effects of future land use on coastal resources, estuarine pollution, beach and dune systems, public access, hurricane evacuation, coastal high-hazard areas and post-disaster redevelopment. This discussion summarizes the major issues and conditions as reflected in the goals, objectives and policies.

1. Environmental Resources Management

Countywide, development has affected coastal natural resources through beach front development, stormwater runoff, destruction of habitats, and dredge and fill projects. Enforcement of existing regulations and the implementation of new regulations as necessary, as well as continuing assessment of conditions and trends are vital to reducing further degradation of coastal resources.

The total length of estuarine shoreline in Palm Beach County is 268 miles, but only 14 miles (5 percent) are located within unincorporated areas. Seagrass and macroalgae coverage of the total submerged area for Lake Worth Lagoon is 2,110 acres (35 percent of the total area). For the remainder of the estuarine waters there are 270 acres (12 percent of the total area). Generally, the habitat quality of the estuarine ecosystem and beach/dune and nearshore ecosystems is best in the County's northern end where development has progressed at a slower pace. Palm Beach County has 462 acres of natural coastal upland acreage in public ownership and 59 acres under private control. Due to the popularity of coastal development, the coastal strand is regarded as the most rapidly disappearing community in Florida.

Estuarine Environment

ERM has developed an environmental enhancement program designed to restore estuarine shorelines, improve their productivity and offset the negative effects of development. A vessel registration fee funds projects in freshwater, estuarine and oceanic waters. Resulting activities include an artificial reef program and restoration of estuarine areas that contain mangroves and seagrass vegetation. As funding allows, the County continues to acquire and manage Natural Areas.

The South Florida Water Management District (SFWMD) is primarily responsible for controlling storm water runoff on a regional basis with independent drainage districts managing runoff on a sub-regional basis. Palm Beach County monitors estuarine water quality through its own programs at a network of sites around the County. Continued implementation and expansion of these programs provide valuable information that help identify point and non-point sources of pollution. The County continues to coordinate with other agencies and municipalities to ensure compliance with National Pollution Discharge Elimination System (NPDES) regulations, and particularly with the SFWMD regarding its role in complying with Florida Water Policy (Chapter 62-40, F.S.) and State water quality regulations (Chapter 62-43, F.S.).

The Florida Inland Navigation District (FIND) is responsible for and provides dredge material sites. ERM coordinates with FIND to manage some of the sites for environmental enhancement purposes and to identify suitable beach deposit sites (for beach compatible dredge spoil) to augment the County's shoreline protection efforts.

The Lake Worth Lagoon Management Plan was approved in 1998 by the Lake Worth Lagoon Steering Committee, and focuses on achieving the goals of the Surface Water Improvement and Management Act (SWIM), water quality monitoring, environmental enhancement, and restoration activities. The plan was updated in 2008 and is the basis for the new Lake Worth Lagoon Initiative.

The County's development regulations require the protection of native vegetation adjacent to coastal ecosystems to act as a buffer between development and the ecosystem. Further, ERM offers technical assistance as an incentive to property owners who voluntarily restore and enhance native coastal vegetation.

The Board of County Commissioners, Florida Fish and Wildlife Conservation Commission and the United States Fish and Wildlife Service approved a Manatee Protection Plan (MPP) in 2007. The MPP summarizes manatee information and provides a unified approach to minimizing local impacts. It includes a boat facility-siting plan and maps that identify the most appropriate locations for boat facilities and provides permitting criteria for those facilities. To offset impacts associated with the additional boat slips, the MPP requires a commitment to a dedicated funding source to be used to implement the priority initiatives of the Plan. The priority initiatives include updated studies, increased law enforcement of existing waterway speed zones, education and awareness programs, habitat protection and restoration, and adaptive management.

Nearshore, Shoreline, Beaches, and Dunes

The beach/dune and nearshore ecosystem is an integral feature of Palm Beach County and is invaluable in providing important recreational, commercial, environmental and storm protection functions. While, only a small amount of undeveloped land remains along the County's beaches, 1,235 coastal acres under public ownership exceed the State of Florida's minimum guideline. Therefore, with the remaining supply undergoing increasing property values and the public supply deemed adequate, it is unlikely that any additional acquisitions will be made for recreational use.

The natural reefs along the coastline of the County are extensive and popular with diving and fishing enthusiasts. The County's Artificial Reef Program has the primary goal of enhancing marine habitats, which will enhance marine fishery stocks and help alleviate the increased pressure on natural reefs by attracting fishermen and scuba divers to the artificially-created reefs. The program strives to establish diverse habitats and has created more than 70 reefs in both the Atlantic Ocean and the Lake Worth Lagoon. The County supports the management of these additional resources through the establishment of special management zones to protect fish populations.

Changes along the Palm Beach County shoreline are a consequence of natural and manmade factors that include storm effects, sea-level rise, inlet/navigation project impacts, and shoreline structures for the protection of coastal development.

