

COASTAL MANAGEMENT ELEMENT

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COASTAL MANAGEMENT ELEMENT

OF THE COMPREHENSIVE PLAN

CITY OF DELRAY BEACH

BACKGROUND

The text of the Element is a summary of the complete inventory, analysis, and recommendations which are contained in the following source documents:

- ☐ Delray Beach Coastal Management Element (Coastal Planning & Engineering, Inc., 1989)
- ☐ 1996 Evaluation and Appraisal Report (City of Delray Beach, 1996)
- ☐ 2006 Evaluation and Appraisal Report (City of Delray Beach, 2006)
- ☐ 2015 10-Year Water Supply Facilities Work Plan (Kimley-Horn and Associates, 2015)

The source documents, and other documents which are cited in the Element, are available for public review at the Planning and Zoning Department Offices located at 100 N.W. 1st Avenue, Delray Beach, Florida.

INVENTORY AND ANALYSIS

LAND USES

General

The City's Coastal Planning Area encompasses approximately 629 acres, bounded by the north and south City limits, and running from the Atlantic Ocean to a point approximately 200 feet west of the Intracoastal Waterway. The Coastal Planning Area includes the barrier island, the Intracoastal Waterway, and the Waterway's west shoreline.

The length of the beach front is approximately three miles, approximately one mile of which is owned by the City. The barrier island varies in width from 1,000 to 2,000 feet. The land area on the barrier island is essentially built-out with only individual lots available for development. The land use is overwhelmingly residential with more than half the area zoned for single family detached housing. Commercial land uses are found along Atlantic Avenue and George Bush Boulevard.

On the west side of the Intracoastal Waterway, most of the remaining vacant land is located north of George Bush Boulevard. This area is addressed in a redevelopment plan (North Federal Highway Redevelopment Plan) jointly authored by the City and the Community Redevelopment Agency and adopted in March 1999. In other areas west of the Intracoastal Waterway, only isolated infill lots remain.

The Coastal Planning Area and its land uses are depicted in Map #23. Table CM-1 presents the acreage distribution of the land uses. There are no land use conflicts along either the beach front or the Intracoastal Waterway. There are no barrier island areas which are in the need of redevelopment. As noted, a portion of the North Federal Highway Redevelopment Area lies within the Coastal Planning Area.

TABLE CM-1

COASTAL PLANNING AREA LAND USES

LAND USE	AREA (acres)	% OF TOTAL AREA
Residential	553.6	88.0
Commercial	27.5	4.5
Industrial	0.0	0.0
Vacant	6.4	1.0
Recreation & Open Space	39.0	6.0
Education, Public & Other	2.5	0.5
TOTAL	629.0	100.00

Water-Dependent and Water-Related Uses

Water-related uses are depicted in Map #24. Water-dependent uses include only the beach itself and four marinas along the Intracoastal Waterway (Delray Harbor Club, Delray Beach Yacht Club, Ocean City Marina, and the City's Marina). Water-related uses include docking facilities and private marinas which are secondary to residential use. Three City parks provide water-related amenities: Veterans Park, with fishing and short term dockage, Knowles Park, with boat ramp facilities, and Mangrove Park, with boat ramp facilities.

There are no needs for additional water-dependent sites relative to meeting level of service needs of the Delray Beach Planning Area. However, there is a desire to provide additional water access through continued enhancement of Intracoastal and beach access opportunities, including enhancement of street ends that abut the Intracoastal Waterway.

Conflicts Among Shoreline Uses

There are no conflicts with future development (since there is minimum potential for future development). The most significant potential for conflict occurs with the preservation of the dune system and its vegetation while still providing accessibility to the beach. Continuation of existing beach and dune management programs will avert any such conflicts. The City is nearing completion of the implementation of the dune management plan adopted by the City Commission in January, 1995. The plan calls for removal of invasive exotics (primarily beachberry) and replacement with indigenous species, replicating the diversity of native dune environments. The continued vitality of this ecosystem is to be retained through maintenance activities by the Parks and Recreation Department.

There are no fishing piers, public docks or other traditional shoreline fishing areas along the ocean shoreline.

Economic Base

The planned economic character of the Coastal Planning Area, as depicted on the Future Land Use Map, is the same as exists today. This character is generally residential, with limited commercial development, providing support for both residents and tourists.

The economy of the Coastal Planning Area is reflective of the economy of the City as a whole, and in turn, of the region. It is a service economy based upon full-time residents. There is, however, a significant tourist and seasonal component within the economy that is oriented toward the beach resource.

Infrastructure

Public infrastructure facilities in the Coastal Planning Area include water and sewer systems, storm drains, and streets to serve the built out character of the area. Future infrastructure improvements will be those to assure that the Coastal Planning Area receives the same level of service as the rest of the City.

On the barrier island, the existing infrastructure systems for potable water, sewer, and streets accommodates existing development. The City has completed projects to provide reclaimed water to a significant portion of the island and has capital improvements plans to expand the system to most of the other potential residents

identified in the Reclaimed Water Master Plan within the next five years. These projects will be included in the City's next update to their 5-year update is scheduled in the City's CIP (Capital Improvement Program)

Level of Service

The level of service for each infrastructure component in the Coastal Planning Area is the same as that for the rest of the City.

Historic Resources

There are two locally designated Historic Districts in the Coastal Planning Area. They are the Nassau Street Historic District and a portion of the Marina Historic District. There are ten individually designated structures on the local historic register. Those designated areas and other potential historic sites are shown on Map #8 in the Future Land Use Element. The City has a Historic Preservation Ordinance which is administered by the Historic Preservation Board. That ordinance requires issuance of a Certificate of Appropriateness by the Board prior to modification or new construction on properties in Historic Districts and on individually designated sites. There are no conflicts between the Future Land Use Map and historically designated sites.

Dredge Spoil Disposal Sites

No dredge spoil disposal sites have been identified as needed within the City throughout the planning period.

BEACH AREA

General

The beach area in Delray Beach consists of the barrier island lying east of the Intracoastal Waterway. The ocean shoreline is approximately three miles long. Of that frontage, the City is the upland owner of the 1 mile Municipal Beach; and Palm Beach County owns, and the City leases, the south 100 feet of the 500 foot long Atlantic Dunes Park. The remaining approximately two miles is adjacent to private lands. Permit conditions of the Beach Nourishment Project required the City to plat the Erosion Control Line (ECL), to fix the location of the mean high water line. Therefore, the sandy beach east of the ECL throughout the City is vested in the State pursuant to F.S. 161.191

Management of Natural Resources

Natural resources consist of the beach/dune ecosystem and the offshore reef. Maps depicting remaining natural resources and areas subject to coastal flooding are provided in Map #25 and Map #26.

In Delray Beach, there is a single offshore coral reef, in approximately 55 feet of water. Long term monitoring indicates this reef to be one of the healthiest and most diverse reef environments in the region. Between the reef and shore is sand bottom, there are no hard bottom areas or reef or rock outcrops.

