



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 22-B

BCC TRANSMITTAL PUBLIC HEARING, MAY 4, 2022

I. General Data

Project Name: Coastal High Hazard Area Amendments
Elements: Introduction and Administration Element, Coastal Management Element, and Map Series
Project Manager: Maria Bello, Principal Planner
Staff Recommendation: Staff recommends *approval* based on the findings and conclusions presented in this report.

II. Item Summary

Summary: This proposed County-initiated amendment would revise the Introduction and Administration Element, Coastal Management Element, and Map Series Coastal High Hazard Area Map CM 2.1.Comprehensive Plan, to update the depiction and references to the Coastal High Hazard Area to reflect the most recent maps provided by the Florida Division of Emergency Management.

Assessment: 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: *Approval*, motion by Barbara Roth, seconded by Spencer Siegel, passed in a 12 to 0 vote at the March 11, 2022 public hearing. Under discussion, Commission members asked how these maps correspond with evacuation zones and where to see the location of municipal Coastal High Hazard Areas. Two members of the public including a representative of the Sierra Club Loxahatchee Group stated that the County's coastal areas are at risk and expressed that the CHHA should reflect all hurricane categories.

Board of County Commissioners Transmittal Public Hearing:

State Review Agencies:

Board of County Commissioners Adoption Public Hearing:

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IV. Intent

The intent of this amendment is to update the Introduction and Administration Element, Coastal Management Element, and Map Series Coastal High Hazard Area Map CM 2.1, to reflect the most recent maps provided by the Florida Division of Emergency Management. The proposed amendments are detailed in Exhibit 1.

V. 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 also include a 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 revise the CHHA map and the CHHA definition and references in the Comprehensive Plan to reflect this update.

VI. Data and Analysis Summary

The updated SLOSH model identifies 1,033 unincorporated area residentially-designated parcels as affected by the CHHA, with a total of 92 acres affected. In comparison to the 2009 model, 196 parcels with a total of two acres of affected area have been added, and 502 parcels, with an affected area totaling 17 acres, have been removed. Some 837 parcels identified as affected through the 2009 SLOSH model remain in the current SLOSH update, but the affected area has been reduced from 124 acres in 2009 to 90 acres in total. Of the 192 that are newly affected, all were determined to have an affected area of 10% or less, and the vast majority have an affected area of 1% or less of the parcel acreage. This is deemed insignificant given the limitations of the mapping used to identify the affected area, and pursuant to Planning Division administrative procedures would not trigger the density limitations of the Comprehensive Plan for these parcels.

VII. ULDC Implications

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

IV. Public and Municipal Review

Property-owner notification: As indicated in the data and analysis, of the 192 parcels newly affected by the CHHA area, all were determined to have an affected area of 10% or less. This is deemed insignificant given the limitations of the mapping used to identify the affected area, and pursuant to Planning Division administrative procedures would not trigger the density limitations of the Comprehensive Plan. As a result, no newly affected property owners require notification regarding the change.

Intergovernmental Plan Amendment Review Committee (IPARC): Notification was sent to the County's Intergovernmental Plan Amendment Review Committee (IPARC), a clearing-house for plan amendments, on February 18, 2022. At the time of the printing of this report, no calls or written requests for information or objections to the amendment had been received.

VIII. Assessment and Conclusions

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.

Attachments

Exhibit 1 – Proposed revisions in ~~strike-out~~ and underline format

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Exhibit 1

A. Introduction and Administration Element, Coastal High Hazard Area Definition

REVISIONS: To revise the Coastal High Hazard Area definition. The added text is underlined, and the deleted text ~~struck-out~~.

COASTAL HIGH HAZARD AREA - Pursuant to Section 163.3178(2)(h), Florida Statutes, the area below the elevation of the category 1 storm surge line as established by the 2017 ~~2009~~ 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.

B. Coastal Management Element, SLOSH Model Reference

REVISIONS: To revise reference to the Coastal High Hazard Area SLOSH Model. The added text is underlined, and the deleted text ~~struck-out~~.