Chapter 161, FS, Rule 62B-33, FAC, and Rule 62B-42, FAC, regulates all development seaward of the established Coastal Construction Control Line (CCCL) for the protection of upland properties and the control of beach erosion. The CCCL is established by the State based upon the expected landward limit of erosion from a 100 year return interval storm event and is used to define the landward limit of FDEP jurisdiction. The CCCL has been located 500-750 feet landward of mean-high-tide. In addition, FDEP carries out beach management planning and provides funds for beach nourishment and inlet management projects.

The Palm Beach Countywide Coastal Council provides a venue for information sharing among local coastal stakeholders. In 2004, the Council replaced the Palm Beach Countywide Beaches and Shores Council, which had a broader role and advised the

Board of County Commissioners and FDEP on projects seaward of the Coastal Construction Control Line.

FDEP has classified 31.9 miles of the County's shoreline as critically eroded. At least, thirty-seven percent of the County's ocean shoreline has been armored with seawalls, rip-rap, and/or revetments, for shore protection purposes. Their presence changes the natural ability of the shoreline to respond to storm events by preventing removal of sand from upland to littoral zones. This hardening of the shoreline creates a deficit of sand in the littoral zone and displaces the shoreline vegetation that helps reduce erosion. Because of these negative effects, The State recommends armoring as an option of last resort for the protection of major habitable structures and infrastructure. At this time, armoring continues to be permitted by the State in Palm Beach County in erosion hot spots such as Singer Island.

The County's sea turtle protection program remains in place. Gains have been made in the survival rate of turtle hatchlings and mothers returning to nest as a result of the regulations in Article 14.A of the ULDC. However, the elimination of local regulation of dune landscaping has resulted in sea grapes and other vegetation being cut down, allowing landward artificial lighting to attract hatchlings away from the water. Previously discussed efforts to promote coastal vegetation preservation may provide relief.

The County promotes dune and beach restoration and enhancement to strengthen the shoreline's natural defense against storms and erosion. The agenda is carried out by coordinating with governments, agencies, districts, and property owners. The County shall continue to seek funding sources and other strategies to achieve an equitable cost distribution for enhancement programs.

Inlets

The historical introduction and stabilization of inlets have produced substantial changes along the shoreline. Inlets stabilized with jetties or groins interrupt the natural, southward littoral transport of sediments along the coastline causing loss of shoreline south of inlets and depositional shoreline gains north of and inside inlets. To mitigate against these erosive impacts, Section 161.161, F.S., requires that responsible agencies prepare inlet management plans that address inlet sediment bypassing, modifications to channel dredging, jetty design, beach restoration, and beach nourishment. Cost estimates for these corrective measures are also included. All four inlets in the County have a written management plan.

Appropriate coordination with all the affected governments and agencies in the coastal area is necessary for effective coastal protection. The County shall share in the responsibilities and costs of coastal management areas with appropriate governments, districts, and agencies.

2. Coastal Development and Emergency Management

Florida is located in a hurricane-vulnerable area. A number of tropical storms and hurricanes have affected the South Florida region in the past, indicating a need to identify vulnerable areas, establish policies concerning pre-disaster planning and management, and plan for post-disaster redevelopment.

In the event of a devastating natural disaster such as a hurricane, the County would rely on a reserve contingency fund (that is part of its annual budget) to fund the immediate repair and re-establishment of critical or essential facilities.

Palm Beach County has full responsibility for coordination of all evacuation procedures during a natural disaster. The Emergency Management Division (EMD) is the County's entity responsible for coordinating evacuation of the population at risk during a hurricane event. For this reason, the Palm Beach County Comprehensive Emergency Management Plan is Countywide in scope. The plan establishes official policy for unincorporated areas and public agencies that are under the direct control of the Board of County Commissioners and any municipality in Palm Beach County that has not developed and attained approval of its own plan (in accordance with Rule 9G-6, FAC, as authorized by Chapter 252, FS).

In order to provide for the health, safety, and welfare of its citizens, the County developed the Post-Disaster Redevelopment Plan in June 1996. The plan ensures that sound pre- and post-disaster redevelopment policies are developed to reduce loss of life and protect property. Pursuant to Section 163.3178(2)(h), Florida Statutes, Palm Beach County's Coastal High-Hazard Area (CHHA) is the area below the elevation of the category 1 storm surge line as established by the 2017 Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as depicted on the Coastal High Hazard Area Map, CM 2.1, in the Map Series. It is anticipated that the number and value of structures located within the CHHA will continue to increase and will continue to be at risk.

The infrastructure in the coastal area is available at urban levels of service and subject to concurrency requirements. Palm Beach County prohibits additional densities in the CHHA and does not fund infrastructure improvement or expansion that facilitates density increases beyond Future Land Use Atlas densities and adjacent densities.

Redevelopment of coastal or shore protection structures is subject to both the County's code and Section 161.041, Florida Statutes, which permits coastal construction or reconstruction of shore protection structures under the authority of FDEP.