The City has one of the premier beach erosion control and nourishment programs in the State. In 1973, the City constructed an initial beach restoration, placing 1.6 million cubic yards of sand in a 2.7 mile project area by hydraulic dredging from an offshore borrow area. Maintenance nourishment projects were constructed in 1978, 1984, 1992, and 2002. In 2005, emergency storm repair fill was undertaken to offset beach erosion associated with Hurricanes Frances and Jeanne, which impacted the area in 2004. Beach restoration and maintenance is an on-going project, with periodic maintenance nourishments. The next required nourishment is projected for the year 2012. The beach nourishment project has successfully provided storm protection for upland property. Since 1973, there has been no damage to upland property due to erosion or storm damage.

Beach nourishment has proven to be a very satisfactory solution to long term erosion. This method reacts in a similar manner to natural beaches, providing a flexible buffer to the impact of storm waves. In addition to recreation and storm protection, beach nourishment has recreated a habitat for nesting sea turtles.

The City has recreated a dune system at the Municipal Beach through a long term program of reconstruction and maintenance. Over the years, this has resulted in a distinct foredune and primary dune, vegetated in native species. In Atlantic Dunes Park, portions of the natural dune have survived. This remnant dune has been augmented with pioneer vegetation to recreate a foredune, and the entire dune system has been protected and enhanced. Adjacent to privately owned properties, remnants of the natural dune have also survived. Many property owners have undertaken vegetation projects similar to those of the City to recreate a vegetated foredune.

The City has had an on-going sea turtle conservation program since 1984. An average of 190 turtles per year nest in the City. This program includes nest monitoring and protection, and data collection such as nesting and hatching success. The City also maintains lighting restrictions during the nesting and hatching seasons. Other management practices include monitoring of both the beach, nearshore and reef environments, beach cleaning, and dune maintenance.

Beach Access

The following existing provisions have been made for public access to the beach:

- ❑ 663 parking spaces along SR A1A, Atlantic Avenue (east of the Intracoastal), and in six municipally maintained off-street parking areas;

- ❑ 33 designated and controlled pedestrian access points are provided to the more than one mile of public beach. The full extent (three miles) of the beach is accessible from these points;
- ❑ SR A1A runs parallel to the beach. The road functions at an average daily level of service (LOS) standard "C" north of Linton Boulevard, with LOS "D" south of Linton Boulevard, and is projected to function at LOS "D" throughout in 2010. This level of service is acceptable in light of the status of SR A1A as a policy constrained facility. Three bridges provide east/west access to A-1-A. The arterial streets along two of these routes have direct access to I-95. Accessibility of the beach is excellent.
- ❑ In addition to automobile access, the downtown area is served by the County-wide public bus system (Palm Tran). The beach area is located adjacent to the downtown, and is linked to it via a city shuttle system providing access to the beach area at Atlantic Avenue and A1A. In addition, bicycle parking facilities are provided throughout the beach area.

INTRACOASTAL WATERWAY

General

Technically, there is no estuarine environment in the Delray Beach Coastal Planning Area. The Intracoastal Waterway has been channelized throughout the City, and most of the shoreline is protected by seawalls. The natural areas which remain are not estuarine in a technical classification. However, the City and other responsible agencies consider it to be more than a transportation route and its estuarine features should be protected. Maps depicting remaining natural resources and areas subject to coastal flooding are provided in Maps #25 and #26. There are no significant areas that support manatees in the City, and the estimates of manatee sighting is relatively low. Even so, the City supports speed restrictions in the Intracoastal Waterway designed to protect this endangered species.

Three publicly owned parcels which front the Intracoastal have potential as preservation areas. The sites include Florida Inland Navigation District Parcels MSA 645 and 650, and the City-owned Donnelly Tract. All three sites have conservation land use designations and are zoned as conservation or open space areas. One of the most significant activities to be undertaken along the Intracoastal involves the preservation of these sites.

There are no known point sources of pollution along the Intracoastal Waterway other than places where storm water systems discharge into it. Implementation of projects and programs under the National Pollution Discharge Elimination System (NPDES) permit, together with standards already adopted in the Land Development Regulations for new construction and reconstruction, will bring the City in line with state and national standards for the quality of storm water runoff.

Access

- ❑ Three public parks (Veteran's Park, Knowles Park, and Mangrove Park) abut the Intracoastal Waterway. Knowles Park and Mangrove Park each provides two boat ramps. A municipally operated marina (22 slips) with a dock master is located on the Waterway.
- ❑ There are numerous private slips and private marinas (associated with condominium development) and three commercial marinas along the Waterway.
- ❑ Several street ends provide public access points to the Intracoastal Waterway where they intersect its right-of-way.

NATURAL DISASTER PLANNING

General

Natural disaster planning in the Coastal Planning Area involves all disasters, including hurricanes, tornadoes, floods, freezes and droughts. Due to the City's geographic location, the emphasis is directed toward hurricane response, including hurricane preparation and evacuation, post-storm evaluation and clean up, and long term post disaster redevelopment.

Hurricane response plans are fully discussed in the City of Delray Beach Comprehensive Emergency Management Plan. The City has designated the Natural Incident Management System (NIMS) as the City's incident management standard for emergencies (including hurricanes) occurring within the city (Resolution 51-05). City personnel training is regularly updated through annual and pre-storm briefings, as table-top exercises.

Coastal High Hazard Area

The Coastal High-Hazard Area, as defined in [9J-5.003\(17\)F.S. 163.3178\(2\)\(h\)](#), is the evacuation zone for a category 1 ~~hurricane-storm surge line~~ as established in the regional hurricane evacuation study applicable to the City. For Delray Beach, this study is the Treasure Coast Transportation Analysis Hurricane Evacuation Study Update (2003). The western limits of the area are generalized in Map #27. The site-specific limits of the coastal high hazard area are based on vertical ground elevations below 6.3 NGVD. Therefore, significant portions of the area mapped in Map #27 are not, technically, in the Coastal High Hazard Area due to property elevation. The actual evacuation area in Delray Beach consists of the entire barrier island, together with mobile home parks, as directed by the Palm Beach County Division of Emergency Management. These areas are evacuated more because they can be isolated from emergency services than the threat of flooding.

Evacuation Planning

Planning for evacuation is accomplished under the auspices of the Palm Beach County Division of Emergency Management. A coordinated program exists between that agency and the City, based on the Hurricane Evacuation portion of the Palm Beach County Comprehensive Emergency Management Plan.

In Delray Beach, all of the barrier island would be evacuated in a category 1 hurricane, together with mobile home parks. In the case of more intense hurricane categories, the evacuation area would be expanded as stated in the City of Delray Beach Comprehensive Emergency Management Plan.

