



COUNTY INITIATED TEXT AMENDMENT AMENDMENT ROUND 22-B

BCC INITIATION REPORT, NOVEMBER 3, 2021

I. General Data

Project Name: Initiation of Coastal High Hazard Area Amendments
Project Manager: Maria Bello, Principal Planner
Staff Recommendation: Staff recommends *to initiate* the Comprehensive Plan amendments.

II. Item Summary

Summary: The item before the Board is to consider the initiation of proposed amendments to the Comprehensive Plan. The purpose of these County initiated amendments is to update the depiction and references to the Coastal High Hazard Area and to reflect the most recent maps provided by the Florida Division of Emergency Management. The updates affect the Introduction and Administration Element, Coastal Management Element, and Map Series Coastal High Hazard Area Map CM 2.1.

Staff Assessment: The initiation process allows the Board to consider the proposed changes to the Comprehensive Plan. The complete staff report for the amendments would return to the Board for discussion at subsequent hearings. Initiation does not obligate the Board to future action.

The proposed amendments update the Coastal High Hazard Area (CHHA) map, definition, and references in the Comprehensive Plan to reflect the latest information provided by the Florida Division of Emergency Management, and as such are part of the ongoing maintenance of the Comprehensive Plan.

ULDC Impacts: The proposed amendments are not anticipated to require changes to the Unified Land Development Code (ULDC).

III. Meeting History

Local Planning Agency/Planning Commission (LPA/PLC): *To recommend initiation*, motion by Spencer Siegel, seconded by Barbara Roth, passed in a 13 to 0 vote at the October 1, 2021 public hearing. Under discussion, Commission members asked questions regarding the involvement of other county departments with the proposed amendment and the regulation of density within municipal Coastal High Hazard Areas. There was no public comment.

Board of County Commissioners (BCC):

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IV. Background

The purpose of a formal initiation of the amendments in each round is threefold:

- To ensure advanced consideration of the proposed amendments;
- To provide an opportunity for the Board to identify specific information or analysis to be considered during the amendment review process; and
- To direct staff to proceed with the preparation of the full staff reports and to proceed with the amendments.

Background:

Each local government that is required by s.163.3177(6)(g), F.S. to include a Coastal Management Element in its Comprehensive Plan, must include designation of the CHHA. The CHHA is defined by s. 163.3178(2)(h), F. S. as follows:

The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Local governments are required to depict the CHHA on the Future Land Use Map or Map Series, and to address protection of human life, coastal resources, and public expenditures in the Coastal Management Element.

The Palm Beach County Comprehensive Plan depicts the CHHA in the Map Series, Map 2.1, and includes a definition in the Introduction and Administration Element. The same definition is also referenced in the Coastal Management Element. The Palm Beach County Comprehensive Plan also includes policies prohibiting density increases in the CHHA, allowing only for development pursuant to the adopted future land use designation, with no opportunity to increase density through a future land use atlas amendment, or Transfer of Development Rights or Workforce Housing density bonuses.

The CHHA, as incorporated in the Palm Beach County Comprehensive Plan, specifically references the 2009 SLOSH model. This modelling effort has been updated, and a revised map has been provided by the Florida Division of Emergency Management for all local governments affected by the CHHA. The purpose of this amendment is to update the CHHA map and the CHHA definition and references in the Comprehensive Plan.

V. Proposed Amendments for Initiation

The amendments proposed by staff are summarized in Exhibit 1. If the amendments are initiated, staff will research and review each item and return to the Board with full data and analysis. The proposed amendments are anticipated to move forward within Amendment Round 22-B.

VI. ULDC Implications

The proposed amendment is not anticipated to require subsequent changes to the Unified Land Development Code (ULDC).

VII. Assessment

The Introduction and Administration Element of the Comprehensive Plan requires that County initiated Comprehensive Plan amendments be presented to the Board of County Commissioners or the Local Planning Agency. The initiation of the proposed items does not imply that these amendments will be approved. Rather, the initiation authorizes staff to proceed with the review and analysis of the proposed amendments. Subsequent to initiation, staff will prepare a staff report with data and analysis for the amendment. The Planning Division will present staff reports to the LPA and BCC at public hearings in 2022.

Exhibit 1 – County Initiated Amendments Proposed For Initiation

Name	Description
Coastal High Hazard Area (CHHA) - Map Series	<p>Summary: Revise Map 2.1 of the CP Map Series, CHHA.</p> <p>Justification: The proposed amendments are required to reflect the most recent update available from the Florida Division of Emergency Management.</p>
Coastal High Hazard Area (CHHA) - Introduction and Administration Element Coastal Management Element	<p>Summary: Revise the definition of CHHA in the Introduction and Administration Element, and the reference to the SLOSH Model in the Coastal Management Element.</p> <p>Justification: The proposed amendments are required to reflect the most recent update available from the Florida Division of Emergency Management.</p>