Local Mitigation Strategy Program

The Palm Beach County Emergency Management Division administers a unified, County-wide Local Mitigation Strategy program (LMS) for the expressed purpose of anticipating and responding to emergencies through infrastructure improvements. The LMS enhances the community's resistance to damaged property and life due to natural, technological, or societal hazards.

Under the governance of a steering committee, comprised of appointed representatives from the 38 municipalities and the County, the LMS maintains a comprehensive list of local mitigation projects submitted by governmental units, non-profit agencies, and recognized tribal organizations. Projects are prioritized in accordance with established scoring procedures and criteria administered by an appointed evaluation panel. The LMS Prioritized Project List (PPL) is revised twice a year and when special mitigation assistance funding programs become available through federal, state, or local sources. A project's eligibility for financial assistance is significantly enhanced, by being placed on the LMS Prioritized Project List.

By virtue of their intended purpose to mitigate public hazards, projects carried on the LMS Prioritized Project List meet the standard of “Essential” as defined in Objective 1.4 of the Capital Improvement Element of Palm Beach County’s Comprehensive Plan.

3. Protection of Waterfront Lands

Water-related activities and sports are part of the daily life in South Florida. Access to public waterfront is an amenity that adds to the quality of life and makes Palm Beach County a desirable place/destination for residents as well as tourists. Current and future population growth will increase the demand for boat ramps, water access, waterfront recreational areas and marine service businesses. Many working waterfronts are experiencing a decline in economic activity due to market forces and demands for waterfront property and other trends affecting small-scale commercial businesses. Consequently, loss of commercial and recreational waterfront to residential development and the relative diminishing access to boat launch facilities may have a long term adverse impact on the quality of life. In addition, escalating prices for coastal property make it difficult for local governments to purchase new access points to meet this growing demand.

Waterfront lands provide a link between land and water that is critical to sustaining a diverse and thriving coastal economy. Both small and large marinas are giving way to residential development as waterfront property values have soared. There is a great concern that this development trend and future losses of waterfront facilities will negatively impact the economy and bring an end to critical marine services such as boatyards, commercial marinas that are available to the public, and trades associated with commercial marina and other water-dependent uses. The County’s Comprehensive Plan includes objectives and policies to protect and encourage the development of marine waterfront commercial within both unincorporated County and incorporated County, where the majority of the County’s marinas are located.

II. GOALS, OBJECTIVES AND POLICIES

GOAL 1 ENVIRONMENTAL RESOURCES MANAGEMENT

It is the **GOAL** of Palm Beach County to preserve, protect, and enhance coastal resources, and to discourage development activities that would damage or destroy coastal resources.

OBJECTIVE 1.1 Protection and Enhancement of Coastal and Estuarine Environmental Quality

Palm Beach County shall continue to maintain and develop programs, and seek funding to expand its efforts necessary to protect, preserve and enhance coastal and estuarine wetlands, living marine resources, coastal barriers, and wildlife habitat.

Policy 1.1-a: The County shall continue to support the efforts of the Coastal Council to share information among coastal stakeholders. Council membership is composed of representatives of the County, the municipalities, special districts and environmental organizations.

Policy 1.1-b: The County Department of Environmental Resources Management shall participate in the Florida Department of Environmental Protection (FDEP) review process on proposed developments in aquatic preserves, pursuant to Rule 18Q-20, 21, F.A.C. The County's environmental review process shall consider the consistency of proposed developments with aquatic preserve management plans.

Policy 1.1-c: The County shall protect freshwater, estuarine and marine wetlands, including mangroves, seagrasses, saltmarsh vegetation, offshore natural reefs, and productive submerged habitats through the implementation and enforcement of its applicable sections of the ULDC and coordination with State and Federal Environmental Permit programs. The County shall further discourage shoreline alteration and construction that significantly degrades the natural functions and values of wetlands.
Cross Reference: Please see also Conservation Element Objective 2.2

Policy 1.1-d: The County shall protect selected estuarine and coastal habitats by the acquisition of coastal and wetland properties (or properties adjacent to such habitats) and managing the properties for the purpose of preservation and/or environmental enhancement.

Policy 1.1-e: The County shall protect estuarine waters through the continued implementation and maintenance of regulations in the Unified Land Development Code (ULDC), the surface water quality management program, and by expanding and maintaining the water quality monitoring network to provide additional information for the identification and regulation of point and non-point discharges into estuarine waters.
Cross Reference: Please see also Conservation Element Policy 3.1-e and Utility Element Objective 2.1.

Policy 1.1-f: The County shall implement the provisions of the National Pollutant Discharge Elimination System (NPDES) permit upon issuance of the permit by the Environmental Protection Agency. Implementation shall be conducted as a cooperative effort between the County, Florida Department of Transportation, municipalities, and special districts to reduce pollution levels and improve water quality. **Cross Reference:** Please see also Conservation Element Policy 3.1-e and Utility Element Objective 2.1.