Three evacuation routes are designated, all of which have bridges over the Intracoastal Waterway. Bridge operations are directed by the Coast Guard and Palm Beach County Emergency Management Division to assure safe evacuation. The evacuation routes are:

- ☐ George Bush Boulevard to I-95, via Swinton Avenue and Atlantic Avenue
- ☐ Atlantic Avenue to I-95
- ☐ Linton Boulevard to I-95

In summary, the significant aspects of hurricane evacuation planning include:

- ☐ Within the City of Delray Beach, there is an existing population of approximately 7,120 within the Coastal High Hazard Area, of which approximately 3,711 reside on the barrier island (2000 U.S. Census).
- ☐ Evacuation routes can accommodate the population of the Coastal High Hazard Area with an evacuation time of 7-10 hours.
- ☐ There is one designated hurricane shelter (Atlantic Community High School) in the City limits, with a total capacity of 5,760 based upon a standard of 20 sq. ft. per person.
- ☐ There are no constraints to evacuation other than localized street flooding along evacuation routes and backlog traffic on I-95 and the Florida Turnpike, the regional evacuation routes.
- ☐ There are no hospitals or facilities for groups with special needs in the Coastal Planning Area, except for a life care retirement community with a nursing home component on Linton Boulevard, on the west side of the Intracoastal Waterway.
- ☐ No significant changes in these conditions would be created through development allowed by the Future Land Use Map.

Long Term Post Disaster Redevelopment

Post disaster redevelopment will replicate the existing land use pattern and character in the Coastal Planning Area. The Coastal Planning Area will remain primarily residential with a high level of public access to the beach. Commercial uses are restricted to the area along Atlantic Avenue and its intersection with SR A1A.

Except as provided in the one-year grace period for post-disaster reconstruction, all redevelopment will be required to conform to existing criteria as described in the Land Development Regulations. In addition to local regulations, the rules and regulations of the Florida Department of Environmental Protection regarding shoreline development (i.e. Erosion Control Line, Coastal Construction Control Line) have been incorporated by reference in the Land Development Regulations.

NEEDS AND RECOMMENDATIONS

- ☐ Continue efforts to take over management of FIND parcel 645.
- ☐ There is a desire to provide additional water access to the Intracoastal Waterway through additional marinas or boat ramp access, and to continue to enhance beach access. Since the last Comprehensive Plan EAR in 1996, the City has developed Mangrove Park which provides additional access to the Intracoastal Waterway and includes two additional boat ramps.
- ☐ Retain existing street end access to the Intracoastal Waterway and consider developing those sites as limited use mini-parks.
- ☐ Implement the projects and programs under the National Pollution Discharge Elimination System (NPDES) permit to control the quality of stormwater runoff.

**COMPREHENSIVE PLAN
DELRAY BEACH, FLORIDA**

**COASTAL
PLANNING AREA
EXISTING LAND USES**

MAP #23

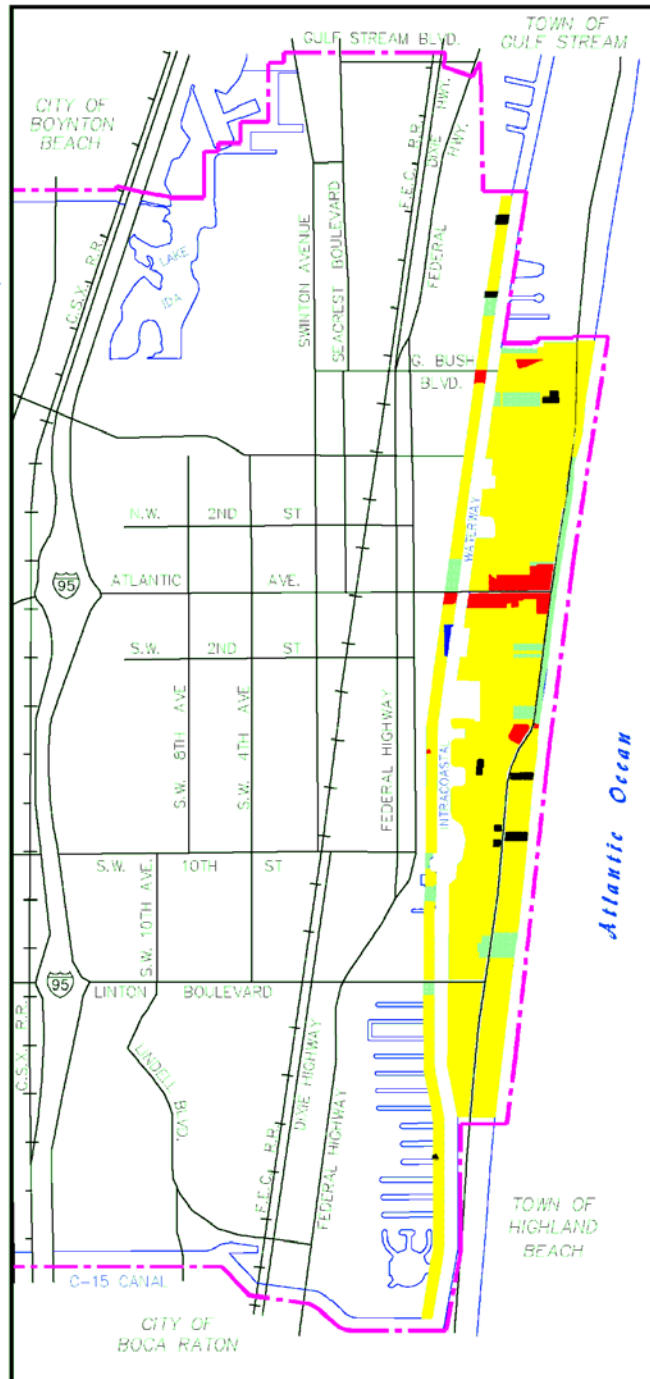
LEGEND:

-  PUBLIC FACILITIES
-  RECREATION/OPEN SPACE
& CONSERVATION
-  VACANT &
AGRICULTURAL
-  RESIDENTIAL
-  COMMERCIAL
-  PLANNING AREA
(ULTIMATE CITY BOUNDARY)



CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT

MARCH 2008



**COMPREHENSIVE PLAN
DELRAY BEACH, FLORIDA**

**COASTAL WATER
RELATED USES**

MAP #24

LEGEND:

COMMERCIAL MARINA



CITY MARINA



VETERANS PARK



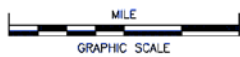
KNOWLES PARK (BOAT RAMPS)



MANGROVE PARK (BOAT RAMPS)