2. Coastal Development and Emergency Management

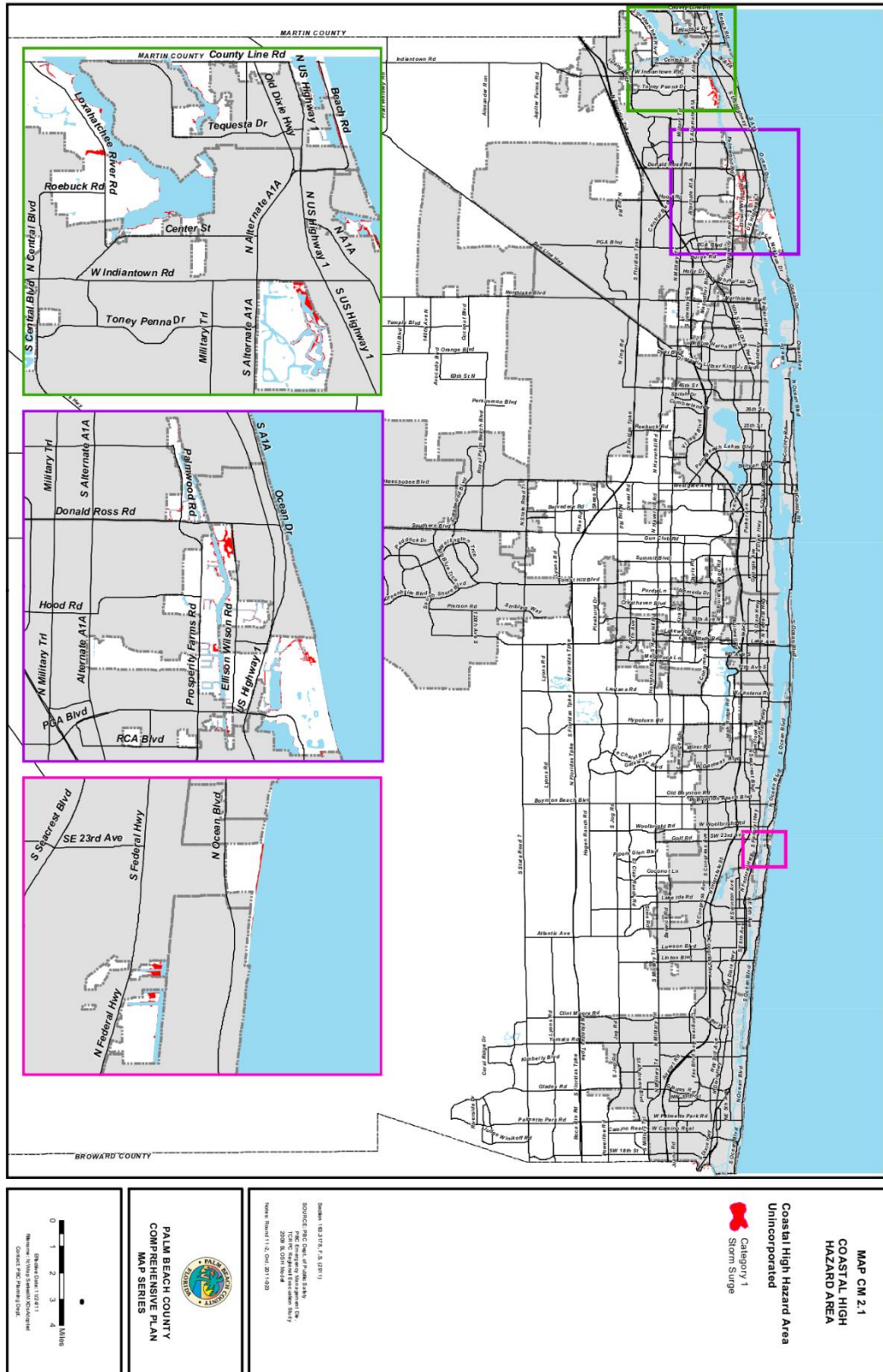
Florida is located in a hurricane-vulnerable area. A number of tropical storms and hurricanes have affected the South Florida region in the past, indicating a need to identify vulnerable areas, establish policies concerning pre-disaster planning and management, and plan for post-disaster redevelopment.

...(omitted for brevity)...

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 ~~2009~~ 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.

C. Comprehensive Plan Map Series Update, Map 2.1, Coastal High Hazard Area

REVISIONS: To replace the existing map with the updated map to reflect the most recent updates available from the Florida Division of Emergency Management. **Map to be deleted.**



REVISIONS: To replace the existing map with the updated map to reflect the most recent updates available from the Florida Division of Emergency Management. **Map to be added.**