Policy 1.1-g: The County shall coordinate with the SFWMD and shall monitor SFWMD activities in order to facilitate meeting the intent of the Florida Water Policy, (Chapter 62-40.432, F.A.C.) and the State water quality regulations (Chapter 62-43.430, F.A.C.) by monitoring the effects of storm water discharge into the estuarine and marine systems. The County shall further encourage the SFWMD to provide increased funding and support for developing methods for remediating these problems. **Cross Reference:** Please see also Conservation Element Policy 3.1-e and Utility Element Objective 2.1.

Policy 1.1-h: The County shall require the protection of existing native vegetation in accordance with the Unified Land Development Code (ULDC) to provide a buffer between development and adjacent coastal ecosystems. **Cross Reference:** Please see also Conservation Element Policy 2.2-e

Policy 1.1-i: The County shall continue to implement the Lake Worth Lagoon Management Plan, which will assist in achieving the goals of the Surface Water Improvement and Management (SWIM) Act (Chapter 373, FS). The scope of the plan includes an inventory of natural resources, water quality monitoring, and implementation of environmental enhancement and restoration activities. **Cross Reference:** Please see also Conservation Element Policy 3.1-o

Policy 1.1-j: The County shall evaluate the feasibility of making available guidance and technical assistance as incentives to property owners who voluntarily plant native vegetation along coastal ecosystems, or allow coastal or estuarine vegetation to remain in its natural condition. An information program will be developed to promote the guidance and technical assistance mechanisms as conservation and tax saving measures to property owners. **Cross Reference:** Please see also Conservation Element Policies 2.1-c and 2.1-f

Policy 1.1-k: The County shall provide technical assistance to property owners who restore and enhance coastal or estuarine vegetation.

Policy 1.1-l: The County shall continue to protect sea turtles through the coordination of educational, regulatory, conservation and research activities as described by the species recovery plans. Impacts from coastal lighting shall be reduced through implementation and increased enforcement of Article 14.A, Sea Turtle Protection and Sand Preservation, of the ULDC and promotion of efforts to preserve coastal vegetation. Consideration will be given to identification of key habitats (beaches, nearshore reefs, sea grass beds, offshore reefs, etc) in the county and initiating additional efforts to protect those habitats.

Policy 1.1-m: Palm Beach County has incorporated the Manatee Protection Plan (MPP) approved by the Board of County Commissioners (BCC) on August 21, 2007 into its Comprehensive Plan. The County shall continue to protect manatees and manatee habitats through: implementation of the Manatee Protection Plan, the continued enforcement of the State's Intracoastal Waterway Speed Zone Program; and through the implementation of the applicable sections of the ULDC. The County shall also continue the implementation of the Environmental Enhancement and Restoration Program and outreach activities, and encourage the adoption of the Manatee Protection Plan by all 23 affected local governments. [F.S. 370.12(2)(t)(2)]

Policy 1.1-n: The County shall continue to identify publicly owned spoil areas and evaluate their potential for environmental enhancement and recreational use. Enhancement activities through the County's Habitat and Restoration Enhancement Program include but are not limited to: the placement of riprap on shorelines; improving tidal exchange; planting transitional vegetation; and the planting of native vegetation such as mangroves, seagrass, *Spartina* spp. sea oats, and maritime hammock species.

Policy 1.1-o: *Deleted in Amendment Round 08-1*

Policy 1.1-p: The County shall maintain and improve techniques for the demarcation of submerged natural resource areas and publication of resource maps to reduce the potential for negative impacts or damage from boating activity.

Policy 1.1-q: The County shall protect existing and future artificial reefs through the continued implementation and funding of an artificial reef management program. This program shall foster creation of additional artificial reefs and limit uses of these areas to activities that do not degrade the natural functions of the created reefs.

Policy 1.1-r: The County shall encourage and support the management of the offshore natural reefs in order to provide protection to corals and other unique underwater natural resources.

OBJECTIVE 1.2 Shoreline Protection

Palm Beach County shall protect, enhance and restore the beaches and dunes through implementation and maintenance of the Palm Beach County Shoreline Protection Plan.

Policy 1.2-a: The County shall maintain and periodically update the 30 year shoreline protection plan using previous Federal, state and local studies to identify long term goals of the Shoreline Protection Program and to take into account direction and changing funding priorities established by the Board of County Commissioners.

Policy 1.2-b: Update the Coastal Data Mapping web site annually to provide updated public information.

Policy 1.2-c: *Deleted in Round 10-2*

Policy 1.2-d: The County shall avoid the use of shoreline armoring (except as a last resort measure) and shall use shore protection alternatives such as beach nourishment, dune restoration, and inlet sand transfer that reduce the need for armoring.

Policy 1.2-e: The County shall continue to reestablish damaged dunes and eroded beaches where possible to promote the enhancement of these resources and reduce damage resulting from storms.

Policy 1.2-f: The County shall work cooperatively with the DEP, coastal municipalities, special districts and private property owners to protect and restore existing dunes and dune vegetation. The County shall make recommendations to the State for modification of State rules or policy that will enable DEP and local governments to more effectively protect dune vegetation.

Policy 1.2-g: The County shall continue to monitor and evaluate the condition of the County's beaches and dunes.