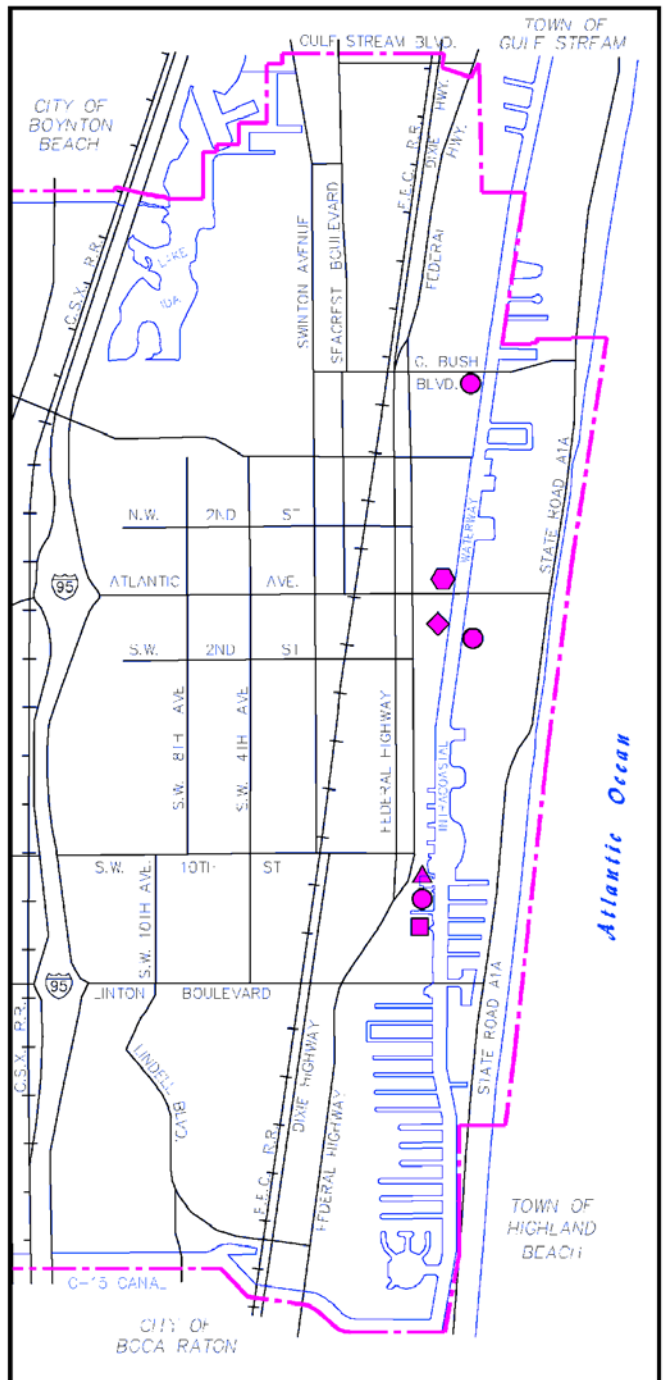


PLANNING AREA
(ULTIMATE CITY BOUNDARY)



CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT

MARCH 2008



**COMPREHENSIVE PLAN
DELRAY BEACH, FLORIDA**

**COASTAL NATURAL
RESOURCES**

MAP #25

LEGEND:

BEACH & DUNE HABITAT



COASTAL SCRUB HABITAT



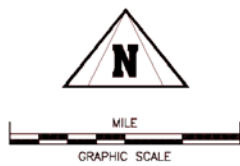
ATLANTIC OCEAN/OFFSHORE REEF



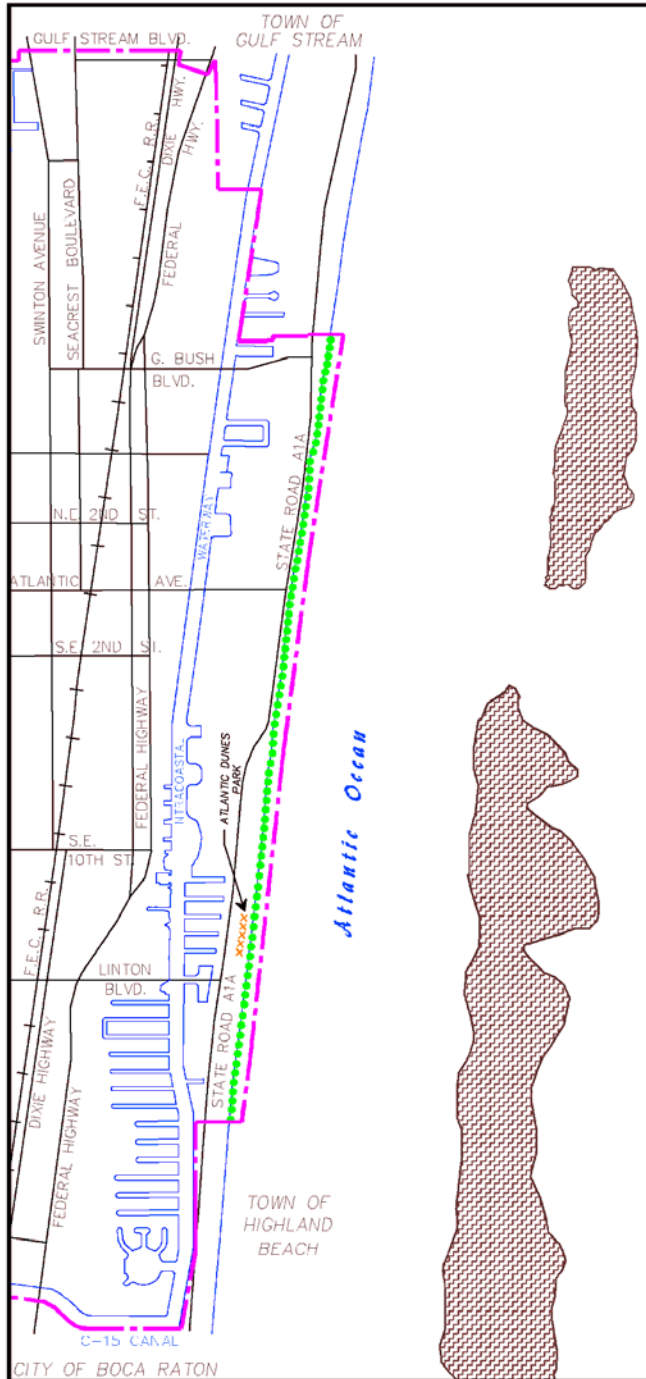
INTRACOASTAL WATERWAY HABITAT
(INTRACOASTAL ITSELF)



PLANNING AREA
(ULTIMATE CITY BOUNDARY)



CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT
MARCH 2008



**COMPREHENSIVE PLAN
DELRAY BEACH, FLORIDA**

**COASTAL AREAS
SUBJECT TO
FLOODING**

MAP #26

LEGEND:

SPECIAL FLOOD HAZARD AREA
INUNDATED BY 100 YEAR FLOOD



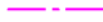
AREAS OF 500 YEAR FLOOD



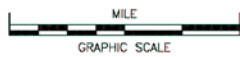
AREA DETERMINED TO BE OUTSIDE
THE 500 YEAR FLOOD PLAIN



PLANNING AREA
(ULTIMATE CITY BOUNDARY)