Policy 1.2-h: The County shall continue to maintain its strategy for municipal and private cost sharing of shore protection and dune restoration projects, and also continue to include appropriate funding criteria. The strategy will focus on promoting restoration projects that minimize environmental impacts and maximize public usage. The projects shall be coordinated to take advantage of regional efficiencies. The strategy identifies linkages between County funding and the extent of compliance or consistency with Article 14.A, Sea Turtle Protection and Sand Preservation, of the ULDC.

OBJECTIVE 1.3 Sand Bypassing at Inlets

The County shall encourage effective bypassing of littoral drift sand at all inlets through coordination with all inlet governing bodies, special districts and state and federal agencies.

Policy 1.3-a: The County's Department of Environmental Resources Management shall coordinate with each inlet governing body, special district and state and federal agencies to maintain timely and efficient bypassing of impounded or trapped littoral drift sediments to the down drift shoreline.

Policy 1.3-b: The County's Department of Environmental Resources Management (ERM) shall maintain its inlet management plan for the South Lake Worth Inlet per section 161.161, F.S. The plan was developed in cooperation with the adjacent municipalities and Florida Department of Environmental Protection.

Policy 1.3-c: The County shall encourage the placement of all beach compatible material resulting from inlet dredging and channel maintenance dredging on adjacent beaches downdrift of the inlet, where the placement of that material would not have significant adverse effects on water quality and/or natural resources.

Policy 1.3-d: The County shall monitor or ensure the monitoring efforts of all bypassing systems, operations and feeder beach projects at all inlets in the County by obtaining appropriate data from governments responsible for inlet bypassing.

Policy 1.3-e: The County shall share responsibilities and costs of coastal management efforts in areas impacted by inlet influences with state-chartered inlet districts, the Florida Inland Navigation District, municipalities adjacent to the four inlets, and other government agencies. The efforts will focus on implementation of inlet management plans and will include elements of coastal management such as initial studies, project construction, and environmental monitoring.

OBJECTIVE 1.4 Water Dependent Uses

The County shall give preference to water dependent uses and shall prohibit, to the extent allowed in the Unified Land Development Code, activities that degrade the natural functions and values of wetlands.

Policy 1.4-a: The Boat Facility Siting policies of the Manatee Protection Plan shall be used to determine the appropriate location and design criteria of the future boat facilities and expansion of existing facilities.

Policy 1.4-b: The County shall provide for more recreational access to the beach where such activities associated with the use minimizes the impact on beaches and dunes.

OBJECTIVE 1.5: Protection of Commercial and Recreational Marine Waterfronts

Palm Beach County shall implement a strategy that provides regulatory incentives and criteria to encourage the preservation of recreational and commercial working waterfronts.

Policy 1.5-a: The County shall implement strategies to protect working commercial and recreational marine waterfronts by pursuing the following actions:

1. Participating in Waterfronts Florida Partnership Program. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront districts;
2. Partnering and working with key municipal governments with jurisdiction over the commercial waterfront areas to ensure that their Comprehensive Plans include provisions and features that protect and preserve existing marine dependent sites;
3. Considering issuing additional bonds to finance the purchase of waterfront property and marine uses through referendum;
4. Limiting redevelopment within the Marine Waterfront Commercial Overlay to projects that maintain or expand commercial and recreational marine waterfront uses consistent with the CME Objective 2.5-Post Disaster Redevelopment and/or Future Land Use Element Sub-Objective 1.2.7;
5. Investing directly in recreational and commercial working waterfront preservation, either through purchase of property or purchase of the development rights to the property;
6. Encouraging the Parks and Recreation Department to purchase waterfront lands where feasible, to establish public marinas and related facilities;
7. Exploring a concept similar to Transfer of Development Rights Program to “transfer” marine uses to other suitable sites;
8. Amending the Unified Land Development Code to require waterfront residential developments to reserve a portion of the site for marinas and /or public access;
9. Encouraging the use of “canal spillways” connected to the Intra-coastal Waterway to create working waterfronts in coordination with the South Florida Water Management District and other special districts, including building of docks and other facilities;
10. Securing pedestrian access to waterfronts and enhancing existing waterfronts parks to develop public marinas where feasible.

GOAL 2: COASTAL DEVELOPMENT AND EMERGENCY MANAGEMENT

It is the **GOAL** of Palm Beach County to protect human life by limiting public expenditures in areas subject to destruction by natural disasters within the coastal high hazard area, maintaining and implementing a safe and effective emergency management program, and providing for orderly redevelopment in a post-disaster period.

OBJECTIVE 2.1 Levels of Service

Palm Beach County shall establish and maintain urban levels of service, areas of service, and phasing of infrastructure in the unincorporated coastal area. **Cross Reference:** *Please see also Capital Improvement Element Objective 1*

Policy 2.1-a: *[Deleted in Amendment Round 01-1]*

Policy 2.1-b: The levels of service provided to the unincorporated coastal area shall be the urban levels of service as described in Objective 1 of the Capital Improvement Element; and the phasing of such funding shall be consistent with the phasing schedule of the proposed development.