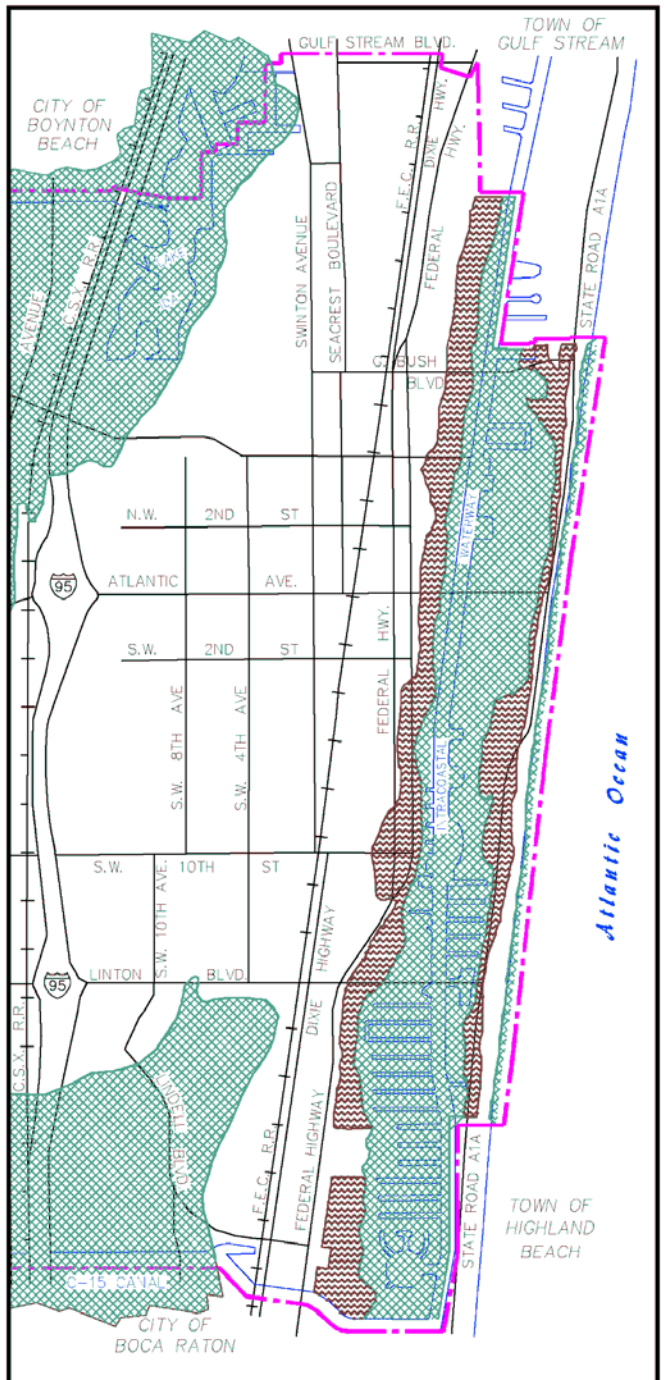


SOURCE: FLOOD INSURANCE RATE MAP,
TREASURE COAST JURISDICTION OF PALM
BEACH COUNTY, JANUARY 1989, (FEDERAL
EMERGENCY MANAGEMENT AGENCY,



CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT

MARCH 2008



**COMPREHENSIVE PLAN
DELRAY BEACH, FLORIDA**

**COASTAL HIGH
HAZARD AREA
- GENERALIZED LIMITS -
MAP #27**

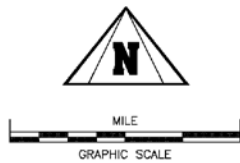
LEGEND:

 GENERALIZED LIMITS OF THE COASTAL HIGH HAZARD AREA BASED ON THE CATEGORY 1 STORM SURGE LINE FROM THE MOST CURRENT STORM SURGE ATLAS PREPARED BASED ON THE SLOSH MODEL.

 PLANNING AREA (ULTIMATE CITY BOUNDARY)

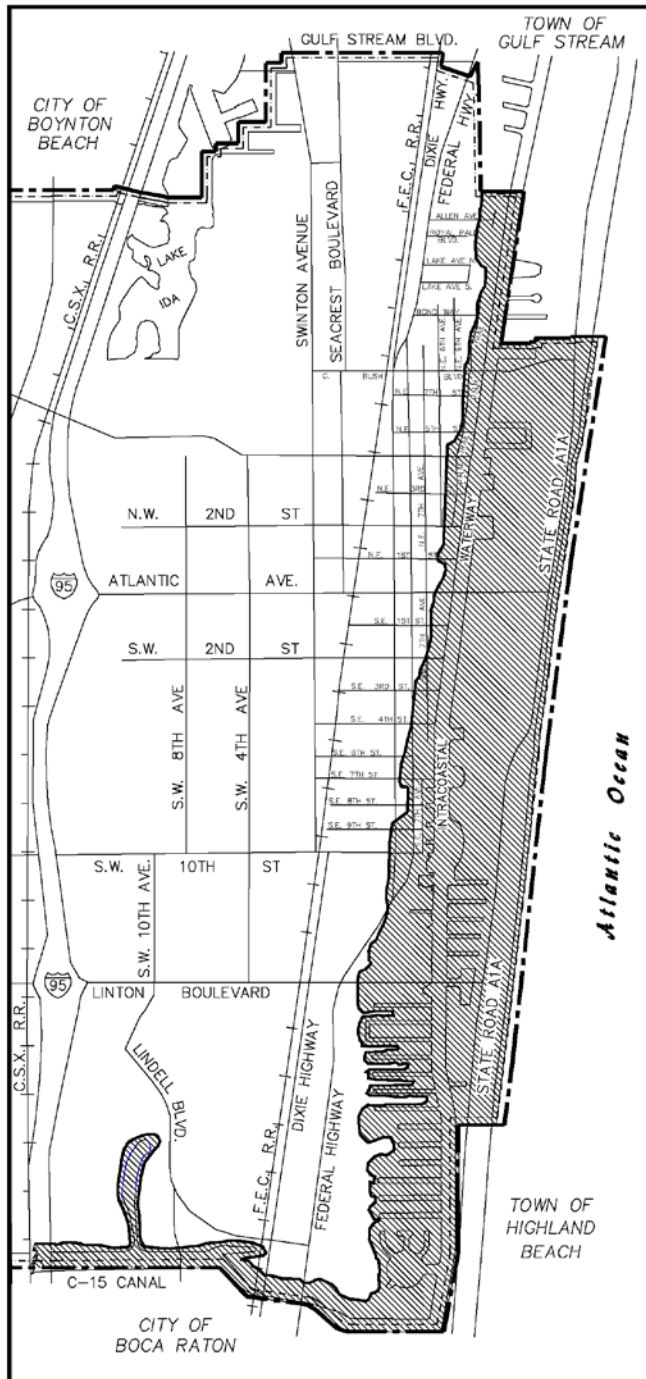
SOURCE: FLORIDA HURRICANE SURGE ATLAS, TREASURE COAST JURISDICTION OF PALM BEACH COUNTY, NOVEMBER 1993.

NOTE: INFORMATION ON THIS MAP IS A GENERALIZED REPRESENTATION OF A CATEGORY 1 HURRICANE SURGE LIMIT. PLEASE CONSULT THE SOURCE ATLAS FOR THE PRECISE LIMIT.



CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT

MARCH 2008



GOALS, OBJECTIVES, AND POLICIES

GOAL AREA "A" *PROTECTION OF NATURAL COASTAL ENVIRONMENT*

Objective A-1 Coastal Management Programs

- Policy A-1.1 Environmental Assessment Required
- Policy A-1.2 Water, Sewer and Storm Drainage
- Policy A-1.3 Dune and Beach Studies
- Policy A-1.4 Private Beach Access
- Policy A-1.5 Sea Turtle Protection

Objective A-2 Intracoastal Waterway

- Policy A-2.1 FIND Parcels 645 and 650
- Policy A-2.2 Storm Water Runoff
- Policy A-2.3 Multi-Jurisdictional Impacts
- Policy A-2.4 Boating Facilities

Objective A-3 Ocean Outfall

Objective A-4 Intergovernmental Regulation/Management

- Policy A-4.1 Countywide Coastal Council
- Policy A-4.2 Program Implementation Participation
- Policy A-4.3 "Countywide" Application of Regulations

GOAL AREA "B" *ECONOMIC DEVELOPMENT*

Objective B-1 Accessibility

- Policy B-1.1 Public Parking
- Policy B-1.2 Additional Marina Facilities
- Policy B-1.3 Public Beach Access
- Policy B-1.4 Street Ends
- Policy B-1.5 Deep Water Artificial Reef

Objective B-2 Historic Preservation

- Policy B-2.1 Marina Historic District
- Policy B-2.2 Individual Historic Structures

Objective B-3 Beach as an Economic Resource

Policy B-3.1 Ocean Boulevard Streetscape
Policy B-3.2 Beach Use Restrictions

GOAL AREA "C" *DEVELOPMENT AND REDEVELOPMENT*

Objective C-1 Historic Preservation

Policy C-1.1 North Portion of Marina District
Policy C-1.2 Southernmost Portions of Marina District

Objective C-2 Levels of Service

Objective C-3 Future Development on the Barrier Island and Marina Historic District

Policy C-3.1 Consistent Zoning
Policy C-3.2 Maintain Intensity, Infill Connection to Stormwater and Sewer Systems
Policy C-3.3 Reconstruction Limitations
Policy C-3.4 Development Concurrency
Policy C-3.5 Post-Disaster Redevelopment Grace Period
Policy C-3.6 Recreational and Commercial Working Waterfronts
Policy C-3.7 Recreational and Commercial Working Waterfront Incentives.

Objective C-4 F.I.N.D. Parcels

Policy C-4.1 Transfer of Jurisdiction to City
Policy C-4.2 Future Use

Objective C-5 Prioritizing Shoreline Uses

Policy C-5.1 Shoreline Land Use Priorities

Objective C-6 Construction Standards

Policy C-6.1 Coastal Construction Control Line and Erosion Control Line

Objective C-7 Limit Public Expenditures

GOAL AREA "D" *PROTECTION, DISASTERS, REDEVELOPMENT*

Objective D-1 Emergency Preparedness Plan

Policy D-1.1 Hazard Mitigation
Policy D-1.2 Annual Comprehensive Emergency Management Plan Review

Objective D-2 **Hurricane Evacuation Times**

Objective D-3 **Comprehensive Emergency Management Plan Annual Review**

Policy D-3.1 Immediate and Short-Term Aspects

Policy D-3.2 Land Use and Character

Policy D-3.3 Reconstruction Limitations

Objective D-4 **Protection Re Water Related Damages & Safety**

Policy D-4.1 Seawalls

Policy D-4.2 Intracoastal Waterway Speed Restrictions

GOAL AREA "A" THE CITY SHALL CONTINUE ITS PROGRAMS FOR THE PROTECTION, CONSERVATION, AND ENHANCEMENT OF THE NATURAL COASTAL ENVIRONMENT AND SHALL UNDERTAKE ADDITIONAL ACTIVITIES WHICH PROTECT THIS FRAGILE ENVIRONMENT.

Objective A-1

The City shall continue its established and ongoing programs ~~for the purposes of protecting, conserving, and enhancing coastal wetlands, living marine resources, coastal barriers, wildlife habitat, beach erosion control, dune protection, and sea turtle protection that meet the following objectives:~~ 1) Maintain, restore, and enhances the overall quality of the coastal zone environment, including its amenities and aesthetic values, 1) Preserve the existence of viable populations of all species of wildlife and marine life, 3) Protect the utilization and preservation of all living and non living coastal zone resources, 4) Avoid irreversible and irretrievable loss of coastal zone resources, 5) Limit public expenditures that subsidize development in coastal high-hazard areas, 7) protect human life against the effects of natural disasters, 8) Preserve historic and archeological resources, including sensitive adaptive use, and 9) Consider the development of an adaption action area for low-lying coastal areas that experience coastal flooding due to extreme high tides and storm surge, and are susceptible to sea level rise. A report of the status of those programs shall be prepared annually and made available to the public at the Town Hall Meeting, at City Hall, and on the City's website.

Comment: The above programs all exist within the City's Coastal Planning Area and are already institutionalized. These existing programs meet the intent of ~~9J-5.012(3)(b) 1, 2, 4, 5 and (c)~~ 2F.S. 163.3177(6)(g).

Policy A-1.1 Any development proposal for property within the Coastal Planning Area which has the potential to adversely impact wetlands, wildlife habitat, living marine resources, and/or the beach and dune system shall be subject to the requirement of having an environmental assessment performed and presented as a part of that development proposal.

Policy A-1.2 Development in the Coastal Planning Area shall use only potable water from the City's municipal water system and shall connect to the municipal sanitary sewer system. The use of well water shall be prohibited. Stormwater discharge into waterways is prohibited except via an approved connection to the municipal storm sewer system or privately permitted system through SFWMD or LWDD.

Policy A-1.3 The City shall undertake beach and dune studies as required by permitting agencies to monitor and maintain the Beach Renourishment Project.

Policy A-1.4 Whenever new, private access is to be provided to the beach it shall be via approved access points which shall not disturb the dune or vegetative communities.

Policy A-1.5 The City shall protect sea turtles and their nesting habitat through continuation of lighting restrictions, monitoring and education programs.

Objective A-2

Although the Intracoastal Waterway (ICWW) has been dredged and improved throughout the City and South Florida, its remaining estuarine characteristics should be protected. Such protection shall be accomplished through the following policies.

Policy A-2.1 Florida Inland Navigation District (FIND) parcels 645 and 650 (Mangrove Park) shall be controlled so that their long-term use serves the environmental purposes of this goal area.

Policy A-2.2 The quality of the ICWW shall continue to be improved by the control of storm runoff and the implementation of the projects and programs in the National Pollution Discharge Elimination System (NPDES) permit.

Policy A-2.3 The City shall monitor development requests in adjacent communities. If it is not apparent that there will be no adverse impacts upon the Intracoastal Waterway, the item shall be referred to the IPARC (Intergovernmental Plan Amendment Review Committee) or Treasure Coast Regional Planning Council for review and mediation as needed.

Policy A-2.4 Any new marinas and boating facilities which are proposed within the City shall be limited to a maximum of six powerboat slips per one hundred linear feet of shoreline owned or controlled by the applicant for such facility, except the C-15 Canal and portion of the Intracoastal Waterway, approximately 1,000 to the north of the canal, which shall be limited to one powerboat slip per one hundred linear feet of shoreline owned by the applicant, as recommended in the boating facility siting plan in the Palm Beach County Manatee Protection Plan, adopted on August 21, 2007.

Objective A-3

The City shall protect and enhance the quality of the marine habitat through support for effluent reuse and deep water injection by the South Central Regional Wastewater Treatment Facility Board, with the ultimate goal of eliminating dependence on the ocean outfall for other than emergency and DEP permitted exceptions.