Policy 2.1-c: The County shall provide for safe evacuation from coastal areas by reviewing all development proposals in the Hurricane Vulnerability Zone, which are submitted for certification through the zoning approval and Development Review Officer processes, to determine whether the development is expected to result in an increase in hurricane evacuation times. Developments which cause such an increase shall be required to provide mitigation measures, including but not limited to safe rooms in homes or common facilities, or roadway improvements, such that hurricane evacuation times are not increased in the hurricane vulnerability zone.

OBJECTIVE 2.2 Public Subsidy of New Coastal Development

Palm Beach County shall not subsidize new or expanded development in the coastal area.

Policy 2.2-a: The County shall not use public funds for infrastructure expansion or improvements, or development subsidization in coastal high-hazard areas unless such funds are necessary to: provide services to development approved prior to the implementation of this policy, provide adequate evacuation (in the event of emergency) of existing developments; to maintain the urban level of service; or provide for recreational needs, other appropriate water-dependent uses, and natural resource restoration or enhancement. **Cross Reference:** *See also Capital Improvement Element Policy 1.4-b*

OBJECTIVE 2.3 Development in High Hazard Area

Palm Beach County shall direct population concentrations away from known or predicted coastal high-hazard areas, and shall not approve increases in population densities in the coastal high hazard area.

Policy 2.3-a: The County shall not increased densities in the coastal high hazard area.

Policy 2.3-b: *[Deleted in Amendment Round 01-1]*

Policy 2.3-c: Infill or redevelopment densities and intensities in coastal high hazard areas shall be consistent with existing adjacent development but at densities and intensities no greater than the adopted future land use designations.

OBJECTIVE 2.4 Emergency Preparedness

Palm Beach County, through the Emergency Management Division of the Public Safety Department, shall maintain and update as necessary, the Palm Beach County Comprehensive Emergency Management Plan (1995), which provides for direction and control of activities during the period of any disaster, including preparedness, response and recovery.

Policy 2.4-a: The County shall provide shelter space in accordance with the Comprehensive Emergency Management Plan. Where deficits exist, the County shall seek to reduce the deficit through federal and state retrofit funds.

Policy 2.4-b: The County Division of Emergency Management shall coordinate with all affected municipalities; and, local, regional, or state agencies to maintain an efficient and timely evacuation process in the case of a hurricane, in accordance with the provisions of Rules 9G-6 FAC.

Policy 2.4-c: The County shall update its Comprehensive Emergency Management Plan periodically in a manner consistent with Rules 9G-6 FAC to incorporate changes to population, highways/bridges, shelter modifications, hurricane hazard analysis, and forecast techniques.

Policy 2.4-d: Palm Beach County shall maintain a Local Mitigation Strategy program (LMS) with the purpose of developing and implementing a unified approach among County and municipal governments for dealing with identified hazards and hazard management problems. The program's primary objectives shall:

1. Improve the community's resistance to damage from identified natural, technological, and social hazards;
2. Increase Palm Beach County's eligibility for receiving local, state, federal, and other mitigation funds;
3. Reduce the cost of disasters; and
4. Expedite post-disaster community recovery. *Cross Reference: Please see also Capital Improvement Element Policy 1.4-a*

Policy 2.4-e: The Local Mitigation Strategy program (LMS) shall establish funding priorities and mitigation projects through a formal process that mandates coordination between the municipalities and the County. The LMS shall accomplish this through a Prioritized Project List (PPL) that will rank-order mitigation projects at least twice per year using established evaluative criteria and structured procedures. *Cross Reference: Please see also Capital Improvement Element Policy 1.4-a*

OBJECTIVE 2.5 Post-Disaster Redevelopment

Palm Beach County, through the Emergency Management Division of the Public Safety Department, shall reduce or eliminate the risks associated with natural hazards through the implementation and maintenance of the Palm Beach County Post-Disaster Redevelopment Plan.

Policy 2.5-a: The County shall coordinate with applicable local governments and agencies, via the countywide operational structure and emergency activities of its Comprehensive Emergency Management Plan, to implement and update as necessary, its Post-Disaster Redevelopment Plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 2.5-b: The County shall prohibit the rebuilding of non-conforming uses that have experienced damage of greater than or equal to 50 percent of value, in areas most vulnerable to the effects of storms. When structures are rebuilt, they shall be required to be brought up to code.

Policy 2.5-c: The County shall explore the applicability of using transfers of development rights and other programs for the acquisition of property or property rights, as methods of compensating property owners who do not rebuild structures in those areas most vulnerable to the effects of storms. Lands so acquired shall be used for parks and other recreational uses.

Policy 2.5-d: The County shall continue to enforce regulations and codes, which provide for hazard mitigation. These include land use, building construction, flood elevation, septic and sanitary sewer, coastal construction setback, and stormwater facility regulations. These regulations shall also be applied to eliminate unsafe conditions and inappropriate uses.