Objective A-4

The City of Delray Beach shall seek coordination with adjacent communities in matters dealing with the goals of the Coastal Management Element through the following policies:

Policy A-4.1 The City shall, through the Palm Beach Countywide Coastal Council, exchange information regarding beach/dune system protection and management, sea turtle protection, habitat protection and enhancement, and water quality.

Policy A-4.2 The City shall continue to participate with its adjacent units of government along the Intracoastal Waterway in responding to their efforts to implement programs contained within its Comprehensive Plan or their Comprehensive Plans for the protection of living marine resources, the reduction of exposure to natural hazards, and the continuing provision of public access.

Policy A-4.3 The City shall continue to support the concept of "countywide" application of regulations which are targeted toward the protection of existing resources. When such measures are enacted, the City shall provide the clerical and technical support personnel, in the appropriate department, to provide for the effective implementation of such ordinances.

GOAL AREA "B" *THE COASTAL PLANNING AREA IS A VITAL COMPONENT OF THE ECONOMIC BASE OF THE CITY. HOWEVER, THE BARRIER ISLAND SHALL NOT BE COMMERCIALIZED AND PROMOTED TO THE EXTENT THAT IT DIMINISHES THE BEACH RESOURCES.*

Objective B-1

Accessibility to the public beach areas and waterways along Delray's recreational and commercial working waterfronts, as defined in 342.07, FS, shall be maintained and enhanced after gathering residents' input through the following policies:

Policy B-1.1 The City shall retain the existing public parking under its control on the barrier island, and shall explore opportunities to expand parking for increased public beach access.

Policy B-1.2 Additional marina facilities and waterway access shall be provided pursuant to the boating facility siting plan in the Palm Beach County Manatee Protection Plan, adopted on August 21, 2007. The City shall maximize opportunities for public access to the Intracoastal Waterway while protecting the environment.

Policy B-1.3 Whenever development is proposed east of SR A-1-A a survey of the property shall be required. Said survey shall identify any public access to lands seaward of the mean high tide or Erosion Control Line (ECL) by prescription, prescriptive easement, or any other legal means or a surveyor's note that no such access exists. Such access shall not be eliminated or replaced, except in compliance with F.S. 161.55(6).

Policy B-1.4 The City shall retain all existing public access to the Intracoastal Waterway, including street ends, and should consider enhancement of the street ends as pocket parks with reasonable use restrictions including limited hours of operation.

Policy B-1.5 The City shall request that the County study the feasibility of establishing a deep water artificial fishing reef in the Delray Beach area in conjunction with its artificial reef program.

Objective B-2

The value of historic preservation to economic development is recognized and shall be a component of economic development programs throughout the City. With respect to the Coastal Planning Area, this relationship shall be achieved through the following policies:

Policy B-2.1 The Marina Historic District shall embrace principles of historic preservation and economic development in a sensitive and blending manner. See Objective C-1 for the specific implementation program.

Policy B-2.2 Individual historic structures shall continue to be designated pursuant to the City's Historic Preservation Ordinance.

Objective B-3

The City shall protect the beach as an economic resource by continuing to provide a valuable amenity for beach users, including reasonable support facilities, without jeopardizing the essentially passive character of the beach and its value as a natural resource. This objective shall be achieved through activities as expressed in the following policies:

Policy B-3.1 Municipal funds shall continue to be allocated in each year's budget for enhancement of the streetscape. Priority shall be on plantings along Ocean Boulevard (SR A-1-A). Enhancements shall include the maintenance of indigenous plants installed as part of the Dune Management Plan and the provision of street furniture particularly at beach access points and areas of congregation.

Policy B-3.2 The high quality of the Municipal Beach shall be retained through current use restriction programs. The beach concession, under contract with the City, may be allowed to provide certain limited recreational amenities for beach visitors. The services provided are limited to the rental of chairs, umbrellas, cabanas, and boogie boards. All other concessions shall be prohibited. Cooking on the beach shall be prohibited and litter law enforcement shall be strictly enforced except for publicly endorsed events.

GOAL AREA "C" *DEVELOPMENT AND REDEVELOPMENT IN THE COASTAL PLANNING AREA SHALL BE COMPATIBLE WITH THE EXISTING CHARACTER OF THE AREA, BEACH OVERLAY DESIGN GUIDELINES AND HISTORIC PRESERVATION GUIDELINES AND SHALL PROVIDE FOR A SENSITIVE BALANCING OF THE NEED FOR ENVIRONMENTAL PROTECTION.*

Objective C-1

The retention, rehabilitation, and protection of historic resources as provided for in the City's Historic Preservation Ordinance shall continue to be applied in the Coastal Planning Area. In coordination with the residents and the Historic Preservation Board, all efforts will be made to keep all the listed historic structures in the coastal planning area in fine condition and to list additional structures and districts as needed.

Policy C-1.1 The northernmost portion of the Marina Historic District, located in the first and second blocks and zoned CBD and RM shall be developed with the active participation of both the Historic Preservation Board and the Community Redevelopment Agency.

Policy C-1.2 The southernmost portions of the Marina Historic District, located in the third and fourth blocks and zoned R-1AA, shall continue to be enhanced through the renovation of existing single family and multi-family structures, sensitive rehabilitation of historic structures, and new construction which is appropriate and compatible to the historic district.

Objective C-2

The Level of Service to be provided for land within the Coastal Planning Area shall be the same as elsewhere in the City with respect to traffic circulation, recreation and open space, solid waste, water supply, drainage, and sewage capacity.

Objective C-3

Development, redevelopment or conservation on the barrier island and in the Marina Historic District shall occur in a manner which does not change the character, intensity of use, or demand upon existing infrastructure in the Coastal Planning Area, as dictated in the following policies:

Policy C-3.1 Remaining, isolated infill lots shall be developed under zoning which is identical or similar to the zoning of adjacent properties; and, the resulting development shall be of a design and intensity which is similar to the adjacent development.

Policy C-3.2 There shall be no change in the intensity of land use designation within the barrier island and all infill development which does occur shall connect to the City's storm water management system and sanitary sewer system.

Policy C-3.3 Whenever a structure is damaged to an extent of greater than 50% of its value, it shall not be reconstructed unless such reconstruction complies with the requirements of the zoning district which applied to the property and with the policies of the Coastal Management Element of the Comprehensive Plan, except as provided in Policy C-3.5.

Policy C-3.4 Development in the Coastal Planning Area shall be subject to the same findings of concurrency as is required for other development in the City and shall additionally include a finding that such development is consistent with the densities proposed by the Future Land Use Element, except as provided in Policy C-3.5, and is consistent with coastal resource protection and safe evacuation programs.

Policy C-3.5 Whenever a commercial, residential, hotel, motel, or resort dwelling unit structure is destroyed to an extent of greater than 50% of its value by disaster, the structure may be rebuilt to pre-disaster use, densities and heights if permit applications are submitted within one year following the disaster. Current fire and building codes shall be met; current parking, building setbacks, and landscape requirements shall be complied with as closely as possible. For purposes of this policy, disaster means any non-self imposed catastrophic damage including, but not limited to, fire, flood and storm.

Policy C-3.6 In order to preserve the character of the City's recreational and commercial working waterfronts, it is hereby prohibited for redevelopment projects to delete components which provide for public interaction with the waterfront.

Policy C-3.7 In FY2009/10, the City shall develop incentives for development projects which increase public interaction with and enhance the City's recreational and commercial working waterfront. The City shall consider developing performance standards which guide the review of proposals in this respect.

Objective C-4

Florida Inland Navigational District (FIND) parcels 645 and 650 (Mangrove Park) shall be maintained and enhanced as conservation and marine habitat areas, and public access points. This objective shall be achieved through the following policies.

Policy C-4.1 The City, through its Parks and Recreation Department, shall continue to work with FIND to transfer these properties into City control upon termination of their need by the District.

Policy C-4.2 The City, through its Parks and Recreation Department, shall continue its programs for the acquisition and perpetual use of the FIND properties as marine and wildlife habitats through retention of flora and fauna and the possibility of sites for the

relocation of mangroves which must be relocated from elsewhere along the Intracoastal Waterway, and development of Intracoastal Waterway access.

Objective C-5

Ocean shoreline uses shall only be for beach purposes. Beach purposes include, but are not limited to, normal beach recreation, designated areas for recreational activities, lifeguard towers, access facilities, dune and beach restoration, and beach cleaning and maintenance.

Policy C-5.1 The highest priority for ocean shoreline use in the City of Delray Beach shall be for beach purposes which shall include recreation and conservation. There shall be no commercial development nor water-dependent development (except the beach) or water-related uses, except those permitted pursuant to Policy B-3.2, along the shoreline which abuts the beach. Residential development shall not exceed a height greater than 48', except as provided in Policy C-3.5, from the elevation of the crown of SR A-1-A and shall be constructed in accordance with the City's Coastal Protection Ordinance.

Objective C-6

The rules and regulations of the Department of Natural Resources which establish a "Coastal Construction Control Line" and an "Erosion Control Line" shall continue to be enforced as a part of the Land Development Regulations.

Policy C-6.1 The City shall continue to administer its adopted regulations which prohibit non-beach related construction seaward of the Erosion Control Line (ECL) and which provide performance standards for construction seaward of the Coastal Construction Control Line (CCCL).

Objective C-7

There shall be no public expenditures which subsidize expanded development on the barrier island, unless such expenditures are necessary to: provide services to development allowed by the Future Land Use Map at the same level of service as the rest of the City; provide for recreational needs; maintain, restore or enhance natural resources; maintain adequate evacuation times; and maintain or enhance public beach access and use.

GOAL AREA "D" *THE CITY SHALL ENHANCE ITS EFFORTS FOR PREPARING FOR AND HANDLING DISASTERS WITHIN THE COASTAL REGION, SHALL PREPARE FOR REDEVELOPMENT IN THE EVENT THAT A DISASTER DOES OCCUR, AND SHALL DEVELOP PROGRAMS FOR THE PROTECTION OF PROPERTY AND SAFETY OF INDIVIDUALS IN CIRCUMSTANCES OTHER THAN DISASTERS.*

Objective D-1

The City shall continue its established and ongoing programs for emergency preparedness, emergency evacuation, disaster relief, and coastal construction practices and shall enhance those programs through periodic reviews by the existing positions of City Manager, Fire Chief and Chief Building Official, as appropriate.

Policy D-1.1 Appendix I, Hurricane Evacuation; to Annex V, Evacuation, (III-L) of Palm Beach County's Comprehensive Emergency Management Plan and its attendant recommendations for hazard mitigation and interagency hazard mitigation reports is hereby adopted by the City of Delray Beach and the Coordinator of Emergency Services is directed to provide for the effective implementation and coordination required by those recommendations.

Policy D-1.2 The Fire Chief shall annually review the City's Comprehensive Emergency Management Plan to insure that base data is current and that the Guide is consistent with the Palm Beach County Comprehensive Emergency Management Plan.

Policy D-1.3 The Coastal High Hazard is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges for Hurricanes (SLOSH) computerized storm surge model, as described in F.S. 163.3178(2)(h).

Policy D-1.4 Based upon modeling of current and future sea level rise, using the NOAA Sea Level Rise Bathtub Inundation Methodology, the City of Delray Beach shall identify potential adverse impacts and identify and map areas vulnerable to these impacts. This shall include the identification of existing, pending, and proposed development and infrastructure that would be inappropriate or unsafe as a consequence of current and future flood hazard.

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Objective D-2

There shall not be any development upon the barrier island which shall reduce hurricane evacuation time beyond its present level or which shall lower the level of service at the intersections of SR A-1-A and Atlantic Avenue; George Bush Boulevard and SR A-1-A; or at Linton Boulevard and SR A-1-A.

Objective D-3

A Comprehensive Emergency Management Plan, which includes the existing disaster planning and recovery programs of the City shall be reviewed annually.

Policy D-3.1 The immediate and short-term aspects shall address:

- ❑ mobilization for cleanup, repair, and restoration of services;
- ❑ the removal of hazards and damaged structures;
- ❑ coordination of interagency hazard mitigation and response reports/programs.

Policy D-3.2 The long range redevelopment portion shall provide for land use and character of development which presently exists except that the height of reconstructed buildings shall be limited to the then current height regulations of the City, except as provided in Policy C-3.5.

Policy D-3.3 Whenever a structure is damaged to an extent of greater than 50% of its value, it shall not be reconstructed unless such reconstruction complies with the requirements of the zoning district which applied to the property, except as provided in Policy C-3.5, and with the policies of the Coastal Management Element of the Comprehensive Plan.

Objective D-4

Programs shall be undertaken to protect property from water related damages and to provide for the safety of individuals.

Policy D-4.1 The City's seawall ordinance and regulations shall be reviewed annually by the Engineering Department, modifications made, and public information distributed to the effect of implementing an enhanced program for seawall maintenance through inspection and private rehabilitation.

Policy D-4.2 The City supports the designation and continuation of speed restrictions, as established by the Florida Department of Environmental Protection, throughout the entire length of the Intracoastal Waterway within the City limits.

Policy D-4.3. As part of the existing permitting and zoning approval procedures, the City shall review all plans for construction within the floodplain area to be consistent with, or more stringent than the minimal requirements addressed in the Florida Building Code.

Policy D-4.4. The City shall continue to participate in the Southeast Florida Regional Climate Change Compact, and evaluate the feasibility of involvement in the following:

- a) Participation with the South Florida Regional Council on future sea level rise vulnerability prediction modeling.
- b) Adoption of the Southeast Florida Regional Climate Change Compact Regional Climate Action Plan recommended adaptation strategies and engineering solutions to eliminate inappropriate and unsafe development as a consequence of current and future flood hazards.

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Policy D-4.5. The City shall consider policies within the coastal management element that improve resilience to coastal flooding to areas that may include: areas below, at, or near mean higher high water; areas which have a hydrological connection to coastal waters; or areas designated as evacuation zones for storm surge (F.S., 163.3164 and 163.3177(6)(g)).

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Policy D-4.6. The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for residents.

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