Policy 2.5-e: The County shall, pursuant to the Comprehensive Emergency Management Plan, continue recommended hazard mitigation activities, including land development regulations and construction law administration. Post-disaster recommendations contained in Hazard Mitigation Plans shall be incorporated to avoid future destruction and loss of life.

Policy 2.5-f: The County's post-disaster redevelopment activities shall fall into two categories: Emergency Work and Permanent Work. Emergency Work shall commence immediately after a disaster and shall include only those activities necessary to save lives, protect property and remove threats to public health and safety. Permanent work shall include any replacement or repair activities to facilities that were damaged, but which do not pose an immediate threat. Removal, relocation or structural modification of infrastructure and unsafe structures shall be prioritized into one of the two categories.

GOAL 3: INTERGOVERNMENTAL COORDINATION

It is the **GOAL** of Palm Beach County to advance the level of intergovernmental coordination and cooperation for decision-making and policy development, regarding coastal issues.

OBJECTIVE 3.1 Coastal Management Coordination

Palm Beach County shall seek appropriate vehicles and forums for achieving effective intergovernmental coordination and cooperation regarding the impacts and implications of development in the coastal area on fragile coastal ecosystems.

Policy 3.1-a: Palm Beach County shall utilize the mechanisms provided in the Intergovernmental Coordination Element to consider intergovernmental conflicts and issues regarding environmental protection, preservation and restoration, and to address opportunities to improve countywide efforts to minimize the effects of development on the coastal and estuarine ecosystems.

Policy 3.1-b: Palm Beach County recognizes that the Florida Inland Navigation District (FIND) maintains spoil disposal sites along the Intracoastal Waterway in Palm Beach County, and shall coordinate with FIND regarding the utilization of these sites for spoil disposal as appropriate. The County shall further coordinate with FIND as necessary regarding the future potential of spoil disposal sites for environmental enhancement and recreational use, per Policy 1.1-n of this element.

Policy 3.1-c: For disaster preparedness, there shall be a governing policy body to advise and assist in the development and administration of a Local Mitigation Strategy program (LMS). It shall be comprised of representatives who are assigned by each of the 37 municipalities and Palm Beach County, and shall be governed by policies, procedures and/or inter-local agreements. *Cross Reference: Please see also Capital Improvement Element Policy 1.4-a*

Policy 3.1-d: The County shall partner and work with the municipal governments with jurisdiction over working commercial and recreational waterfront areas to insure that their Comprehensive Plans include provisions and features that protect and preserve existing marine dependent sites and give priority to these uses at suitable waterfront locations.

GOAL 4: PORT OF PALM BEACH

OBJECTIVE 4.1 Port of Palm Beach

Palm Beach County hereby incorporates Section A, Requirements and Compliance, the 0-5 years Initial Master Plan, and the 2024-2043 Capital Improvement Program of Port of Palm Beach Master Plan adopted September 8, 2023, into this Element of its Comprehensive Plan. The County shall continuously seek to achieve consistency and coordination between the Goals, Objectives and Policies of the Port Master Plan and this Comprehensive Plan. Palm Beach County shall monitor the implementation of the master plan and adopt any future modification or update to the plan. *(See also TE Objective 1.8)*

Policy 4.1-a: The County shall coordinate with the Port of Palm Beach and other governmental entities to plan for and to resolve problems and outstanding issues related to transportation, development and land use, emergency management and natural resources management, including the bypassing of sand at the Lake Worth Inlet. The Intergovernmental Coordination Element shall provide the basis for resolution of disputes related to the incorporation of the Port of Palm Beach Master Plan into this Comprehensive Plan, and to resolve several environmental observations and inconsistencies between the Comprehensive Plan and the Port Master Plan, as identified in the Support Documents.

Policy 4.1-b: The County shall promote and help ensure the orderly development and use of the Port of Palm Beach through the intergovernmental coordination processes identified in the Intergovernmental Coordination Element and environmental review activities of the Department of Environmental Resources Management.

Policy 4.1-c: The County shall review future amendments to the Port's Master Plan for consistency with the County's Comprehensive Plan, and will initiate action to amend the Comprehensive Plan to reflect County approved Master Plan revisions. As required by section 163.3178(5), Florida Statutes, the appropriate dispute resolution process provided under section 186.509, Florida Statutes must be used to reconcile inconsistencies between the Port's Master Plan and the County's Comprehensive Plan.

Policy 4.1-d: The County shall facilitate coordination with applicable local governments and regional and state agencies to ensure that the needs of the Port are consistent with the programming and provision of roadway and transit service improvements.

GOAL 5: COASTAL RESILIENCY

It is the **GOAL** of Palm Beach County to protect coastal properties and public facilities and infrastructure investment by preparing, adapting and mitigating for climate change impacts.

OBJECTIVE 5.1 Reduction of Flood Risk to Coastal Areas

Palm Beach County shall encourage strategies which eliminate inappropriate and unsafe development in coastal areas by reducing flood risk which results from high tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea-level rise.

Policy 5.1-a: By 2025, the County shall consider the development of a Resilience Action Plan to explore adaptation and mitigation measures which increase resilience to climate changes impacts, including the reduction of flood risk.

Policy 5.1-b: The County shall review and monitor updates to The Unified Sea Level Rise Projection for Southeast Florida produced by the Southeast Florida Regional Climate Change Compact and consider the projections when evaluating, planning and designing public facility and infrastructure projects.

Policy 5.1-c: The County shall encourage the use of living shorelines or other nature based infrastructure as a shore protection alternative.

Policy 5.1-d: Construction seaward of the coastal construction lines established pursuant to s. 161.053 shall be consistent with Chapter 161 and Section 3109 of the Florida Building Code.

Policy 5.1-e: The County shall continue to be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. parts 59 & 60.

Policy 5.1-f: The County shall continue to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) as administered by the Federal Emergency Management Agency.

Policy 5.1-g: The County shall consider strategies to improve its current NFIP CRS Rating in order to achieve higher flood insurance premium discounts for its residents. These strategies could include enhanced mapping of flood risks, the development of a countywide floodplain management plan and requiring all new development to meet the 100-year storm criteria.

Policy 5.1-h: The County shall continue to maintain an inventory of repetitive loss properties in the Local Mitigation Strategy and target hazard mitigation programs to those properties.

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Coastal Management Element Amendment History

Round	Description	Adoption	OrdNum	Effective	Note*
89-1	Adopted	8/31/1989	1989-17	9/11/1989	
90-1	Stipulated Settlement Agreement Amendments to find Plan in compliance	9/18/1990	1990-32	10/4/1990	Settlement
91-2	To revise and update.	12/16/1991	1991-48	12/27/1991	Settled by 1992-28
92-2	Statute reference update	10/26/1992	1992-31	11/9/1992	W/corrections to 91-31
97-1	EAR Re-write, Port of Palm Beach Revisions (to reflect amendments to the Port Master Plan)	9/22/1997	1997-35	12/3/1997	
97-2	EAR Revisions, Port of Palm Beach Revisions (deleted and transferred to the Transportation Element)	11/17/1997	1997-49	1/14/1998	
98-2	Added "the Emergency Management Division of the Public Safety Dept." as the implementing agency for Policy 1.3-g.	12/2/1998	1998-60	1/22/1999	
01-1	Coastal High Hazard Area revisions	8/27/2001	2001-43	10/22/2001	
02-1	Emergency Management Local Mitigation Strategy Program revisions.	8/28/2002	2002-51	10/25/2002	
04-2	To redefine the Coastal High Hazard area as Plan A Hurricane Categories 1 and 2 and other word smithing; to Update the Coastal High Hazards Area Map CM 2.1 to reflect the updated Hurricane Evacuation Zone Plan.	12/13/2004	2004-56	2/2/2005	
05-1	ULDC References Update	8/25/2005	2005-26	11/1/2005	
05-2	Port of Palm Beach Policy Update	11/28/2005	2005-57	1/24/2006	
06-1	Additions - Waterfront Marine Service	8/21/2006	2006-19	10/23/2006	
07-2	To revise Board of Adjustment and Development Review Officer references.	11/26/2007	2007-27	1/28/2008	
07-2	Marine Waterfront Commercial Overlay Revisions	11/26/2007	2007-27	1/28/2008	
08-1	Manatee Protection Plan and Boat Facility Siting to delete one & revise two policies	8/21/2008	2008-33	10/17/2008	

* NIE means not in effect - not within element

Round	Description	Adoption	OrdNum	Effective	Note*
09-1	To delete estuarine environment language from the Introduction.	8/25/2009	2009-32	10/23/2009	
09-1	To revise the date of the Port of Palm Beach Master Plan to reflect the latest revisions	8/25/2009	2009-35	10/23/2009	
10-2	To update the number of municipalities listed and status of Manatee Protection Plan (MPP); to replace references to the Shore Council with the Coastal Council.	10/25/2010	2010-49	11/22/2010	
11-2	To revise the Coastal High Hazard Area definition pursuant to Florida Statutes and to revise CHHA boundaries on the CHHA Map CM 2.1.	10/11/2011	2011-23	11/24/2011	
13-1	To incorporate by reference the Port Master Plan Sec. A GOPs, CIP, and Future Improvements Map dated March 28, 2013.	4/25/2013	2013-12	6/8/2013	
13-2	To revise per EAR by replacing 9J-5 references with Ch. 163	10/28/2013	2013-24	12/18/2013	
17-D	To update references to the revised Port of Palm Beach Master Plan	10/30/2017	2017-34	12/7/2017	
20-BS	To add a new goal, objective, and policies for Coastal Resiliency to implement the Peril of Flood Act.	10/28/2020	2020-25	12/22/2020	
22-B	To revise the definition of the Coastal High Hazard Area and the reference to the SLOSH Model	8/25/2022	2022-22	10/8/2022	
24-B	To reflect revisions to the Port of Palm Beach Master Plan	8/28/2024	2024-18	10/7/2024	

* NIE means not in effect - not within element